



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 6 March 2019
commencing at 9.30am

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

If a councillor has a material personal interest, in a matter before the meeting:

Under s.175C Local Government Act 2009, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*
- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.

Record of material personal interest

*Under s.175J of the Local Government Act 2009, if a councillor has a material personal interest under section 175C of the Local Government Act 2009, the following information must **be recorded in the minutes of the meeting, and published on the local government's website**—*

- (a) the name of the councillor who has the material personal interest in the matter;*
- (b) the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*
- (c) whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.*

- *The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);*

The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.

Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G.

5 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

6 RECEIPT AND CONFIRMATION OF MINUTES

General Meeting - 20 February 2019

7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

7.1 OPPORTUNITY TO PARTICIPATE IN A JOINT LOCAL GOVERNMENT ACTIVITY – REGIONAL APPROACH TO WATER AND RESOURCE MANAGEMENT

At the General Meeting 12 December 2018 (Item 19.8 refers), Council resolved as follows:

That Council resolves as follows:

- 1. In accordance with section 228 2(b) of the Local Government Regulation 2012 to invite Expressions of Interest for the provision of waste disposal services, including the use of alternative waste disposal and recycling technologies, to service the needs of the Redland City Council (Council) Local Government Area, or as part of a regional arrangement, joint government entity or joint local government with other Councils in South East Queensland.*
- 2. To record its reasons for making the resolution, as detailed in Clause 1 above, as follows:*
 - a) A regional waste management solution may make alternative waste technologies feasible and economical where those technologies would not otherwise be viable options for Council due to the relatively small volume of waste disposed of by Council each year;*
 - b) A regional waste management solution may enable Council to implement an advanced solution to waste disposal not seen before in Queensland or Australia and be at the forefront of advanced alternative waste technology in Australia;*
 - c) Redland City Council and the SEQ-West region of councils are each involved in the management of recyclables and residual waste in their respective local government area;*
 - d) Redland City Council recognises that some existing methods of waste treatment and disposal including landfill disposal may not be sustainable in the long term;*
 - e) Redland City Council wishes to understand and compare all available options for long term treatment and/or disposal solution(s) for residual waste under their management;*
 - f) Redland City Council wishes to be positioned to benefit from and respond to developments in Queensland's new Waste Strategy and associated regulatory frameworks and local industry developments. Notably, the recently announced landfill levy (to be introduced in July 2019) may provide direct or indirect incentives for resource recovery projects; and*

- g) Redland City Council believes that it is in its interests and its community's interests to investigate a regional approach to waste treatment and disposal, consider alternative waste treatment technologies and solutions, including energy from waste solutions, and derive the benefits from greater waste volumes. Noting that this investigation opportunity does not preclude RCC from pursuing or participating in other market based waste collection and disposal service delivery options and/or maintaining an active engagement with BCC, to understand future waste disposal contract opportunities and costs that may be offered by BCC.*
- 3. To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to prepare and adopt a Tender Consideration Plan in accordance with section 230 of the Local Government Regulation 2012 outlining how Redland City Council can proceed to implement a local solution if required following the EOI process;*
 - 4. To delegate to the Chief Executive Officer under s.257 (1)(b) of the Local Government Act 2009, the authority to execute any agreements between councils participating in the Expression of Interest process, as detailed in Clauses 1 and 3 above; and*
 - 5. The Group Manager Water and Waste Infrastructure be requested to submit a report to a future meeting detailing the outcomes of the Expressions of Interest, as detailed in Clause 1 and 3 above.*

A report will come to a General Meeting of Council later in the calendar year

8 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;

If a councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The councillor must, under s.175E of the Local Government Act 2009, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- *The nature of the interest;*
- *If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-*
 - *The name of the other person;*
 - *The nature of the relationship or the value and date of the receipt of gift; and*
 - *The nature of the other person's interest in the matter.*

If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:

- *Whether there is a real or perceived conflict; and*
- *If the councillors decide that there is a real or perceived conflict, whether the councillor-*
 - *Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or*
 - *May participate in the meeting in relation to the matter, including voting on the matter.*

Record of conflict of interest

Under s.175J of the *Local Government Act 2009*, if a councillor has a conflict of interest under section 175E, ***the following information must be recorded in the minutes of the meeting, and published on the local government's website—***

- (a) *the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;*
- (b) *the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;*
- (c) *the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;*
- (d) *whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;*
- (e) *if the councillor voted on the matter—how the councillor voted on the matter;*
- (f) *how the majority of councillors who were entitled to vote at the meeting voted on the matter.*

Duty to report another councillor's material personal interest or conflict of interest

Section 175G of the *Local Government Act 2009* imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

If a councillor at a meeting reasonably believes, or reasonably suspects:

- *That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and*

- a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

9 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

10 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

11 REPORTS FROM THE OFFICE OF THE CEO

There are no reports from the Office of the CEO.

12 REPORTS FROM ORGANISATIONAL SERVICES

12.1 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT DECEMBER 2018

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Vivek Vivekandam, Group Manager Corporate Strategy and Performance

Report Author: Carmen Ward, Projects and Performance Adviser
Lorraine Lee, Senior Adviser Corporate Planning and Performance

Attachments: 1. **Operational Plan Quarterly Performance Report December 2018** [↓](#)

PURPOSE

The purpose of this report is to provide a progress report against the Operational Plan 2018-2019 for the second quarter from 1 October to 31 December 2018.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an Operational Plan each year. The Operational Plan 2018-2019 forms an important part of Council's strategic planning process and sets out the work Council plans to deliver towards achievement of the Corporate Plan.

The Act also requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual Operational Plan at meetings of Council, at least quarterly.

ISSUES

The attached Operational Plan Quarterly Performance Report December 2018 provides a status update for each significant activity, together with a comment summarising progress for the second quarter of 2018-2019. The information in the report has been provided by the responsible departments for each significant activity.

Status of Significant Activities defined within the Operational Plan 2018-2019	
On Track	65
Monitor	3
Complete	2
Total	70

Of the 70 significant activities defined within the 2018-2019 Operational Plan, 65 activities are on track, two have been completed and three are being monitored but are still expected to be delivered. The three activities being monitored are:

- 4.1.1 Council is committed to continuing its collaborative work with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).
- 5.2.3 Identify and protect places of European heritage significance.
- 5.2.4 Develop master plan for Redland Aquatic Redevelopment.

Ten significant activities were carried forward from the Operational Plan 2017-2018. Six of these activities were incorporated directly into the Operational Plan 2018-2019, and the remaining four activities are being monitored through the Operational Plan Quarterly Performance Report December 2018.

Status of Significant Activities carried forward from the Operational Plan 2017-2018	
On Track	3
Monitor	1
Total	4

The one activity being monitored is:

- 5.2.5 Plan for future use of surplus commonwealth land at Birkdale.

SUMMARY

A more detailed summary of Council's annual performance for 2018-2019 for each significant activity is outlined in the attached Operational Plan Quarterly Performance Report December 2018.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2018-2019 is an important statutory document which sets out the significant activities that Council plans to deliver for the financial year. The significant activities directly contribute to outcomes specified in the Corporate Plan. Tracking progress against this plan provides a useful assessment of Council's performance in delivering against its plans.

The *Local Government Regulation 2012* (section 174) states that "the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more than 3 months". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

Risk Management

The risk of not delivering against Council's Operational Plan is that Council does not achieve the commitments set out in the longer term corporate and community plans. Each significant activity has associated risks which are managed by the relevant area of Council.

Financial

The Operational Plan 2018-2019 is funded from the 2018-2019 Annual Budget.

People

Significant activities listed in the Operational Plan 2018-2019 are managed by the responsible Council group. The status and comments for each significant activity in the attached report are provided by the relevant group. The report is compiled by the Corporate Planning and Transformation Unit. Although delivery of the plan itself is dependent on staff resources and some significant activities relate to people issues, there are no direct impacts on people resulting from this report.

Environmental

Some significant activities within the Operational Plan 2018-2019 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

Social

Some significant activities within the Operational Plan 2018-2019 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

Alignment with Council's Policy and Plans

Council's Operational Plan 2018-2019 outlines planned significant activities against the eight outcomes in the Corporate Plan and the Council strategic priorities that have been identified this term of Council. As such, it is a key planning document and consistent with both the Corporate Plan and the Redlands 2030 Community Plan.

CONSULTATION

The Corporate Planning and Transformation Unit have prepared the attached report in consultation with the following:

Consulted	Date	Comments
Office of CEO: Head of People and Culture Recruitment and Selection Team Leader Senior Organisational Development Adviser Service Manager People Development	January 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Organisational Services: General Manager Organisational Services Group Manager Communication Engagement and Tourism Service Manager Tourism and Events Communication Engagement Senior Adviser Media Services Group Manager Corporate Governance Senior Adviser Indigenous Partner Service Manager Disaster Planning and Operations Chief Information Officer Service Manager Business Innovation and Development Group Manager Corporate Strategy and Performance Principal Adviser Strategy and Performance Principal Portfolio Management Adviser Service Manager Asset Management Business Transformation Lead	January 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Community and Customer Services: General Manager Community and Customer Group Manager City Planning and Assessment Service Manager Strategic Plan Principal Transport Planner Group Manager Community and Economic Development Service Manager Strengthen Communities Pro Manager Community and Economic Development Principal Adviser Strategic Economic Principal Adviser Strategic Partnerships Group Manager Customer and Cultural Services Library Services Manager Manager Creative Arts Group Manager Environment and Regulation Service Manager Environment and Education Service Manager Compliance	January 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.
Infrastructure and Operations: General Manager Infrastructure and Operations Group Manager Water and Waste Operations RedWaste Service Manager Group Manager City Infrastructure Roadside Asset Engineer Service Manager Civic and Open Space Senior Engineer Marine and Water Assets	January 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.

Consulted	Date	Comments
Group Manager City Operations Service Manager City Sport and Venues Senior Conservation Officer		
Redland Investment Corporation Chief Executive Officer – RIC Communications Specialist – RIC	January 2019	The status and comments have been provided by the officers involved in delivering the particular significant activities within the Operational Plan 2018-2019.

OPTIONS

Option One

That Council resolves to note the Operational Plan Quarterly Performance Report December 2018.

Option Two

That Council requests additional information in relation to the attached Operational Plan Quarterly Performance Report December 2018.

OFFICER'S RECOMMENDATION

That Council resolves to note the Operational Plan Quarterly Performance Report December 2018.



Operational Plan 2018 - 2019

October to December 2018









Council's Strategic Priorities 2016-2020

In 2016, Redland City Council identified a number of 'strategic priorities' to help shape the Council's strategy to succeed and address the areas of greatest opportunity and challenge for the Redlands Coast and its place in the region.

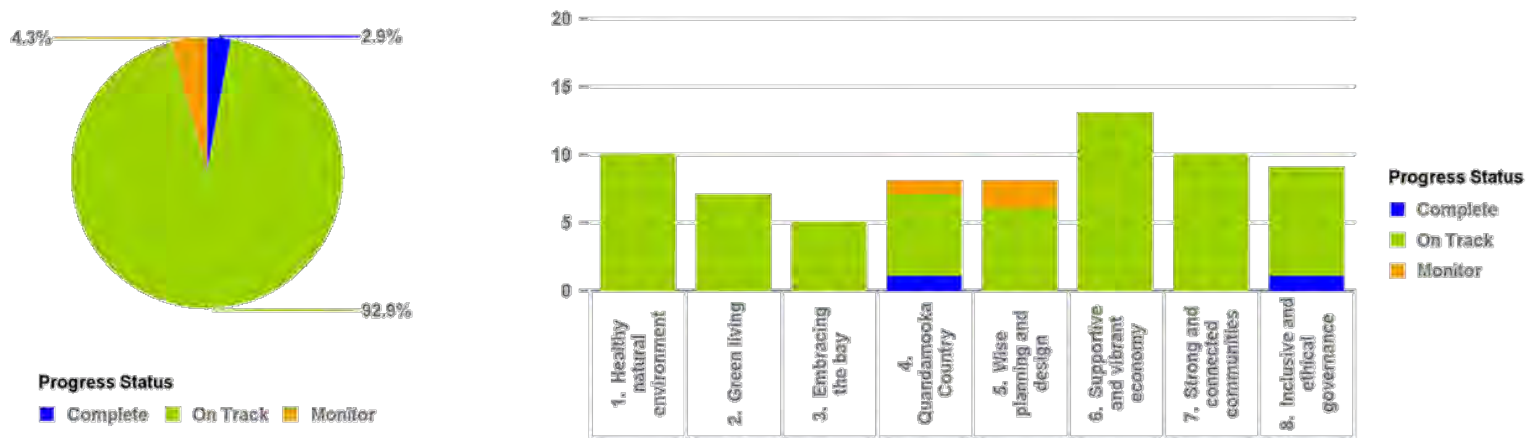
The strategic priorities guide prioritisation and investment in transformational initiatives and actions over the Council's four year term alongside the commitments in our Corporate Plan and other responsibilities to the community. The priorities also ensure there is clear alignment with the goals and priorities of the State and Federal governments for a liveable, prosperous and sustainable South East Queensland region.

The activities that deliver Council's priority outcomes are reflected in our Operational Plan and can be identified throughout this report by the symbols below.

	<p>Economic Development - Building a strong, connected economy while creating more jobs</p> <p>Council will facilitate and support investment, local business and tourism growth to help create new jobs across the city through strong industry partnerships and regional connections.</p>
	<p>Branding Identity - Creating a shared identity for the city</p> <p>Council will lead the development of a shared identity for the city that celebrates our unique characteristics and positions the city as a tourism destination in the South East Queensland region.</p>
	<p>City Planning - Planning for future growth and change to improve liveability</p> <p>Council will plan for the future development of the city that retains and enhances our quality of life [and natural and cultural assets] while facilitating the activation of vibrant mixed-use centres and places focused around transport and lifestyle options.</p>
	<p>Transport and Connectivity - Creating more travel options and continuing to tackle urban congestion</p> <p>Council will plan and advocate for a safe, accessible and integrated transport network that connects our mainland and island communities to the broader region.</p>
	<p>Sport, Education and the Arts - Creating active, healthy lifestyles and learning opportunities</p> <p>Council will provide and facilitate access to a broad range of high-quality community venues, facilities and precincts that attract new talent and contribute to the active, cultural and educational lives of residents, students and visitors across the city.</p>
	<p>A Smart City - Positioning Redlands Coast as a smart innovative city</p> <p>Council will plan and advocate for investment in smart local and regional solutions that address community needs and opportunities and support collaborative innovation ecosystem growth.</p>

Vision Outcome – Quarter Summary

Vision Outcome	Complete	On Track	Monitor	Total
1 Healthy natural environment	0	10	0	10
2 Green living	0	7	0	7
3 Embracing the bay	0	5	0	5
4 Quandamooka Country	1	6	1	8
5 Wise planning and design	0	6	2	8
6 Supportive and vibrant economy	0	13	0	13
7 Strong and connected communities	0	10	0	10
8 Inclusive and ethical governance	1	8	0	9
Total	2	65	3	70



On Track The significant activity is progressing on time and on budget and is on track for delivery

Monitor There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered

Complete The significant activity has been delivered.

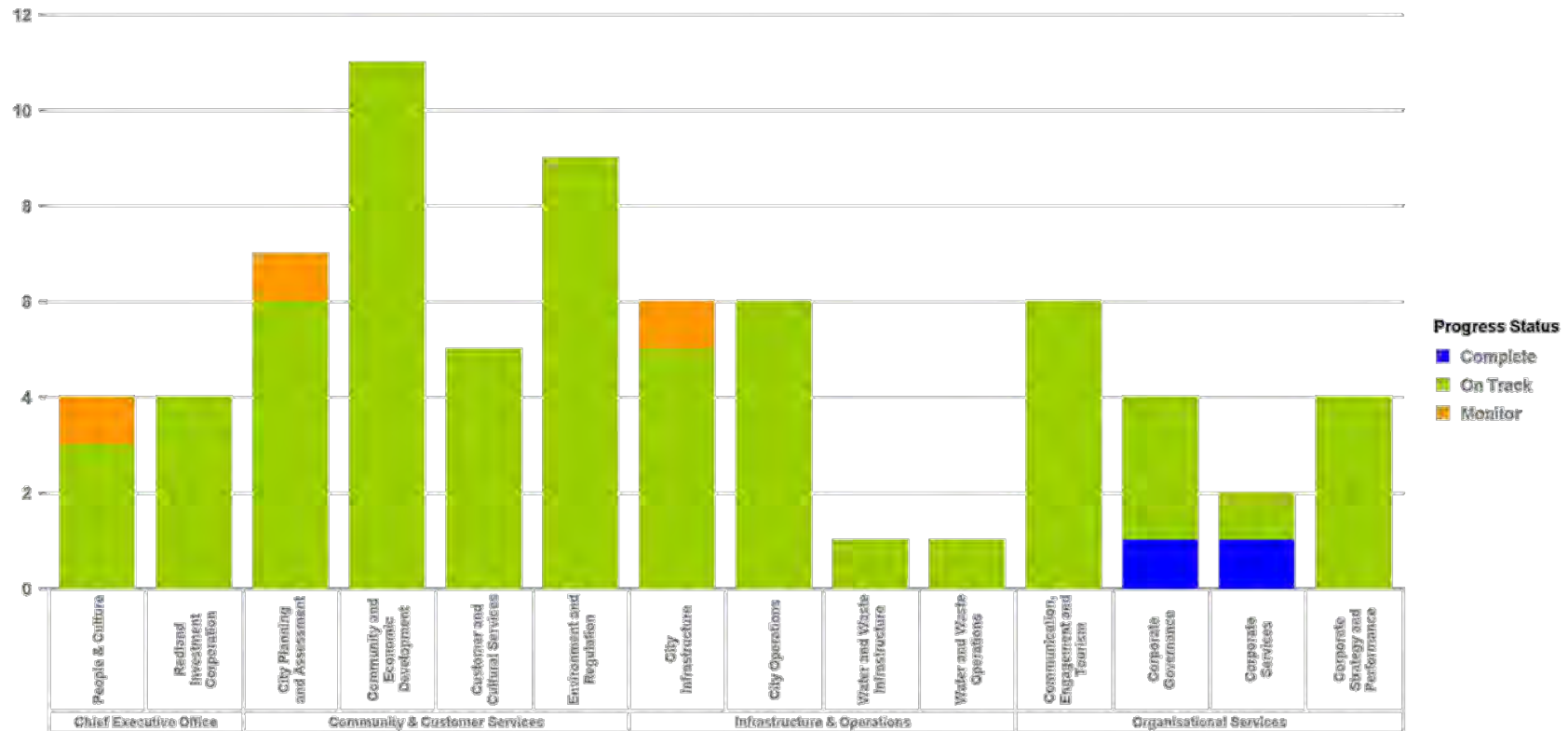
Concern There are significant delays or budget issues and it is unlikely that the significant activity will be delivered.

Cancelled The significant activity has been cancelled.

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Organisational Performance – Quarter Summary

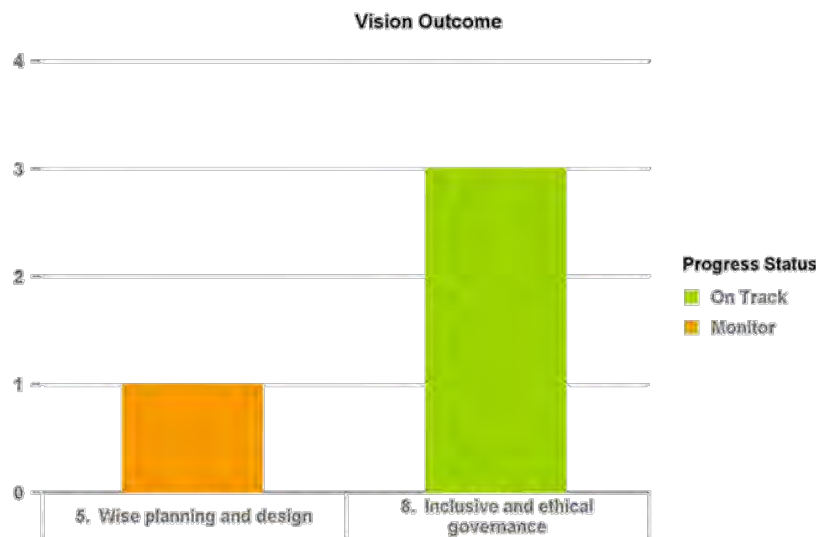
Department	Complete	On Track	Monitor	Total
Chief Executive Office	0	7	1	8
Community & Customer Services	0	31	1	32
Infrastructure & Operations	0	13	1	14
Organisational Services	2	14	0	16
Total	2	65	3	70



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Carried Forward – Quarter Summary Activities from Operational Plan 2017-2018

Vision Outcome	On Track	Monitor	Total
5 Wise planning and design	0	1	1
8 Inclusive and ethical governance	3	0	3
Total	3	1	4



- On Track** The significant activity is progressing on time and on budget and is on track for delivery
- Monitor** There are issues with timeframes and/or budget but it is still expected that with close monitoring the significant activity will be delivered.
- Complete** The significant activity has been delivered.
- Concern** There are significant delays or budget issues and it is unlikely that the significant activity will be delivered
- Cancelled** The significant activity has been cancelled.

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1. Healthy natural environment

2023 Strategic Outcomes

1.1 Redland's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.

1.2 Threatened species are maintained and protected, including the vulnerable koala species.



1.3 Community and private landholder stewardship of natural assets increases.

1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Plan and implement a program of works to restore native vegetation.	1.1.1	Infrastructure & Operations	On Track	Restoration works have been undertaken across the mainland, Southern Moreton Bay Islands and Coochiemudlo Island. Targeted works are now 50% complete. Works have included weed control and revegetation works.	
Plan and deliver conservation restoration activities.	1.1.2	Infrastructure & Operations	On Track	Restoration works have occurred across all priority catchment areas including Coolwynpin, Hilliard's, Moogurapum, Tarradanpin and Erapah. Targeted works are now 50% complete.	
Engage and deliver restoration through partnership with community and external groups.	1.1.3	Community & Customer Services	On Track	<p>The Redlands Coast Biosecurity Plan 2018 - 2023 was adopted by Council on 12 December 2018, finalising significant internal and external stakeholder collaboration for the management and implementation of Council's legislative biosecurity responsibilities. Implementation of the Plan has now commenced.</p> <p>The Environmental Partnerships and Bushcare Programs distributed and planted 4,276 plants during October to December of 2018.</p> <p>The Redlands Wildlife Rescue program responded to 1,840 calls (for advice and assistance) between October to December.</p>	
Implement programs to monitor sediments and nutrients and enforce the requirements of the Environmental Protection Act 1994.	1.1.4	Community & Customer Services	On Track	<p>On 10 October 2018 Council endorsed the final Lower Brisbane - Redlands Coastal Catchment Action Plan prepared under the Resilient Rivers program, coordinated by the Council of Mayors (SEQ). The plan is now being considered for strategic and operational implementation to assist and guide Council's stewardship of local creeks and Moreton Bay.</p> <p>Council continued to work with the construction industry to minimise the release of sediment through both compliance action and education.</p> <p>Officers responded to 20 customer requests and conducted a total of 429 erosion and sediment control inspections between October and December. These were mostly proactive inspections to ensure sites were adequately managed prior to the Christmas shutdown period.</p> <p>Council was represented at South East Queensland's Erosion and Sediment Community of Practice.</p>	
Continue implementing a program to plant one million native plants in the Redlands by 2026.	1.1.5	Infrastructure & Operations	On Track	Plantings have occurred across priority sites within the City including Homestead Place, Mount Colton and South Street, Cleveland. In the 2018 - 2019 financial year, 52,036 native plants have been planted across the City. This project is now 24% complete with an overall number of 240,000 native plants planted within the City since project commencement.	

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Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Implement the Natural Environment Policy.	1.2.1	Community & Customer Services	On Track	<p>As part of the Koala Conservation Action Plan (KCAP) 2016 - 2021 implementation, Council overlaid data from roadside collection information and the koala injury database with the Wildlife Connections Plan 2018 - 2023 to prioritise high risk locations for koala road hits in future operational planning actions.</p> <p>Koala survey information from a number of scientific study projects was received to help inform and prioritise actions under the KCAP. Roll-out of the advertising campaign for caring for koalas across the City commenced with a range of additional actions occurring throughout the Ormiston Koala Safe Neighbourhood.</p> <p>Consolidation of the first year data from the Virtual Fence Technology trial at Heinemann Road, Redland Bay commenced with the installation of additional fauna camera monitoring (in partnership with Griffith University).</p>	
Enhance community understanding of wildlife management issues.	1.2.2	Community & Customer Services	On Track	<p>The wildlife team facilitated the North Stradbroke Island koala survey, the glossy black cockatoo survey workshop and held a flying fox talk for the Renaissance Retirement Group.</p> <p>As part of the Koala Conservation Action Plan 2016 - 2021, Griffith University commenced evaluation of the community's response to the koala media campaign. In addition, 'pop up' information stands were used in public spaces to engage in conversation (particularly targeted at dog walkers), in relation to koala conservation.</p> <p>Behavioural Change Program - 'dog owners and koalas training' workshop and public seminar held in October. 'Leave It' stall and presentation held at the 'Paws at the Park' event.</p>	
Achieve improved environmental outcomes through extension programs.	1.3.1	Community & Customer Services	On Track	<p>Workshops included Floating Wetlands, Mangrove Walk and Botanical Illustration and Fire Management Planning (Bay Islands). The total number of Land for Wildlife properties remains at 178 with an increase in focus for koala conservation properties resulting in an additional 10 properties to the program.</p>	
Enhance the visitor experience of Redland's natural assets.	1.4.1	Infrastructure & Operations	On Track	<p>The draft Eastern Escarpment Conservation Area Plan has been workshopped and a Councillor site visit was conducted in December 2018.</p> <p>A beach shower was installed at Raby Bay Boulevard Park.</p>	
Continue to improve the customer experience at IndigiScapes.	1.4.2	Community & Customer Services	On Track	<p>Camel College, Wellington Point and Ormiston State Schools visited IndigiScapes as part of the Schools Program. Indigikids held exploration events in partnership with Dolphin Research Australia and Quandamooka Yoolooburabee Aboriginal Corporation Cultural workshop. Both events were well attended.</p> <p>Visitor attendance at the IndigiScapes Centre continues to grow, noting the increased media coverage regarding the upcoming Centre closure for the refurbishment project.</p> <p>IndigiScapes expansion project (construction) tender was released to the market in December with a closure date of January 31.</p>	

2. Green living

2023 Strategic Outcomes

- 2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues
- 2.2 Sustainable building design (for example solar panels and water tanks) is supported through education and advocacy
- 2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration
- 2.4 Council and the community actively recycle and reduce waste
- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies



Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Continue to reduce Council emissions and carbon footprint.	2.1.1	Community & Customer Services	On Track	<p>The Carbon and Energy dashboard is now in use and monitors all of Council's small and large sites for their energy emissions and consumption, including fleet fuel usage. The dashboard will be used to assist planning and operational activities to further improve Council's energy efficiency.</p> <p>The dashboard also provides data in relation to Council's proof of concept sites for solar energy production which include the Animal Shelter, Fleet building and new Indigiscapes Nursery.</p>	
Provide information to raise community awareness and education.	2.2.1	Community & Customer Services	On Track	<p>The most recent solar installation projects at the Animal Shelter and new Indigiscapes Nursery were completed and switched on during this quarter. The solar installation at the Indigiscapes Nursery will be used as an educational opportunity for the community and school groups.</p>	
Plan and deliver waste management services to meet current and future needs of the City.	2.3.1	Infrastructure & Operations	On Track	<p>Council is investigating options for diverting food and garden waste from landfill. A grant application to assist with this initiative was lodged under the State Government Resource Recovery Industry Development Program.</p> <p>The RCC Waste Reduction and Recycling Plan review is dependent on external Federal and State Government waste strategy reviews which are yet to be finalised. Council continued to collaborate in the broader SEQ region on future waste and resource management options.</p> <p>Rehabilitation and remediation work continued on selected closed landfills according to the work priority list to mitigate the risk of environmental harm through the regular monitoring program, site inspection schedule and programmed maintenance.</p>	
Provide kerbside recycling bins and encourage the community to increase their recycling.	2.4.1	Infrastructure & Operations	On Track	<p>Council's waste, recyclables and green waste collection contractor has collected 21,243 tonnes of waste, 5,782 tonnes of recycling, and 1,836 tonnes of green waste from Redland City residents from December 2018. In November 2018, RedWaste promoted the larger 340L recycling bin resulting in the exchange of over 1,100 larger recycling bins. An additional 840 green waste bins were ordered between October and December 2018. Overall resource recovery for the 2018 - 2019 financial year to date is 44% against a target of 45.8%.</p>	
Manage planning for transport initiatives and services across the City.	2.5.1	Community & Customer Services	On Track	<p>The draft Redlands Coast Transport Strategy is currently in the final round of consultation and engagement. Community engagement events have occurred throughout the City and online. Engagement events completed to date have included library installations at Cleveland, Capalaba and Victoria Point libraries, pop-up events at Cleveland Farmers Markets, Raby Bay Twilight Markets, Redland Bay Men's Shed grand opening and Thornlands Youth Day Event.</p>	


Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Manage planning for transport connectivity for the Southern Moreton Bay Islands (SMBI).	2.5.2	Community & Customer Services	On Track	Council continued to advocate for greater accessibility between the mainland and the Southern Moreton Bay Islands. Council continued working with Department of Transport and Main Roads, South East Queensland Council of Mayors and other key stakeholders to facilitate a trial of an autonomous vehicle to operate a transport service on a Southern Moreton Bay Island.	
Expand the footpath and cycleway network.	2.5.9	Infrastructure & Operations	On Track	The footpath and cycleway network has continued to expand in 2018 - 2019 with the implementation of the Footpath Program, Trunk Cycleway Program and Moreton Bay Cycleway Program. The footpath program completed a number of footpath projects in the last quarter these include: Tolson Terrace, Ormiston footpath, Anson Road, Wellington Point footpath and Burwood Road, Alexandra Hills playground footpath links.	

3. Embracing the bay

2023 Strategic Outcomes

- 3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values
- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services
- 3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities
- 3.5 Priority Development Areas support equitable outcomes for island residents, such as access to transport and facilities



Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Partner with Healthy Land and Water to monitor and improve the values of waterways and the bay, and enhance the community's experience of the bay.	3.1.1	Community & Customer Services	On Track	Council continued to partner with Healthy Land and Water for the annual Water Quality Monitoring Program. Council's Waterway Recovery Report 2018 was released detailing the overall health of our freshwater creeks and long term waterway health trends. The report detailed Council's operational achievements in regards to our waterway programs.	
Partner with Education Queensland in activating the community use of schools for sport and recreation purposes.	3.2.1	Infrastructure & Operations	On Track	Sport and recreation officers have captured all school sport and recreation facilities within the Redlands. There are over 268 school sport and recreation facilities (across 36 schools) available. Sport and recreation officers have commenced discussions with Education Queensland and schools to make education facilities available for community use.	
Continue to develop and implement the Redland City Council Coastal Adaptation Strategy.	3.3.1	Infrastructure & Operations	On Track	<p>The Coastal Hazard Adaptation Strategy (CHAS) project is on track for completion of a draft strategy by the revised completion date set by the Local Government Association of Queensland (LGAQ) (i.e. October 2020). Of the eight phases required to complete the CHAS, the status of Council's CHAS is:</p> <ul style="list-style-type: none"> - Phase 2 report submitted to LGAQ for endorsement, - Additional funds were provided to the project at BR1 for the 2018-2019 financial year. <p>A project-specific Communications and Engagement Plan endorsed by LGAQ, is now underpinning CHAS development activities with awareness and engagement activities being progressively delivered.</p> <p>Shoreline Erosion Management Plans (SEMP) are underway for high-risk locations (Amity Point and Coochiemudlo Island).</p>	
Improve access provisions to Moreton Bay.	3.4.1	Infrastructure & Operations	On Track	Boat and barge ramps are renewed regularly. In the 2018 - 2019 financial year, a new boat ramp was built at Macleay Island including boat trailer parking. The existing ramps at Karragarra Island and Coochiemudlo Island were renewed providing better access for boats to the bay. The boat ramp at Banana Street, Redland Bay, was improved by extending the concrete planks and now is an all-tide ramp. A new canoe/kayak launching facility was also built at Ormiston for recreation activities.	



Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Progress development of Priority Development Area (PDA) activities with a focus on ensuring island residents have equal access to transport and community facilities.	3.5.1	Redland Investment Corporation	On Track	<p>Redland Investment Corporation (RIC) continued to work closely with Walker Group, in coordination with Economic Development Queensland (EDQ), to progress the Toondah Harbour Priority Development Area project.</p> <p>RIC continued working with Redland City Council to develop the Weinam Creek PDA project and made further progress with regards to the planning and design of stage one, comprising car parking and a residential component on the Moores farm site. RIC continued to progress the planning process for the entire master plan in preparation for submission to the State government for approval.</p>	

4. Quandamooka Country

2023 Strategic Outcomes

- 4.1 Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.
- 4.2 Council's and the community's respect and understanding of the Quandamooka peoples' relationship with their traditional land and waters continue to improve.
- 4.3 Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.
- 4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjambah) as a global eco-cultural tourism destination.






Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Council is committed to continuing its collaborative work with Quandamooka Yoolooburabee Aboriginal Corporation (QYAC).	4.1.1	People & Culture	Monitor	Cultural awareness information continued to be included in all employee inductions. Council continued internal discussions relating to the Indigenous Employment and Training Strategy. Quandamooka Yoolooburabee Aboriginal Corporation are currently working on a draft Indigenous Employment and Training Strategy.	
Implement culturally appropriate protocols.	4.1.2	Organisational Services	Complete	Council continues to observe the Welcome to Country and Acknowledgement of Country as per Council's Indigenous Community Policy. Council continues to promote and offer Quandamooka Cultural Day training to all staff.	
Promote awareness and understanding of Quandamooka culture.	4.2.1	Organisational Services	On Track	Quandamooka culture and Council partnerships are featured in Council's 2017 - 2018 Annual Report. Council also worked with Quandamooka Yoolooburabee Aboriginal Corporation (QYAC) to develop a 'Council and QYAC' partnerships page for the QYAC Annual Report, and provided support in developing a slide presentation for the 'Yamin Up with Redlands Coast's First People' keynote address to the Local Government Association of Queensland Conference by Mayor Karen Williams and QYAC Chief Executive Officer. The slide presentation integrated dual naming and images. Quandamooka People and their integral role in brand development were featured as a story in 'Our Redlands Coast' magazine. Aboriginal and/or Quandamooka content is included in Redland Art Gallery media releases, snapshot advertisements on Council's website, and Council acknowledges Country and Elders in speeches.	
Promote traditional knowledge.	4.2.2	Organisational Services	On Track	Council has continued recognition of Quandamooka People with Uncle Bob Anderson and Delvene Cockatoo-Collins appearing on the Redlands Coast website. Two tribute plaques were installed on bench seats at the Dunwich Memorial Park near the Cenotaph. The plaques recognise Aunty Sylvia Iselin, Aunty Florence Henderson and Quandamooka Yoolooburabee Aboriginal Corporation (QYAC). Council is managing the delivery of North Stradbroke Island Entry Statements and signed a contract with QYAC in December 2018. Quandamooka Elder, Uncle Bob Anderson, performed the Welcome to Country at Council's Christmas by Starlight annual event. Council continues to acknowledge the Quandamooka People at the commencement of Council meetings and significant events and invite Quandamooka People to significant events. Council continues to fly the flag at the Administration building and the Council South Street Depot site.	
Maintain and further develop partnerships with the Quandamooka People.	4.2.3	Community & Customer Services	On Track	Planning for the 2019 Redland Art Gallery program included ensuring links with the 2019 Quandamooka Festival and how Quandamooka artists will be involved in the program. Quandamooka Elders were invited to present Welcome to Country at special events throughout the quarter.	






Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Support delivery of Indigenous Land Use Agreement (ILUA) commitments.	4.3.1	Organisational Services	On Track	Council continues to manage the Indigenous Land Use Agreement (ILUA) sub-committees and their meetings and monitor progress on ILUA activities. The end of the 2nd quarter report, which highlights the key activities from these sub-committees will be presented to the Executive Leadership Team (ELT). On 16 October 2018 Council and QYAC held a business day meeting. On 8 November 2018, the Mayor, eight Councillors, members of ELT and senior staff attended the QYAC office on North Stradbroke Island (Minjerrabah) for a briefing on the ILUA and the NSI ETS progress. The ILUA Capital Works Forum with QYAC was held on 18 December 2018.	
Contribution to implementation of North Stradbroke Island Economic Transition Strategy.	4.4.1	Community & Customer Services	On Track	Council is lead for Project 13: Location and Interpretive Signage and worked in support of a further 17 of 23 projects under the Queensland Government's North Stradbroke Island Economic Transition Strategy. As part of Project 13 Council and Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) signed a contract in December 2018 contracting QYAC to deliver the two Quandamooka-inspired entry signs for Council. They will be designed by Quandamooka artists and take into account community engagement undertaken early in 2018 by Council.	
Promote Quandamooka tourism initiatives.	4.4.2	Organisational Services	On Track	<p>Council contributed to the Gudjundabui Marumba Gudiyiyana Tourism for a Glad tomorrow. This is a five year strategy for sustainable tourism on Quandamooka Country, developed by Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) in consultation with the Queensland Government to support sustainable eco-cultural tourism opportunities on Quandamooka Country. The strategy was launched on 11 December 2018 by the Redland City Mayor, Minister for Innovation and Tourism Industry Development and QYAC Chief Executive Officer (CEO).</p> <p>A joint presentation 'Yarning Up with Redlands Coast's First People' was delivered by the Redland City Mayor and QYAC CEO at the Local Government Association of Queensland, discussing the special relationship Council shares with the traditional owners of Redlands Coast.</p> <p>Council continues to work with QYAC and the Queensland Government to progress the North Stradbroke Island Economic Transition Strategy Project 13, which will see the installation of two Quandamooka-inspired Entry Statements at Point Lookout and Amity Point on North Stradbroke Island.</p> <p>Council engaged a Quandamooka artist to design the artwork for the new Redlands Coast Christmas street banners and digital Christmas cards to promote awareness and encourage visitation to Redlands Coast.</p> <p>Council consulted with the QYAC CEO to include dual naming (Cullen Cullen) on new Wellington Point Village entry signs.</p>	

5. Wise planning and design

2023 Strategic Outcomes

- 5.1 Growth and development in the City is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.
- 5.2 Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.
- 5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.
- 5.4 Regional collaboration and targeted advocacy drives external funding for key infrastructure upgrades and enhanced community outcomes.




Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Commence the Redland City Plan.	5.1.1	Community & Customer Services	On Track	The Redland City Plan commenced on 8 October 2018 following a significant program of coordinated activities across the organisation to facilitate the smooth commencement. Council is also currently progressing a number of amendment packages to City Plan. These include a proposed major general amendment package adopted by Council on 10 October 2018 and an amendment package addressing dual occupancies adopted at General Meeting on 12 December 2018. Both packages are currently undergoing State interest review and will remain confidential until such time as Ministerial approval is received to allow Council to commence community consultation. Council also resolved at its General Meeting on 10 October 2018 to commence a major amendment to City Plan to reflect the principles of the Wildlife Connections Plan 2017. Work on this amendment package is currently progressing.	
Ensure that infrastructure necessary to support growth in the City is provided through the development assessment process and capital works program.	5.1.2	Community & Customer Services	On Track	Asset owners have been engaged to ensure Local Government Infrastructure Plan projects are integrated into draft network capital programs, recognising some projects are likely to be delivered through development permits as contributed trunk assets.	 
Coordinate a place management program for key activity centres in Redland City and contribute to master planning for precincts in Redland City.	5.2.1	Community & Customer Services	On Track	Scoping of the development of an investment attraction strategy continued with elements of place making and centre improvement initiatives being considered. The Redland Health and Wellness Precinct Master Plan Stage 3 (conceptual land use plan and strategy) has been drafted, which recommends masterplan delivery pathways.	
Coordinate planning and guidance for future development and infrastructure delivery for local areas in the City.	5.2.2	Community & Customer Services	On Track	Council endorsed a report at a General Meeting on 10 October 2018 outlining the proposed scope and timing of the structure planning process over land located in the Victoria Point Emerging Community Zone. Consultants have been engaged to undertake additional ecological investigations of the area to assist Council with an Enquiry by Design process in the first quarter of 2019. The timing of planning investigations over the Southern Thornlands area, as set out in the South East Queensland Regional Plan, have been adjusted to allow for consideration of the outcomes of the Rural Enterprise Industry Sector plan currently being undertaken. An expression of interest has been released by Council in partnership with the Redland Investment Corporation to reactivate the Capalaba town centre through the Capalaba Place project.	



Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Identify and protect places of European heritage significance.	5.2.3	Community & Customer Services	Monitor	Following the completion of a review of local European heritage significance in the City, investigations are progressing in relation to mechanisms to protect identified properties and places.	 
Develop master plan for Redland Aquatic Redevelopment.	5.2.4	Infrastructure & Operations	Monitor	Project partners continued to try and secure grants and other funding options before committing to the master plan design stage.	
Plan for future use of surplus commonwealth land at Birkdale. (Carried forward 2017-2018)	5.2.5	Community & Customer Services	Monitor	The project has previously been placed on hold pending the outcomes of ongoing purchase negotiations with relevant Commonwealth entities.	
Maintain effective systems and processes that underpin quality and timely decision making for development applications.	5.3.1	Community & Customer Services	On Track	The Redland City Plan took effect on 8 October 2018 and Council's systems and processes continue to be amended and improved to ensure effective implementation of planning instruments.	
Contribute to establishing a South East Queensland City Deal.	5.4.1	Community & Customer Services	On Track	A series of workshops run by the Cities Transformation Taskforce, Queensland Treasury in October and November 2018 contributed to the shaping of a draft City Deal Proposition for consideration by Cabinet. The proposition document will outline the Queensland State and local governments' priorities and aspirations for the proposed City Deal and form the basis for future negotiations with the Commonwealth Government.	




6. Supportive and vibrant economy









2023 Strategic Outcomes

- 6.1 Council supports infrastructure that encourages business and tourism growth.
- 6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community
- 6.3 Council's involvement in the State Government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjebah).
- 6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.
- 6.5 Growth in key sectors identified in Council's Economic Development Framework is supported through the development and implementation of action plans by the Industry Economic Development Advisory Board.
- 6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and Weirnam Creek PDA with a focus on economic growth.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Lead the implementation of actions in the Redland City Tourism Strategy and Action Plan 2015-2020.	6.1.1	Organisational Services	On Track	<p>Council continued to complete actions of the Tourism Strategy and Action Plan 2015 - 2020 including the development of a draft social media strategy, work on a new Redlands Coast Visitor Information Guide 2019 - 2020, improvement of visitor information services and the engagement of a consultant to draft a land management plan for potential destination/caravan sites.</p> <p>Council also met with representatives of The Department of Transport and Main Roads regarding updated and improved road signage for tourism including a new Visitor Information Centre in Cleveland.</p> <p>Council approved the lease of a new premise located in Raby Bay Harbour as a temporary location for the Redlands Coast Visitor Information Centre during the design and construction of a new fit for purpose, stand-alone Visitor Information Centre. Council continued to promote Redlands Coast tourism experiences, products and destinations as part of the Channel Seven lifestyle and travel programs which included the promotion of Redlands Coast Food Trails, Redlands Coast Southern Islands and Redlands Coast Arts and Culture. More than 60 tourism operators are included on the Redlands Coast website and Council continues to work with industry to encourage and increase the number of operators listed on both the Australian Tourism Data Warehouse and the Redlands Coast website. The Redlands Coast tourism subcommittee met for the second time in October 2018 at the Redland Museum and discussed Redlands Coast destination marketing campaign opportunities and upcoming tourism initiatives, activities and events.</p> <p>North Stradbroke Island (Minjebah) was showcased to the Tourism and Events Queensland board of directors during their board meeting on the island. The board visited the Economic Transition Strategy sites with QYAC representatives and participated in tourism experiences including a Welcome to Country at Brown Lake and a Quandamooka dining experience at Point Lookout. The board met with the Redland City Mayor and local tourism operators and industry representatives to discuss tourism opportunities on the island.</p>	 
Contribute to potential development of a Smart and Connected Cities Framework.	6.1.2	Community & Customer Services	On Track	<p>Council continued to deliver a program of innovation and entrepreneurship activities in its role as project lead for the Queensland Government Advancing Regional Innovation Program (\$500,000 over three years).</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Lead the implementation of actions in the Redland City Events Strategy and Action Plan 2017-2022.	6.2.1	Organisational Services	On Track	<p>Council continued to complete actions of the Redland City Events Strategy and Action Plan 2017 - 2022 including the development of a draft events policy and the development of an event management masterclass to build the capacity of community event organisers. Masterclass topics will include event management essentials, event traffic management and safety guidelines, advertising events on the Redlands Coast website, partnership and marketing planning as well as networking opportunities.</p> <p>Council facilitated the delivery of more than 17 community events attended by approximately 36,000 people. Events included Island Vibe Festival, 100 years of Armistice Commemoration ceremonies, Santa Paws at the Park market and New Year's Eve celebrations across Redlands Coast.</p> <p>Council delivered six Council run events attended by approximately 13,500 people and included a citizenship ceremony, lighting of the Christmas tree, volunteer thank you function and Christmas by Starlight.</p>	
Deliver events, activities and workshops that contribute to bringing economic and social benefits to the community.	6.2.2	Community & Customer Services	On Track	<p>Events and activities undertaken that delivered economic and social benefits to the community included: Dementia Friendly Community Forum, Youth Day Out and Crime Prevention through environmental design training workshop for police and police and crime stoppers volunteers.</p>	
Contribute to economic and social impacts across the City.	6.2.3	Community & Customer Services	On Track	<p>The Redland Performing Arts Centre and the Redland Art Gallery (RAG) continued to present high quality and widely accessible exhibitions, performances, education programs for schools, family workshops and community arts activities in Cleveland and Capalaba.</p> <p>From October to December 2018 Creative Arts events, performances and exhibitions attracted an audience of 27,307 people attending diverse programs at Redland Art Gallery and Redland Performing Arts Centre. This program of events included local family arts, youth theatre and circus workshops, community events and presentations by local artists and groups, and touring exhibitions and performances from across Australia.</p>	




Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Deliver a destination brand for Redland City.	6.2.4	Organisational Services	On Track	<p>Redlands Coast brand was delivered across the City with a local marketing campaign to support tourism, visiting friends and relatives during the tourism shoulder season (October to November 2018). The campaign was targeted at locals to explore their own backyard with family and friends. The campaign included outdoor, print, radio and digital advertising. It also included a number of competition partnerships with tourism operators and local media outlets including The Friendly Bay Islander and Bay FM.</p> <p>Digital communications commenced on social media channels for Redlands Coast in October 2018 resulting in 977 followers on Facebook and 850 followers on Instagram. Digital management strategies are rolling out for Redlands Coast including the use of social aggregator tools and the development of strategy. Council has been focusing on the use of the new hashtag #RedlandsCoast with local businesses and operators for continued increase of its adoption.</p> <p>Council launched an advertising and media kit for a new 2019 – 2020 Visitor Information Guide for the area in November to work in partnership with local businesses and tourism operators. A total of 31 businesses were confirmed for participation in the guide with advertising bookings to close mid-January 2019.</p> <p>Council has been meeting with a number of key stakeholders to develop partnership opportunities for 2019 including meetings and briefings with Strromet, Stradbroke Ferries, Bay FM, Brisbane Marketing and Tourism Queensland.</p> <p>Council hand-delivered a Christmas support campaign to over 100 local Cleveland businesses in November to provide shop local posters, Redlands Coast T-shirts and to provide an update on the business merchandise program aimed for release in early 2019. The activity was to support the lighting of the Christmas tree event hosted in Cleveland on 30 November and build further opportunity for Redlands Coast to partner with and support local businesses.</p> <p>Council delivered new City brand assets for a Redlands Coast Christmas including new Redlands Coast branded Christmas light pole banners city-wide and a Christmas card campaign. The design was the result of a partnership and collaboration with Quandamooka artist Delvene Cockatoo-Collins.</p> <p>The visitredlandscoast.com.au website has been continuing to evolve with new content from industry operators, including the start of guest bloggers as a result of working partnerships with the tourism sub-committee.</p> <p>Redlands Coast has also been working with local businesses during this period for the filming of an economic development hype reel video for the area.</p>	
Coordination of Council's involvement in the North Stradbroke Island Economic Transition Strategy.	6.3.1	Community & Customer Services	On Track	<p>A North Stradbroke Island Economic Transition Strategy (NSIETS) working group, which was established by Council and includes representatives from the Department of Innovation, Tourism Industry Development and the Commonwealth Games, met in November 2018. Council continues to attend NSIETS Implementation Committee meetings and was represented at the November 2018 meeting.</p>	
Identify and develop strategic opportunities for Redland City Council land holdings.	6.4.1	Redland Investment Corporation	On Track	<p>Redland Investment Corporation (RIC) continued to assess further opportunities to benefit the local community and deliver value for Council on various sites across Redlands Coast.</p>	





Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Provide secretariat support to the Redlands Economic Development Advisory Board.	6.5.1	Community & Customer Services	On Track	The Redlands Economic Development Advisory Board Annual Report 2017 - 2018 was noted by Council on Wednesday 10 October 2018. An executive recruitment process was conducted to fill a Board vacancy with Warren Rowe appointed to the Board in October 2018. A Redlands Economic Development Advisory Board meeting was held on 18 October 2018, with an update from the Board meeting noted by Council on 21 November 2018.	
Deliver industry enabling action plans and a targeted investment attraction strategy.	6.5.2	Community & Customer Services	On Track	Implementation of the Education and Training Industry Sector Plan 2018 - 2023 and the Health Care and Social Assistance Industry Sector Plan 2018 - 2023 has commenced. Key actions of the Industry sector plans, with synergy across both plans that have been delivered include: facilitation of the Ageing Innovation Summit, launch of an Adult Literacy Program and investigation into the formation of an Education Network at the inaugural Education Roundtable. The findings and recommended delivery pathway of the Redlands Health and Wellness Precinct Masterplan project has also been drafted. Development of the Rural Enterprises Industry Sector Plan has commenced.	 
Facilitate the development of the Toondah Harbour PDA in partnership with Economic Development Queensland.	6.6.1	Redland Investment Corporation	On Track	Redland Investment Corporation (RIC) continued to work closely with Walker Group in coordination with Economic Development Queensland (EDQ), as they liaised with the State and Federal Governments to progress the Toondah Harbour Priority Development Area project. Walker Group will follow the Federal Government guidelines for public consultation during the EIS process. This decision follows the unveiling of Walker Group's updated proposed master plan for the project incorporating a number of new initiatives and considering feedback from leading environmental and wetland experts, public submissions and the Australian Government. Walker Group lodged a new referral with the Federal Government to incorporate the new initiatives in early June 2018.	 
Facilitate the development of the Weimam Creek PDA in partnership with Economic Development Queensland.	6.6.2	Redland Investment Corporation	On Track	Redland Investment Corporation (RIC) worked with Council to progress stage one of the Weimam Creek Priority Development Area project, comprising car parking and a residential component on the Moores farm site. RIC continued to progress the planning process for the entire master plan in preparation for submission to the State Government for approval. RIC and Council continue to provide updates to Economic Development Queensland as plans for the area progress. RIC also prepared a preliminary business case for the entire project.	 
Collaborate with stakeholders on planning for Priority Development Areas.	6.6.3	Community & Customer Services	On Track	Council was represented on the Local Representative Committee regarding planning for Priority Development Areas.	

7. Strong and connected communities

2023 Strategic Outcomes

- 7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community
- 7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to, and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities
- 7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits
- 7.4 Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape, and engage and recruit volunteers for Council projects
- 7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Celebrate the cultural life of the region.	7.1.1	Community & Customer Services	On Track	<p>Council continued to complete actions of the Redland City Events Strategy and Action Plan 2017 – 2022. The Redland Performing Arts Centre and the Redland Art Gallery (RAG) continued to present high quality and widely accessible exhibitions, performances, education programs for schools, family workshops and community arts activities in Cleveland and Capalaba.</p> <p>Council facilitated the delivery of more than 17 community events attended by more than 36,175 people. Events included Island Vibe Festival, 100 years of Armistice Commemoration ceremonies, Santa Paws at the Park Market and New Years Eve celebrations across Redlands Coast.</p> <p>Council delivered six Council run events attended by more than 13,585 people and included a Citizenship ceremony, Lighting of the Christmas Tree, Volunteer thank you function and Christmas by Starlight.</p>	
Plan, provide and advocate for essential social infrastructure for community activities.	7.2.1	Community & Customer Services	On Track	<p>Council engaged the Logan Regional Innovation Data Lab to assist with identifying local community needs through demographic analysis. This work will support Council's review of the Social Infrastructure Strategy to more accurately identify projects and programs to support the growth of the Redlands community.</p> <p>Council completed an Expressions of Interest Campaign for the Station Masters Cottage at 120 Little Shore Street Cleveland. Expressions of interest will be subject to assessment to identify the most appropriate use of the facility to maximise community benefit, and expand the range of services available to the community.</p>	
Develop innovative and accessible library services as part of the implementation of the Library Services Strategy 2017-2022.	7.2.2	Community & Customer Services	On Track	<p>The implementation of Radio Frequency Identification technology within libraries is progressing well. Tagging of the collection has been completed which will enable the system to go live following installation of check in and check out equipment. The replacement vehicle for the delivery of the mobile library program was ordered. Library Services is continuing to invest in e-resources, in line with the Library Services Strategy 2017 - 2022.</p>	
Plan for effective sport and recreation at Heinemann Road, Redland Bay.	7.2.3	Infrastructure & Operations	On Track	<p>The project was presented to the Capital and Operational Advisory Board (COAB) outlining the project status and planned way forward. The Department of National Parks, Sport and Racing Grant Deed was provided to the Department for their execution. A draft brief for strategic and master planning has been completed for review by the Department of National Parks, Sport and Racing. A corporate risk workshop was held to inform the development of project documentation.</p>	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Manage community access of Council sport and recreation facilities.	7.2.4	Infrastructure & Operations	On Track	The sport and recreation team, in conjunction with the Digital Communication unit, have placed new Google maps onto Council's website for sport and recreation facilities, sport and recreation clubs, popular parks and exercise equipment and playgrounds. This update has seen a 20% increase in page views since being updated.	 
Encourage community use and participation.	7.2.5	Infrastructure & Operations	On Track	The Redlands Active and Healthy Program continues to perform well above expectations with 84 programs having 1,683 members, with a total participation of 10,248 attendees during the 2018 calendar year. Council has been able to offer these programs by utilising internal operational savings in 2018 at a cost of \$714 per program or \$5.85 per attendee. City sport and venues team assisted with 60 major and minor events at 29 different venues during 2018. This is an increase from 41 events at 22 venues in 2017.	 
Deliver Council's Grants and Sponsorship Program.	7.3.1	Community & Customer Services	On Track	Round 1 of the 2018 - 2019 Community Grants Program assessment process was finalised. Council awarded eight organisation support applications totalling \$17,050, three project support applications totalling \$23,381, four conservation grants totalling \$14,611 and 17 capital infrastructure grant applications totalling \$201,664. The Round 1 2018 - 2019 Sponsorship Program assessment process was finalised. Council awarded seven sponsorship grants totalling \$111,678.	
Develop programs to encourage reading and all forms of literacy as part of the implementation of the Library Services Strategy 2017-2022.	7.3.2	Community & Customer Services	On Track	A new funding agreement from State Library of Queensland for the First 5 Forever program has been signed. The program continues to receive positive feedback and high attendance figures. The adult literacy program continues to develop with seven learners at the end of 2018. This program supports adults who wish to improve their literacy skills by pairing them with trained volunteers to support their learning goals.	
Provide volunteering and work experience opportunities for the community.	7.4.1	People & Culture	On Track	Council continued to provide volunteering and work experience opportunities to the community across a diverse range of business units. A volunteer management project team is currently undertaking a review of Council's governance and compliance requirements in relation to volunteers.	
Improve disaster preparedness.	7.5.1	Organisational Services	On Track	Council undertook 11 separate community engagement events in collaboration with the member agencies of the Local Disaster Management Group. The community engagements included community meetings regarding the North Stradbroke Island fire in December 2018 to inform impacted communities of the fire's progress and how to stay safe in smokey conditions. Partnerships continued to be strengthened with agencies of the Local Disaster Management Group as we worked together to keep the community safe during the North Stradbroke Island fires.	

8. Inclusive and ethical governance

2023 Strategic Outcomes

- 8.1 Council's Information Management Strategy and technology systems are engineered to increase efficiency and provide excellent customer service outcomes.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.
- 8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees.
- 8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhance internal and external outcomes.
- 8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Transition hardware to a new data centre.	8.1.1	Organisational Services	Complete	Council's new state of the art facility is now fully functional to ensure when high risk disasters hit the City, systems and communication will keep running to support the community. Using a state of the art integrated modular design and architecture, Council was able to retire aging infrastructure and implement a fully redundant and resilient facility to house critical infrastructure. This contemporary datacentre design allows easy expansion by adding to the modular building, plant and equipment as the organisation grows. Utilising modern power and cooling technology, Council has lowered the carbon footprint and provided significant reduction in operational costs.	
Transition hardware to a new disaster recovery site.	8.1.2	Organisational Services	On Track	The disaster recovery site server and storage migrations are on track with the physical build phase to finalise the project.	
Transform Council's systems and processes. (Carried forward 2017-2018)	8.1.3	Organisational Services	On Track	Council continues to review the current Financial and Asset Management system through the Asset Management Project, and review the Access Management through the HRIS Project.	
Improve whole of Council asset management.	8.2.1	Organisational Services	On Track	Development and implementation of Council's Strategic Asset Management Plan (SAMP) is on track. The SAMP specifies how organisational objectives are to be converted into asset management objectives, the approach for developing Asset and Service Management Plans (ASMPs), and the role of the asset management system in compliance with ISO 55001 standard and achievement of Council strategic objectives. Through the implementation of the Asset Management Policy and Framework, Council has completed the development of its annual ASMPs and developed the proposed capital investment prior to prioritisation. This process enables Council to continue to provide the level of reliable services and support ongoing growth in the region.	
Improve strategic alignment.	8.3.1	Organisational Services	On Track	The procurement process commenced to engage professional consultant services in the development of Council's strategic service planning. Strategic alignment continued to be enhanced through the integration of strategic analysis in the development of the capital works portfolio. Council's governance for strategic planning was further refined to support organisational planning at a strategic and operational level.	

Significant Activity	Op Plan Ref	Key Accountable	Status	Comment	Strategic Priorities
Prioritise Council's portfolio of projects.	8.3.2	Organisational Services	On Track	Council's portfolio of projects (which includes open space, roads, marine, pathways, water, wastewater, waste, buildings, and other endorsed projects) continue to be progressed according to plan and approved budget. Work has commenced on planning the program for the next financial year.	
Improve alignment between individual and Council performance.	8.3.3	People & Culture	On Track	Performance agreements and MyGoals conversations were held with 695 completed. This is an increase on last year's conversations with 548 completed. The conversations continue to be more aligned to performance goals. Coaching conversations for leaders training was provided.	
Continue to build change management capability.	8.4.1	People & Culture	On Track	Council created a change management portfolio. The portfolio delivers a structured methodology for change management to ensure that employees are able to quickly adopt and use outcomes of changes. A change impact heat map was delivered for changes to be strategically planned.	
Drive improvements in efficiency and effectiveness.	8.4.2	Organisational Services	On Track	<p>A soft-launch of the business transformation program has been delivered to test the framework. Two new training sessions were delivered to boost innovative thinking for business improvement. A comprehensive toolkit to support the Innovation process was developed for use across the organisation. Testing commenced on established mechanisms to capture and report on benefits derived from working efficiently and effectively.</p> <p>The first phase of the Procurement Transformation Project was closed out following the delivery of the key outcomes including identification of efficiencies, development of a long term plan for improvement, development and implementation of a procurement dashboard. Currently implementation of the transformation road-map is in progress.</p>	
Align the organisation to meet changing operational requirements. (Carried forward 2017-2018)	8.4.3	People & Culture	On Track	Human resource metrics were developed for each group and incorporated into group business plans. Critical roles across the organisation were identified and the talent management process finalised.	
Improve organisational performance through employee feedback. (Carried forward 2017-2018)	8.4.4	People & Culture	On Track	Groups developed action plans to respond to results from the 2018 MySay Survey.	
Conduct community engagement on a diverse range of issues.	8.5.1	Organisational Services	On Track	Community consultation occurred on a range of diverse issues including disaster management, public art, local laws and strategic planning. Traditional methods such as town hall meetings and surveys were used in conjunction with more contemporary methods and tools. These allowed participants to provide geographically precise information through interactive mapping solutions, and to have their say directly via their preferred social media platform e.g. Instagram stories and Facebook surveys.	

12.2 COMMUNITY CONSULTATION ACTIVITY PLAN LOCAL LAW AND SUBORDINATE LOCAL LAW NO. 4 (LOCAL GOVERNMENT CONTROLLED AREAS, FACILITIES AND ROADS) 2015

Objective Reference:

Authorising Officer: John Oberhardt, General Manager Organisational Services

Responsible Officer: Tony Beynon, Group Manager Corporate Governance

Report Author: Kristene Viller, Policy and Local Laws Coordinator

Attachments:

1. Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015 [↓](#)
2. Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015 [↓](#)
3. Community Consultation Activity Plan [↓](#)

PURPOSE

The purpose of this report is to consider and approve the draft amendments to *Local Law No. 4* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and associated Community Consultation Activity Plan.

BACKGROUND

On 10 October 2018, Council resolved to commence the Local Law Making Process to amend *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

In drafting the changes to *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* it was identified that in order to achieve the desired outcome changes would also be required to *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*. On 12 December 2018, Council resolved to commence the Local Law Making Process to amend *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

The amendments proposed provide Council with the ability to regulate the use of Canoe/Kayak Pontoons and Parks and Reserves for lawful purposes by bona fide users.

The process has not proceeded to community consultation as the current Local Law Making Process is under review including community consultation; however the Ormiston kayak pontoon has generated a large amount of community interest.

ISSUES

Amendments to *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* have been drafted in accordance with Council's adopted Local Law Making Process and the *Local Government Act 2009*.

Please note that in the consolidated version of *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015 (Attachment 1)* the only changes made are to:

Section	Amendment
Schedule 1, Item 5(g)	Inclusion of "a nuisance" to the prohibited activity
Schedule 1, item 5	Inclusion of new prohibited activities at (r), (s) and (t)
Schedule 1 Item 8	New section listing prohibited activities on Canoe/Kayak launching pontoons within the Local Government area

Schedule 1 Item 8 - 15	Renumbered to Item 9 - 16
Schedule 2, Item 7	New section listing restricted activities and extent of restrictions for Canoe/Kayak launching pontoons within the Local Government area
Schedule 2, Item 7 - 10	Renumbered to Item 8 – 11
Schedule 4,	Inclusion of new category 'Canoe/Kayak launching pontoons' and opening hours specific to this category
Schedule 6	Creation of new category 'Canoe/Kayak launching pontoons'; inclusion of new infrastructure to the Boat ramps and landings category and Canoe/Kayak launching pontoon category and removal of infrastructure that is no longer in place.
Schedule 7	Inclusion of definition for bona fide user

Please note that in the consolidated version of *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015 (Attachment 2)* the only changes made are to:

Section	Amendment
Part 4, Section 12	Added section on Compliance Directions to provide authorised persons power to orally direct people to remedy a contravention of the Local Law
Part 4	Renumbered to Part 5

Community Consultation

It is proposed that the community consultation on draft *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* is conducted for a period of 21 days, commencing on 7 March 2019 and concluding on 28 March 2019. In accordance with the adopted Local Law Making Process and the inclusion of additional activities, the consultation will involve:

- Public Notice in the Redland City Bulletin;
- Redland City Council website communication and comment capture facility;
- Display of public notice in Council's Customer Service Centres at Cleveland, Capalaba and Victoria Point and copies of the draft Local Law available for review and purchase;
- Social Media channels used to create awareness;
- Notice placed on the pontoon advising of the consultation period and how to make a submission; and
- A letter to residents to be delivered via letterbox drop to immediate park neighbours and canal residents.

All comments received will be reviewed and those that address the changes to the local law will be considered in the final community consultation report.

Anti-competitive Provisions

Section 38 of the *Local Government Act 2009* requires Council to review for any possible anti-competitive provisions when making local and subordinate local laws. An anti-competitive provision is a provision that is identified as creating barriers for entry into a market, or barriers within a market.

A review of any anti-competitive provisions has been undertaken and advice sought from Council's external solicitor. The review found that the amendments do not create a barrier to entering the market nor restrict competition.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* details prescriptive provisions that local governments are required to adhere to in the process of making, recording and reviewing local laws.

The amended Local Laws attached to this report have been drafted in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Risk Management

The risks associated with making the Local Laws has been managed by:

- a) ensuring the process to make the Local Laws is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process;
- b) comprehensive internal stakeholder engagement to ensure the Local Laws will promote effective governance to the community;
- c) utilising external solicitors to draft the Local Laws to ensure the legislative principles are followed in the drafting; and
- d) review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the Local Law and Subordinate Local Law, community consultation and publications are funded through existing budget allocations within the Strategy and Governance Unit and the Legal Services Unit.

People

The community consultation process will have an impact on resourcing within the Strategy and Governance Unit and Communication, Engagement and Tourism Unit. It is anticipated the work will be absorbed by current resourcing.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through its local laws. The Local Laws attached to this report have the potential to impact members of the Redlands community.

The community consultation process aims to ensure an equitable and transparent process, with opportunity for the community to comment regarding the proposed amendments.

The community consultation for the proposed changes are being undertaken as "Inform" level in accordance with the IAP2 Public Participation Spectrum. The goal being to provide the public with balanced and objective information to assist them in understanding the changes to the Local Laws.

Alignment with Council's Policy and Plans

The process for making the proposed Local Laws is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's Corporate Plan Priority 8, Inclusive and Ethical Governance for deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Senior Engineer Marine and Water Assets	21 November 2018 – February 2019	Requested review of the list of assets in Schedule 6. Draft amendments were prepared and provided for approval. Date the paper would be presented for community consultation was provided.
Adviser Marine Investigations	December 2018 – February 2019	Requested to review of the list of assets in Schedule 6. Draft amendments were prepared and provided for review. Date the paper would be presented for community consultation was provided.
Service Manager Compliance Services	3 August 2018 – February 2019	Requested the amendment for Local Law 4. Reviewed draft amendments for both the Local Law and Subordinate Local Law. Provided subject matter expertise in relation to compliance concerns.
Senior Adviser Strategic Communication and Community Engagement	13 February 2019	Provided advice as to the content and nature of the community consultation and the individual activities to be included and the potential commencement times.
Senior Advisor Community Engagement	13 February 2019	Provided advice as to the content and nature of the community consultation and the individual activities to be included and the potential commencement times. Draft consultation plan including indicative costs supplied.
Governance Service Manager	10 October 2018 – February 2019	Reviewed the initial paper seeking approval to commence the local law making process and the paper seeking approval to commence community consultation.
Policy and Local Laws Coordinator	3 August 2018 – February 2019	Facilitated the initial research, sought legal advice on the changes, drafted the amendments, and sought external review of drafting changes and internal review and approval. Prepared paper seeking to commence the local law making process and the paper seeking approval to commence community consultation.
External Solicitors	30 October 2018 – February 2019	Reviewed draft amendments, prepared amending instrument and conducted anti-competitive assessment.
Elected Representatives	10 October 2018 – February 2019	Approved the local law making process to commence for this proposed amendment. Divisional Councillor consulted.

OPTIONS

Option One

In accordance with Council's Local Law Making Process adopted on 19 April 2017, pursuant to section 29 of the *Local Government Act 2009*, Council resolves to:

1. engage with the community for at least 21 days (the consultation period) about *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* by:
 - a. publishing a notice (a consultation notice) about the proposed amendments at least once in a newspaper circulating generally in the local government area;

- b. displaying the consultation notice in a conspicuous place at Customer Service Centres from the first day of the consultation period until the end of the last day of the consultation period;
 - c. making particulars of the proposed amendments available for inspection at the Customer Services centres from the first day of the consultation period until the end of the last day of the consultation period;
 - d. making particulars of the proposed amendments available on Council's website from the first day of the consultation period until the end of the last day of the consultation period with an online comment form available;
 - e. utilising social media channels to create awareness;
 - f. installing a sign at the entry to the pontoon to create awareness among park neighbours and users;
 - g. sending letters to residents via letterbox drop to immediate park neighbours and canal residents; and
2. accept and review all comments received in relation to the proposed changes to *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

Option Two

That Council resolves to not continue the Local Law Making Process for *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

OFFICER'S RECOMMENDATION

In accordance with Council's Local Law Making Process adopted on 19 April 2017, pursuant to section 29 of the *Local Government Act 2009*, Council resolves to:

1. engage with the community for at least 21 days (the consultation period) about *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* by:
 - a. publishing a notice (a consultation notice) about the proposed amendments at least once in a newspaper circulating generally in the local government area;
 - b. displaying the consultation notice in a conspicuous place at Customer Service Centres from the first day of the consultation period until the end of the last day of the consultation period;
 - c. making particulars of the proposed amendments available for inspection at the Customer Services centres from the first day of the consultation period until the end of the last day of the consultation period;
 - d. making particulars of the proposed amendments available on Council's website from the first day of the consultation period until the end of the last day of the consultation period with an online comment form available;
 - e. utilising social media channels to create awareness;
 - f. installing a sign at the entry to the pontoon to create awareness among park neighbours and users;
 - g. sending letters to residents via letterbox drop to immediate park neighbours and canal residents; and
2. accept and review all comments received in relation to the proposed changes to *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* and *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.



Redland City Council

Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated xxxx

A. Chesterman
Chief Executive Officer

BNEDOCS Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015



Redland City Council

Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

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BNEDOCS Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this subordinate local law is to supplement *Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2015* in order to protect the health and safety of persons using local government controlled land, facilities, infrastructure and roads and preserve features of the natural and built environment and other aspects of the amenity of local government controlled land, facilities, infrastructure and roads.
- (2) The purpose is to be achieved by providing for—
 - (a) the regulation of access to local government controlled areas; and
 - (b) the prohibition or restriction of particular activities in local government controlled areas or roads.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No.4 (Local Government Controlled Areas, Facilities and Roads) 2015* (the *authorising local law*).

4 Definitions

- (1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.
- (2) The dictionary in schedule 7 defines particular words used in this subordinate local law.

Part 2 Use of local government controlled areas, facilities and roads

5 Prohibited and restricted activities—Authorising local law, s 5(1)

- (1) For section 5(1)(a) of the authorising local law, the activities prescribed in column 2 of schedule 1 are declared to be prohibited in the corresponding local government controlled area or road (or part thereof) mentioned in column 1 of schedule 1.
- (2) For section 5(1)(b) of the authorising local law, the activities prescribed in column 2 of schedule 2 are declared to be restricted in the corresponding local government controlled area or road (or part thereof) mentioned in column 1 of schedule 2, to the extent described in column 3 of schedule 2.

6 Motor vehicle access in local government controlled areas—Authorising

BNEDOCS Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

local law, s 6(1)(b)

For section 6(1)(b) of the authorising local law, the areas prescribed in column 1 of schedule 3 are declared to be motor vehicle access areas.

7 Prohibited vehicles—Authorising local law, s 6(3)

For section 6(3) of the authorising local law, the specific types of motor vehicle prescribed in column 2 of schedule 3 are declared to be prohibited vehicles in the corresponding specified motor vehicle access area in column 1 of schedule 3.

8 Opening hours for local government controlled areas—Authorising local law, s 7(1)

- (1) For section 7(1) of the authorising local law, the times prescribed in column 2 of schedule 4 are declared to be the opening hours for the local government controlled areas mentioned in column 1 of schedule 4.
- (2) However, the local government may, from time to time, by resolution, declare other times when a local government controlled area is open to the public.

9 Permanent closure of local government controlled area—Authorising local law, s 8(3)

For section 8(3) of the authorising local law, the local government controlled areas described in schedule 5 are permanently closed to public access.

Part 3 Matters affecting roads

10 Notice requiring owner of land adjoining road to fence land—Authorising local law, s 9(3)

For section 9(3) of the authorising local law, the minimum standards for a fence that is the subject of a compliance notice under section 9(2) of the authorising local law are as follows—

- (a) the fence must be constructed of materials which are of sufficient strength to—
 - (i) restrain the types of animals to be contained in the area adjacent to the fence; and
 - (ii) stop the animals from escaping over, under or through the fence; and
- (b) the height of the fence must be sufficient to restrain the types of animals to be contained in the area adjacent to the fence from jumping or climbing over the fence; and
- (c) if an animal to be contained in the area adjacent to the fence has the ability to dig — the fence must include a barrier installed directly below the fence to prevent the animal digging its way underneath the fence; and

*Redland City Council Subordinate Local Law No. 4 (Local Government Controlled Areas,
Facilities and Roads) 2015*

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- (d) if the fence includes a gate — the gate must be kept closed and latched except when in immediate use by a person entering or leaving the area adjacent to the fence.

Schedule 1 Prohibited activities for local government controlled areas or roads

Section 5(1)

	Column 1 Local government controlled area or road	Column 2 Prohibited activity
1	All local government controlled areas within the local government area	<ul style="list-style-type: none"> (a) Riotous, disorderly, indecent, offensive, threatening or insulting behaviour; (b) Carrying or displaying a placard or other sign bearing an offensive or threatening message or image; (c) Injuring, misusing, defacing, marking or otherwise damaging a building or structure; (d) Entering or interfering with a building or structure associated with the water supply system, stormwater drain system or sewerage system of the local government unless the person entering or interfering with the building or structure is an emergency services officer entering or interfering with the building or structure in the course of his or her duties as an emergency services officer; (e) Camping, sleeping, occupying or remaining overnight unless the local government controlled area is a park or reserve; (f) Parking or standing a vehicle bearing a sign or advertisement that the vehicle is offered for sale or hire; (g) Parking or leave standing, an unregistered vehicle.

Redland City Council Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

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	Column 1 Local government controlled area or road	Column 2 Prohibited activity
2	All roads within the local government area	<ul style="list-style-type: none"> (a) Painting an object other than a vehicle in, on or over a road; (b) Repairing, altering or carrying out maintenance on an object other than a vehicle in, on or over a road; (c) Intentionally or negligently damaging a road or a structure associated with a road; (d) Creating a nuisance on a road; (e) Camping, sleeping, occupying or remaining overnight in a vehicle stopped on a footpath, shared path, water-channel or gutter; (f) Parking or standing a vehicle bearing a sign or advertisement that the vehicle is offered for sale or hire; (g) Parking or leave standing, an unregistered vehicle.
3	All off-street regulated parking areas within the local government area as declared in section 6 of <i>Local Law No. 5 (Parking) 2015</i>	Parking or leave standing, an unregistered vehicle.
4	All local government cemeteries within the local government area	<ul style="list-style-type: none"> (a) Interfering with a funeral or commemorative service lawfully conducted in a local government cemetery; (b) Distributing or putting up any handbill, card, circular or advertisement; (c) Interfering with any tree, shrub or plant; (d) Discharging a firearm, except at a military or police funeral or other recognised type of funeral service ordinarily involving such discharge; (e) Damaging or disturbing or interfering with any memorial.

BNEBOGS Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

Redland City Council Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>inscription plaque, epitaph or inscription, or any flowers or tokens placed on or adjacent to a grave or niche;</p> <p>(f) Riding or driving or permitting to be ridden or driven, any vehicle of any description or any horse otherwise than on a paved roadway or path;</p> <p>(g) Engaging in conduct which is dangerous or creates a risk to the safety of members of the public;</p> <p>(h) Deliberately or recklessly damaging or destroying any building, fence, structure, improvement or other property;</p> <p>(i) Bringing an animal into or allowing an animal to be within a local government cemetery other than—</p> <p style="padding-left: 20px;">(i) for the purposes of a funeral or commemorative service; or</p> <p style="padding-left: 20px;">(ii) a dog which is under effective control as defined in section 11 of <i>Local Law No. 2 (Animal Management) 2015</i>;</p> <p>(j) Entering or being within a local government cemetery except for the purpose of—</p> <p style="padding-left: 20px;">(i) visiting a grave, memorial or interment site; or</p> <p style="padding-left: 20px;">(ii) attending a funeral; or</p> <p style="padding-left: 20px;">(iii) maintaining or repairing a grave, memorial or interment site in accordance with a written authorisation of the chief executive officer;</p> <p>(k) Taking part in any meeting other than a meeting of a religious or commemorative nature.</p>

BNEBOGS Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

Redland City Council Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
<p>5</p>	<p>All parks and reserves within the local government area.</p>	<ul style="list-style-type: none"> (a) Damaging or interfering with vegetation; (b) Discharging or carrying a firearm or other weapon or any kind of explosive device; (c) Throwing a stone, projectile or other missile; (d) Using or carrying a trap, snare or net; (e) Hitting a golf ball; (f) Behaving in a riotous disorderly, indecent, offensive, threatening or insulting manner; (g) Carrying out an activity or behaving in a manner reasonably likely to injure, endanger, obstruct, inconvenience or cause fear, a nuisance or excessive annoyance to another person; (h) Interfering with a plant or any turf, sand, clay, soil or other material; (i) Interfering with any facility or equipment located at the park or reserve; (j) Disposing of any waste of any kind other than in a waste container provided for that purpose; (k) Depositing, storing or abandoning any goods; (l) Bathing in any ornamental pond or lake; (m) Using a boat, canoe, craft, surf ski, surf board or other recreational floating device in an ornamental pond or lake;

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<ul style="list-style-type: none"> (n) Any activity which fouls, litters, pollutes or interferes with a park or reserve or a facility in a park or reserve; (o) Permitting or allowing a water tap in a park or reserve to run water to waste; (p) Removing any timber or wood provided by the local government for use as firewood; (q) Propagating or cultivating any plant, vegetation or vegetative matter; (r) Park or leave standing, a motor vehicle overnight or at any time outside of the opening hours specified in schedule 4 (Opening hours for local government controlled areas) for parks and reserves; (s) Park or leave standing, a motor vehicle if the person is not a bona fide user of the park or reserve; (t) Use a road within a park or reserve for the sole purpose of a thoroughfare, rather than as a means of access to or from the park or reserve as a bona fide user.
<p align="center">6</p>	<p>All local government accommodation parks within the local government area</p>	<ul style="list-style-type: none"> (a) Disposing of liquid waste other than at a drainage point provided for that purpose; (b) Disposing of waste other than in a waste container provided for that purpose; (c) Using facilities in a way that makes them unclean or insanitary; (d) Behaving in a riotous disorderly, indecent, offensive, threatening or insulting manner; (e) Carrying out an activity or behaving in a manner reasonably likely to injure, endanger,

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>obstruct, inconvenience or cause fear or excessive annoyance to another person;</p> <p>(f) Interfering with a plant or any turf, sand, clay, soil or other material;</p> <p>(g) Interfering with any facility or equipment located at the local government caravan park.</p>
<p>7</p>	<p>The boat ramps and landings within the local government area identified in schedule 6</p>	<p>(a) Carrying out maintenance or repairs to a ship on a boat ramp;</p> <p>(b) Carrying out maintenance or repairs to a ship in the water around a boat ramp or landing unless the person has a reasonable excuse;</p> <p>(c) Wilfully breaking, destroying, damaging, defacing, disfiguring or writing upon a boat ramp, landing or a notice erected or displayed by the local government at a boat ramp or landing;</p> <p>(d) Wilfully damaging any lighting upon a boat ramp or a landing;</p> <p>(e) Riding an animal on a boat ramp or a landing;</p> <p>(f) Carrying a loaded or cocked spear gun on a boat ramp or a landing;</p> <p>(g) Lighting a fire on a boat ramp or a landing, whether in a container or otherwise;</p> <p>(h) Diving off a boat ramp or a landing;</p> <p>(i) A person causing themselves or any other person or object to fall or be projected into waters surrounding a boat ramp or a landing;</p> <p>(j) Obstructing another person's use of a boat ramp or landing;</p> <p>(k) Using a boat ramp or landing in a</p>

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>manner which is inconsistent with —</p> <ul style="list-style-type: none"> (i) the safe, secure and efficient operation of the boat ramp or landing; or (ii) the protection of the environment at the boat ramp or landing; or (iii) the maintenance or improvement of the convenience of users of the boat ramp or landing; <ul style="list-style-type: none"> (l) Cleaning or gutting fish or other marine life; (m) Casting or discharging, or causing to be cast or discharged, any material, object or substance from a boat ramp or landing; (n) Occupying a ship or mooring a ship at a boat ramp or landing for the purpose of habitation; (o) While involved in the use of a ship at a boat ramp or landing, casting or discharging, or causing to be cast or discharged, from the ship, any material, object or substance into the waters surrounding the ship; (p) Mooring a ship at a boat ramp or landing except to a bollard or other fastening appliance that is provided for that purpose at the boat ramp or landing; (q) Mooring a ship to any steps or landing place for passengers or cargo at a boat ramp or landing; (r) Permitting a ship to lie alongside a boat ramp or landing, unless it is properly moored; (s) Placing or mooring a ship in the approach fairway to a boat ramp or landing; (t) If a ship is moored at a boat ramp

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>or landing—allowing the ship to lie alongside, or remain attached to, the boat ramp or landing, except for the purpose of embarking or disembarking passengers or crew, or loading or unloading cargo, stores or goods from the boat ramp or landing;</p> <p>(u) Operating a ship in a manner that obstructs or interferes with the use of a boat ramp or landing by another ship;</p> <p>(v) If the boat ramp or landing is used by a ship (a <i>ferry service ship</i>) for the purposes of a ferry service—mooring, or allowing a ship to lie alongside the boat ramp or landing in a manner that obstructs or interferes with the use of the boat ramp or landing by a ferry service ship used in the operation of the ferry service.</p>
<p>8</p>	<p>The canoe/kayak pontoons within the local government area identified in schedule 6</p>	<p>(a) Breaking, destroying, damaging, defacing, disfiguring, removing or writing on a canoe/kayak pontoon or a notice erected or displayed by the local government at a canoe/kayak pontoon;</p> <p>(b) Damaging any lighting on a canoe/kayak pontoon;</p> <p>(c) Riding an animal on a canoe/kayak pontoon;</p> <p>(d) Carrying a loaded or cocked spear gun on a canoe/kayak pontoon;</p> <p>(e) Lighting a fire on a canoe/kayak pontoon, whether in a container or otherwise;</p> <p>(f) Diving or jumping off a canoe/kayak pontoon or infrastructure attached to a canoe/kayak pontoon;</p> <p>(g) A person causing themselves or any other person or object to fall or be projected into waters</p>

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>surrounding a canoe/kayak pontoon;</p> <p>(h) Obstructing another person’s use of a canoe/kayak pontoon;</p> <p>(i) Using a canoe/kayak pontoon in a manner that is inconsistent with —</p> <p style="padding-left: 20px;">(i) the safe, secure and efficient operation of the canoe/kayak pontoon; or</p> <p style="padding-left: 20px;">(ii) the protection of the environment at the canoe/kayak pontoon; or</p> <p style="padding-left: 20px;">(iii) the maintenance or improvement of the convenience of users of the canoe/kayak pontoon;</p> <p>(j) Cleaning or gutting fish or other marine life;</p> <p>(k) Casting or discharging, or causing to be cast or discharged, any material, object or substance from a canoe/kayak pontoon;</p> <p>(l) Anchoring, mooring, placing, launching, using, maintaining, repairing or operating a ship, motorised aquatic equipment or non-motorised aquatic equipment, other than a canoe or kayak, in the water around, at or from a canoe/kayak pontoon;</p> <p>(m) Operating a canoe or kayak in a manner that obstructs or interferes with the use of a canoe/kayak pontoon by another user of the canoe/kayak pontoon ;</p> <p>(n) Driving, standing, parking or bringing a vehicle onto a canoe/kayak pontoon;</p> <p>(o) Fishing, using a cast net or other bait catching devices or using a crab pot or other device for catching a crustacean on a</p>

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>canoe/kayak pontoon;</p> <p>(p) Attaching or affixing, whether temporary or permanent, a rope swing, ladder or the like to a canoe/kayak pontoon.</p>
<p>9</p>	<p>All local government swimming pools within the local government area, including each local government swimming pool identified in schedule 6</p>	<p>(a) Bringing any glass or any item made from glass onto the pool deck surrounding the swimming pool or into the swimming pool;</p> <p>(b) Engaging in conduct which is dangerous or which creates a risk to the safety of other users of the swimming pool;</p> <p>(c) Causing wilful damage to the swimming pool or any facilities at the swimming pool;</p> <p>(d) Behaving in a way that endangers the safety of, or causes a nuisance to, other users of the swimming pool;</p> <p>(e) If a person is more than 5 years of age — entering any part of the swimming pool which is set apart for the exclusive use of the opposite sex, other than for the purpose of rendering emergency assistance;</p> <p>(f) Entering the land on which the swimming pool is located whilst intoxicated or under the influence of a stupefying drug;</p> <p>(g) Entering the swimming pool whilst carrying or having possession of any alcohol or a stupefying drug;</p> <p>(h) Disposing of waste other than in a waste container provided by the local government for the purpose of the collection of waste;</p> <p>(i) Entering the water in the swimming pool if the person has an infectious or contagious</p>

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>disease or illness or a skin complaint;</p> <p>(j) Interfering with the property of another person on the land on which the swimming pool is located other than with the consent of the other person;</p> <p>(k) Entering the land on which the swimming pool is located unless the person has paid the entrance fee prescribed by the local government from time to time for entry to the swimming pool;</p> <p>(l) Using a season ticket for the swimming pool otherwise than in accordance with the rules of the local government for the use of a season ticket for the swimming pool;</p> <p>(m) Behaving in a threatening, abusive or insulting manner to another person at the swimming pool;</p> <p>(n) Leaving a child or children under the age of 10 at the land on which the swimming pool is located otherwise than under the direct supervision of a person who is a parent or guardian of the child or children and at least 16.</p>
<p>10</p>	<p>All local government offices, libraries and depots within the local government area</p>	<p>(a) Obstructing or interfering with a person who is a local government employee or a contractor of the local government in the performance of the duties to be performed by the person at the local government controlled area;</p> <p>(b) Disposing of waste other than in a waste container provided for that purpose;</p> <p>(c) Using facilities in a way that makes them unclean or insanitary;</p> <p>(d) Behaving in a riotous, disorderly, indecent, offensive, threatening or</p>

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	<p align="center">Column 1</p> <p align="center">Local government controlled area or road</p>	<p align="center">Column 2</p> <p align="center">Prohibited activity</p>
		<p>insulting manner;</p> <p>(e) Carrying out an activity or behaving in a manner reasonably likely to injure, endanger, obstruct, inconvenience or cause fear or excessive annoyance to another person;</p> <p>(f) Interfering with any facility or equipment located at the local government controlled area;</p> <p>(g) Depositing, storing or abandoning any goods;</p> <p>(h) Any activity which fouls, litters, pollutes or interferes with the local government controlled area or a facility in the local government controlled area;</p> <p>(i) Wilfully breaking, destroying, damaging, defacing, disfiguring or writing upon any part of the local government controlled area or a notice erected or displayed by the local government at the local government controlled area;</p> <p>(j) Using any part of the local government controlled area in a manner which is inconsistent with—</p> <p>(i) the safe, secure and efficient operation of the local government controlled area; or</p> <p>(ii) the maintenance or improvement of the convenience of users of the local government controlled area.</p>
<p>11</p>	<p>Footpaths on roads as follows—</p> <p>(a) the footpath on either side of each road within the Cleveland Central Business District bounded by, and including, each of Wynyard, Shore, Waterloo</p>	<p>Riding a bicycle, wheeled recreational device or wheeled toy, as defined in the <i>Transport Operations (Road Use Management) Act 1995</i>.</p>

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	Column 1 Local government controlled area or road	Column 2 Prohibited activity
	<p style="text-align: center;">and Queen Streets;</p> <p>(b) the footpath commonly known as Capalaba Place between Noeleen Street and Capalaba Central Shopping Centre;</p> <p>(c) the footpath on either side of Main Road, Wellington Point, from the intersection with Apsley Street to the intersection with Douro Road.</p>	
12	The public transport waiting points at each boat ramp and landing within the local government area identified in schedule 6	<p>(a) Smoking;</p> <p>(b) Fishing;</p> <p>(c) Using a cast net or other bait collecting device;</p> <p>(d) Using a crab pot or other device for catching a crustacean.</p>
13	The Swan Bay region of Main Beach, North Stradbroke Island	<p>(a) Camping;</p> <p>(b) Bringing onto, or driving a vehicle, including a motor vehicle, on the local government controlled area.</p>
14	Brown Lake, North Stradbroke Island	<p>(a) Using a motorised ship on the local government controlled area;</p> <p>(b) Bringing onto, or driving a vehicle, including a motor vehicle, on the foreshore of the local government controlled area;</p> <p>(c) Washing or cleansing a vehicle on the foreshore, or in the near vicinity of, the local government controlled area.</p>
15	Weinam Creek Commuter Terminal	<p>(a) Obstructing or impeding another person's use of the Terminal;</p> <p>(b) Mooring or fastening a ship to any part of the Terminal, except to a fastening that is provided for that purpose;</p> <p>(c) Carrying out repairs on a jetty at the Terminal whilst moored at the jetty;</p>

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	Column 1 Local government controlled area or road	Column 2 Prohibited activity
		(d) Anchoring or mooring a ship in the approach fairway to a jetty at the Terminal; (e) Swimming or diving into, or allowing any animal under the person's control to swim in, or dive into— (i) any waters at the Terminal; or (ii) any navigational channel at the Terminal; or (iii) any waters within 100m of the edge of a navigational channel at the Terminal.
16	Each area of bathing reserve and foreshore identified in schedule 6	Bringing or driving a motor vehicle on the area of bathing reserve or foreshore.

Schedule 2 Restricted activities for local government controlled areas or roads

Section 5(2)

	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
1	All local government controlled areas within the local government area	(a) Busking	(a) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(b) Depositing, storing, dumping or leaving unattended a shopping trolley.	(b) Permitted only in the area of a shopping centre car park that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles.
2	All roads within the local government area	(a) The painting, repairing, alteration or maintenance of vehicles on a road' (see s.66(3)(b) of the <i>Transport Operations (Road Use Management) Act 1995</i> , which permits local laws to regulate these activities on roads).	(a) Permitted only if the vehicle is temporarily disabled with a minor fault and the driver of the vehicle stops for no longer than is necessary for the performance of maintenance work limited to the minimum necessary to allow the vehicle to be moved from the road.
		(b) Temporarily closing a road to all traffic, or traffic of a particular class.	(b) Permitted only with the written authorisation of the chief executive officer of the local government.
		(c) Depositing, storing, dumping or leaving unattended a shopping trolley.	(c) Permitted only in the area of a shopping centre car park that is open to or used by the public and is developed for, or has as 1 of its main uses, the driving or riding of motor vehicles.

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
3	All local government cemeteries within the local government area	(a) Carrying out a burial outside the hours during which burials may be performed as fixed by the local government.	(a) Permitted only— (i) between the hours of 9am and 4pm; or (ii) with the written authorisation of the chief executive officer of the local government.
(b) Disposing of human remains in a local government cemetery.		(b) Permitted only with the written authorisation of the chief executive officer of the local government.	
(c) Digging or preparing a grave in a local government cemetery.		(c) Permitted only if the grave is dug or prepared by a person employed by the local government or with the written authorisation of the sexton.	
(d) After a burial — reopening a grave for a further burial.		(d) Permitted only with the written authorisation of the sexton.	
(e) Bringing human remains into a local government cemetery.		(e) Permitted only— (i) with the written authorisation of the chief executive officer of the local government; and (ii) if the remains are enclosed in a coffin or other form of container appropriate to the proposed form of disposal.	
(f) Erecting or installing a memorial to a deceased person in a local government cemetery.		(f) Permitted only with the written authorisation of the chief executive officer of the local government.	

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		(g) Reserving a niche or site in a local government cemetery.	(g) Permitted only under the conditions of a written authorisation of the chief executive officer of the local government.
		(h) Carrying out maintenance or repair work on a memorial to a deceased person in a local government cemetery.	(h) Permitted only— (i) by a member of the family of the deceased person, or another person who has a proper interest in the maintenance of the memorial to the deceased person; and (ii) with the written approval of the sexton; and (iii) subject to conditions about how the work is to be carried out as are included in the written authorisation of the sexton.
4	All parks and reserves within the local government area	(a) Lighting or maintaining a fire.	(a) Permitted only if the fire is— (i) lit and maintained in a fireplace established by the local government for the purpose; or (ii) lit and maintained in accordance with the written authorisation of the chief executive officer of the local government.
		(b) Sleeping, occupying or remaining overnight in a park or reserve.	(b) Permitted only with the written authorisation of the chief executive officer of the local government.

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		(c) Erecting or installing a building, structure or facility in, on, across or over a park or reserve.	(c) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(d) Conducting or taking part in an organised sporting activity of regional, State or national significance.	(d) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(e) Operating a model vehicle or aircraft propelled by a motor.	(e) Permitted only with the written authorisation of the chief executive officer of the local government.
		(f) Using, storing or possessing fireworks.	(f) Permitted only with the written authorisation of the chief executive officer of the local government.
		(g) Displaying a sign or advertisement.	(g) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(h) Playing golf.	(h) Permitted only with the written authorisation of the chief executive officer of the local government.
		(i) Undertaking the sport of archery.	(i) Permitted only with the written authorisation of the chief executive officer of the local government.
		(j) Using a megaphone, loud speaker, or other similar amplification device.	(j) Permitted only— (i) with the written authorisation of the chief executive officer of the local

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	<p>Column 1 Local government controlled area or road</p>	<p>Column 2 Restricted activity</p>	<p>Column 3 Extent of restriction</p>
			<p>government; or</p> <p>(ii) if authorised under the conditions of an approval for a prescribed activity.</p>
		<p>(k) Public entertainment.</p>	<p>(k) Permitted only—</p> <p>(i) with the written authorisation of the chief executive officer of the local government; or</p> <p>(ii) if authorised under the conditions of an approval for a prescribed activity.</p>

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		<p>(l) Research.</p> <p><i>Examples of activities which are research for this section—</i></p> <ul style="list-style-type: none"> • <i>The collection of entire fauna or flora specimens.</i> • <i>The collection of portions of fauna or flora specimens (such as cuttings or DNA samples).</i> • <i>The installation of monitoring equipment.</i> 	<p>(l) Permitted only with the written authorisation of the chief executive officer of the local government.</p>
5	All local government accommodation parks within the local government area.	<p>(a) Lighting or maintaining a fire in the open.</p>	<p>(a) Permitted only —</p> <ul style="list-style-type: none"> (i) if the fire is in a fireplace or incinerator approved for the purpose by the local government; or (ii) with the written authorisation of an authorised person.
		<p>(b) Camping, sleeping, occupying or remaining overnight in a caravan or complementary accommodation at an accommodation site at a local government accommodation park.</p>	<p>(b) Permitted only if—</p> <ul style="list-style-type: none"> (i) the person undertaking the activity maintains the accommodation site and any caravan or complementary accommodation on the accommodation site in a clean and sanitary condition; and (ii) the person deposits all waste in a waste container, or a waste disposal system,

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	<p>Column 1 Local government controlled area or road</p>	<p>Column 2 Restricted activity</p>	<p>Column 3 Extent of restriction</p>
			<p>provided by the local government for the purpose; and</p> <p>(iii) the person does not use facilities at the local government accommodation park in a way that makes them unclean or unsanitary; and</p> <p>(iv) the person who occupies the accommodation site allows onto the site no more persons than the limit fixed under a relevant approval or as notified by notice displayed by the local government at the local government accommodation park; and</p> <p>(v) the person pays all fees for use of the accommodation site in advance to the local government; and</p> <p>(vi) if required by the local government or an Act—the person enters into a written agreement with the local government about undertaking the activity at the local government accommodation park; and</p> <p>(vii) at the end of the period of occupation of the accommodation site</p>

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	<p>Column 1 Local government controlled area or road</p>	<p>Column 2 Restricted activity</p>	<p>Column 3 Extent of restriction</p>
			<p>— the person vacates and leaves the accommodation site in a clean and tidy condition; and</p> <p>(viii) the person ensures that the caravan or complementary accommodation is not let or hired to another person; and</p> <p>(ix) the person ensures that the accommodation site is kept and maintained in good repair and clean, tidy and sanitary condition; and</p> <p>(x) the person ensures that the accommodation site is not left unoccupied for more than 2 days; and</p> <p>(xi) the person ensures that the activity does not cause a nuisance, annoyance, disturbance or inconvenience to other persons using the local government accommodation park.</p>
		<p>(c) Use or operation of a generator in a part of a local government accommodation park that is made available for camping overnight or for a period longer than overnight.</p>	<p>(c) Permitted only—</p> <p>(i) with the written authorisation of an authorised person ; and</p> <p>(ii) in any event (even where written authorisation is granted) not between</p>

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
			the hours of 9:30pm and 7:00am.
6	The boat ramps and landings within the local government area identified in schedule 6	<p>(a) Driving or standing a vehicle on a boat ramp.</p> <p>(b) Launching or retrieving a ship at a boat ramp.</p> <p>(c) Anchoring, mooring or placing a ship in the water around a boat ramp or a landing.</p> <p>(d) Carrying out the rigging of a sailing ship on a boat ramp or landing.</p> <p>(e) Taking or driving a vehicle onto a boat ramp.</p>	<p>(a) Permitted only to launch or retrieve a ship from the boat ramp.</p> <p>(b) Permitted only if the person launching or retrieving the ship does so as quickly as is reasonably possible.</p> <p>(c) Permitted only if the anchoring, mooring or placing of the ship is not likely to obstruct another person's use of the boat ramp or landing.</p> <p>(d) Permitted only if the carrying out of the rigging does not, or is not likely to, impede access to the boat ramp or landing.</p> <p>(e) Permitted only if the mass of the vehicle and its load (if any), together with any trailer that the vehicle is towing and its load (if any), is not more than—</p> <p>(i) 5 tonnes; or</p> <p>(ii) if the local government erects on or near the boat ramp a notice approved by the local government and displaying a</p>

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
			greater mass—the greater mass.
		(f) Taking or driving a vehicle onto a landing.	(f) Permitted only with the authorisation of an authorised person.
		(g) Taking or driving a vehicle onto a boat ramp or landing.	(g) Permitted only if the vehicle moves on wheels fitted with pneumatic or rubber tyres.
		(h) Fishing on a boat ramp or landing, or a part of a boat ramp or landing, that is not a public transport waiting point.	(h) Permitted only if the activity does not obstruct or interfere with the use of the boat ramp or landing by a ship, vehicle or another person.
		(i) Using a cast net or other bait collecting device on a boat ramp or landing, or a part of a boat ramp or landing, that is not a public transport waiting point.	(i) Permitted only if the activity does not obstruct or interfere with the use of the boat ramp or landing by a ship, vehicle or another person.
		(j) Using a crab pot or other device for catching a crustacean on a boat ramp or landing, or a part of a boat ramp or landing, that is not a public transport waiting point.	(j) Permitted only if the activity does not obstruct or interfere with the use of the boat ramp or landing by a ship, vehicle or another person.
		(k) Using a boat ramp or landing for the purposes of a ferry service, including operating a ferry service from a boat ramp or landing.	(k) Permitted only if authorised under the conditions of an approval for a prescribed activity.

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		(l) Using a boat ramp or landing for the purposes of a ship charter service, including operating a ship charter service from a boat ramp or landing.	(l) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(m) Using a boat ramp or landing for a ship hire service, including operating a ship hire service from a boat ramp or landing.	(m) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(n) Packing or unpacking any goods into or from any case or container on a boat ramp or landing.	(n) Permitted only with the written authorisation of an authorised person.
		(o) Erecting, installing or maintaining any sign board, notice board or other fixture or erection for the exhibition of bills or notices on a boat ramp or landing.	(o) Permitted with the written authorisation of the chief executive officer of the local government.
		(p) Refuelling a ship on a boat ramp or landing.	(p) Permitted only with the written authorisation of an authorised person.
		(q) Exhibiting, affixing or maintaining a bill or notice on a boat ramp or landing.	(q) Permitted with the written authorisation of the chief executive officer of the local government.
		(r) Operating a system of public address or sound amplification on— (i) a boat ramp or landing; or (ii) a ship moored at a boat ramp or	(r) Permitted only with the written authorisation of an authorised person.

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	<p>Column 1 Local government controlled area or road</p>	<p>Column 2 Restricted activity</p>	<p>Column 3 Extent of restriction</p>
		<p>landing.</p>	
		<p>(s) Playing music or a musical instrument at a volume, or in a manner, which interferes with another person's reasonable enjoyment or use of a boat ramp or landing on—</p> <p>(i) the boat ramp or landing; or</p> <p>(ii) any ship moored at the boat ramp or landing.</p>	<p>(s) Permitted only with the written authorisation of an authorised person.</p>
		<p>(t) Carrying out maintenance or repairs to a ship moored at a boat ramp or landing, or on a boat ramp or landing, except in an emergency situation—</p> <p>(i) to permit the ship to leave the boat ramp or landing; or</p> <p>(ii) where to move the ship from its position would involve danger to the ship or a person.</p>	<p>(t) Permitted with the written authorisation of the chief executive officer of the local government.</p>
		<p>(u) Mooring a ship at a boat ramp or landing for longer than 20 minutes.</p>	<p>(u) Permitted only—</p> <p>(i) if authorised under the conditions of an approval for a prescribed activity; or</p> <p>(ii) with the written authorisation of an authorised person; or</p>

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
			<p>(iii) if authorised by a notice displayed by the local government at the boat ramp or landing; or</p> <p>(iv) in an emergency situation as prescribed in item 6(t).</p>
7	The canoe/kayak pontoons within the local government area identified in schedule 6	<p>a) Erecting, installing or maintaining any sign board, notice board or other fixture or erection for the exhibition of bills or notices on a canoe/kayak pontoon.</p> <p>b) Exhibiting, affixing or maintaining a bill or notice on canoe/kayak pontoon.</p> <p>c) Operating a system of public address or sound amplification on a canoe/kayak pontoon.</p> <p>d) Anchoring, mooring, placing, launching, using, maintaining, repairing or operating a canoe or kayak in the water around, at or from a canoe/kayak pontoon.</p>	<p>a) Permitted only with the written authorisation of the chief executive officer of the local government.</p> <p>b) Permitted only with the written authorisation of the chief executive officer of the local government.</p> <p>c) Permitted only with the written authorisation of an authorised person.</p> <p>d) Permitted only if the anchoring, mooring, placing, launching, using, maintaining, repairing or operating of the canoe or kayak is not likely to obstruct another person's use of the canoe/kayak pontoon.</p>

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		e) Mooring a canoe or kayak at a canoe/kayak pontoon for longer than 20 minutes.	e) Permitted only— (i) if authorised under the conditions of an approval for a prescribed activity; or (ii) with the written authorisation of an authorised person; or (iii) if authorised by a notice displayed by the local government at the canoe/kayak pontoon.
8	All local government swimming pools within the local government area, including each local government swimming pool identified in schedule 6	(a) Conducting— (i) a swimming club competition or carnival; or (ii) an inter-school or intra-school swimming competition or carnival; or (iii) learn to swim training, lifesaving training or competitive swimming training by a swimming club or school; or (iv) a private function.	(a) Permitted only if authorised under the conditions of an approval for a prescribed activity.
		(b) Bringing an object (including water sports equipment) into a swimming pool if the object is	(b) Permitted only with the written authorisation of an authorised person.

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
		dangerous or may be used in a dangerous way.	
		(c) Bringing a animal onto the land on which the swimming pool is situated.	(c) Permitted only if— (i) the animal is an assistance dog, a guide dog or a hearing dog; and (ii) the person is the handler of the dog.
9	All local government offices, libraries and depots within the local government area.	(a) Bringing an animal onto, or permitting or allowing an animal to remain on, the local government controlled area.	(a) Permitted only if— (i) the animal is an assistance dog, a guide dog or a hearing dog; and (ii) the person is the handler of the dog.
		(b) Entering or remaining at the local government controlled area or a part of a local government controlled area.	(b) Permitted if— (i) the local government controlled area or relevant part of the local government controlled area is a public place; and (ii) if the local government erects on or near the local government controlled area or the relevant part of the local government controlled area, a notice that is approved by the local government which authorises entry to the local government controlled area or the relevant part of the local government controlled area—the

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	Column 1 Local government controlled area or road	Column 2 Restricted activity	Column 3 Extent of restriction
			person complies with the requirements of the notice.
10	Point Halloran Conservation Area Reserve, Orana Street, Victoria Point	Public access	Permitted only on the constructed boardwalk and paths throughout the Conservation Area.
11	Local government bridges and Local government culverts within the local government area.	Fishing on a local government bridge or a local government culvert.	Permitted only if- <ul style="list-style-type: none"> (i) where the activity is on a local government bridge, the activity does not obstruct or interfere with the use of the local government bridge by a vehicle or another person; and (ii) where the activity is on a local government culvert, the activity does not obstruct or interfere with the operation of the local government culvert; and (iii) no sign authorised by the local government is erected on or adjacent to the bridge or culvert indicating that fishing is prohibited.

Schedule 3 Motor vehicle access areas in local government controlled areas

Sections 6 and 7

	Column 1 Motor vehicle access areas	Column 2 Prohibited vehicles
	No motor vehicle access area prescribed.	

Schedule 4 Opening hours for local government controlled areas

Section 8

	Column 1 Local government controlled area	Column 2 Opening hours¹
1	All canoe/kayak pontoons, parks and reserves within the local government area.	4.00a.m. to 10.00p.m. daily unless traversing a park or reserve is necessary and for the purpose of accessing or leaving a boat ramp or landing.
2	All boat ramps and landings within the local government area identified in schedule 6.	All times.

¹Public holidays excepted.

**Schedule 5 Permanent closure of local government
controlled areas**

Section 9

No local government controlled area described.

Schedule 6 Identification of local government controlled areas

Section 5

Boat ramps and landings

Description	Location Description
Jetty, Fixed Platform - Banana St Harbour	Mainland Areas - Redland Bay
Jetty, Fixed Platform - Ron Field	Moreton Bay - Macleay Island
Jetty, Fixed Platform - High St Harbour	Moreton Bay - Russell Island
Jetty, Fixed Platform - Brighton Rd Harbour	Macleay Island - Brighton Road
Jetty, Fixed Platform - Masters Ave Harbour	Victoria Point - Masters Avenue
Jetty, Fixed Platform - Yabby Street	Dunwich - Yabby Street
Jetty, Fixed Platform - Junner St Harbour	Dunwich - Junner Street
Jetty, Fixed Platform - Clayton Rd Harbour	Amity - Claytons Road
Jetty, Fixed Platform - Main Rd Boat Haven	Wellington Point - Main Road Foreshore
Jetty, Pontoon - High St Harbour	Russell Island - High Street
Jetty, Pontoon - Lucas Drive Harbour	Lamb Island - Lucas Drive
Jetty, Pontoon - The Esplanade Harbour	Karragarra Island - The Esplanade
Jetty, Pontoon - Brighton Rd Harbour	Macleay Island - Brighton Road
Jetty, Pontoon - Weinam Creek Marine Facility	Mainland Areas - Redland Bay
Jetty, Pontoon - Raby Bay Canals	Cleveland - Raby Bay Harbour Park
Jetty, Pontoon - Elizabeth St Harbour	Coochiemudlo Island - Elizabeth Street
Jetty, Pontoon - Masters Ave Harbour	Victoria Point - Masters Avenue
Jetty, Pontoon - Yabby Street	Dunwich - Yabby Street
Jetty, Pontoon - Marina - Banana St Harbour	Mainland Areas - Redland Bay
Weinam Creek Pontoon Landing Upgrade	

Description	Location Description
Ramp - Main Road, Wellington Point	Wellington Point - Main Road
Ramp - Vnr Cleveland	Cleveland - William Street
Ramp, Barge - Brighton Rd Harbour	Macleay Island - Brighton Road
Ramp, Barge - Junner St Harbour	Dunwich - Junner Street
Ramp, Barge - Masters Ave Harbour	Victoria Point - Masters Avenue
Ramp, Barge - Weinam Street	Redland Bay - Weinam Street
Ramp, Boat - Weinam Street	Redland Bay - Weinam Street
Ramp, Boat - Banana Street	Redland Bay - Weinam Creek Marine Commuter Facility
Ramp, Boat - Boulevard Esplanade	Redland Bay - The Boulevard (Moores Road)
Ramp, Boat - Brighton Rd Harbour	Moreton Bay - Macleay Island
Ramp, Boat - Clayton Rd Harbour	Amity - Claytons Road
Ramp, Boat - Colburn Avenue	Victoria Point - Colburn Avenue
Ramp, Boat - Dalpura Street Road Reserve	Macleay Island - Dalpura Street Road Reserve
Ramp, Boat - Emmett Drive	Cleveland Emmett Drive - Toondah Harbour Carpark
Ramp, Boat - Helen Street	Thorneside - Helen Street
Ramp, Boat - Main Road	Mainland Areas - Wellington Point
Ramp, Boat - Main Road - North Of Jetty	Wellington Point - Main Road Foreshore
Ramp, Boat - Main Road 4 Lane Ramp	Wellington Point - Main Road Foreshore
Ramp, Boat - Toondah Harbour	Cleveland Emmett Drive - Toondah Harbour Carpark
Ramp, Boat - Wahine Drive	Moreton Bay - Russell Island
Ramp, Boat - William Street North	Cleveland - William Street
Ramp Boat - William Street South	Cleveland - William Street

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Ramp, Boat – Masters Ave Harbour	Victoria Point – Masters Avenue
Ramp, Boat - Yabby Street	Dunwich - Yabby Street
Ramp, Combined - Elizabeth St Harbour	Coochiemudlo Island - Elizabeth Street
Ramp, Combined - High St Harbour	Russell Island - High Street
Ramp, Combined - Lucas Drive Harbour	Lamb Island - Lucas Drive
Ramp, Combined - The Esplanade Harbour	Karragarra Island - The Esplanade
Ramp, Boat - Jock Kennedy Park	Russell Island – Jock Kennedy Park
Ramp, Recreational - Ferry Road	Thorneside - Ferry Road
Floating Walkway – Colburn Ave	Victoria Point – Colburn Avenue
Floating Walkway – William St	Cleveland – William Street

Canoe/kayak pontoons

Description	Location Description
Pontoon – canoe/kayak	Mainland - Ormiston

Local government swimming pools

1. Cleveland Aquatic Centre
2. Russel Island Aquatic Centre

Bathing reserves

Description	Location Description
Main Beach	Coochiemudlo Island
Thompsons Beach	Victoria Point
Cylinder Beach	Point Lookout, North Stradbroke Island
Main Beach	Point Lookout, North Stradbroke island
Amity	Amity, North Stradbroke Island
Wellington Point Beach	Wellington Point Reserve

Foreshore Swimming Enclosures

Description	Location Description
Foreshore Swimming Enclosure	Amity Point - Cabatita Park
Foreshore Swimming Enclosure	Dunwich - Ron Stark Oval
Foreshore Swimming Enclosure	Karragarra Island - Karragarra Island Foreshore (North)
Foreshore Swimming Enclosure	Lamb Island - Pioneer Park
Foreshore Swimming Enclosure	Macleay Island - Pat's Park
Foreshore Swimming Enclosure	Moreton Bay - Russell Island
Foreshore Swimming Enclosure	Redland Bay - Rusters Reserve

Schedule 7 Dictionary

Section 4

accommodation, at a local government accommodation park, means—

- (a) a caravan; or
- (b) a complementary accommodation.

accommodation park means a place for parking and residing in caravans, including a place that provides also for complementary accommodation.

accommodation site, at a local government accommodation park, means a part of the local government accommodation park which is designated for a single accommodation of a particular type.

animal has the meaning given in *Local Law No. 2 (Animal Management) 2015*.

assistance dog has the meaning given in the *Guide, Hearing and Assistance Dogs Act 2009*.

authorised person has the meaning given in *Local Law No. 1 (Administration) 2015*.

barge loading ramp means a ramp or other device or structure which is—

- (a) owned, held in trust or otherwise controlled by the local government; and
- (b) used or capable of use, or designed or intended for use, for the purpose of—
 - (i) loading or unloading goods; or
 - (ii) loading or unloading vehicles between a ship and the barge loading ramp; and
- (c) includes part of a barge loading ramp.

bathing reserve has the meaning given in the *Local Government Regulation 2012*.

boat ramp —

- (a) means a ramp or other device or structure which is—
 - (i) owned, held in trust or otherwise controlled by the local government; and
 - (ii) used or capable of use, or designed or intended for use, for the purpose of launching and retrieving trailerable ships; and
 - (iii) includes a part of a boat ramp; and
- (b) includes a barge loading ramp.

bona fide user, for a park or reserve, means a person who is genuinely using or in the process of using a park or reserve for a lawful purpose relevant to the community purpose of the park or reserve which, for the purpose of this definition, does not include using a park or reserve for the sole purpose of parking or leaving standing a motor vehicle.

Examples of a bona fide user – A person who uses the park for a picnic or barbeque or for swimming in the foreshore.

Examples of someone who is not a bona fide user – A person who parks their vehicle in a park or reserve while they attend to other business or personal affairs outside of the park or reserve.

building has the meaning given in the *Building Act 1975*.

busking means a musical or theatrical performance undertaken by a person—

- (a) to entertain the public; and
- (b) seeking voluntary reward for the performance.

camping, at a place, includes sleeping, occupying or remaining overnight at the place.

canoe/kayak pontoon means a canoe/kayak pontoon identified in schedule 6.

caravan has the meaning given in *Local Law No. 1 (Administration) 2015*.

collection day, for a waste container, means, if the local government has arranged for the collection of waste from a waste container at premises—each day on which the local government has arranged for the collection of waste from the waste container at the premises.

complementary accommodation has the meaning given in *Subordinate Local Law No. 1.8 (Operation of Accommodation Parks) 2015*.

culvert means a structure used to enclose a flowing body of water under a road, with such structure having clear openings at each end.

driver has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

emergency services officer means—

- (a) an officer of the Queensland Ambulance Service or an Ambulance Service of another State; or
- (b) an officer of the Queensland Fire and Rescue Service or a Fire and Rescue Service of another State; or
- (c) an officer or employee of another entity with the written permission of the Commissioner of the Police Service; or
- (d) an officer of the State Emergency Service or a State Emergency Service of another State; or
- (e) an officer or employee of an authority permitted by law to conduct utility installation or utility maintenance; or
- (f) an officer of Emergency Management Queensland.

ferry has the meaning given in the *Transport Operations (Passenger Transport) Act 1994*.

ferry service has the meaning given in the *Transport Operations (Passenger Transport) Act 1994*.

footpath has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

foreshore has the meaning given in the *Local Government Regulation 2012*.

goods includes wares, merchandise, chattels, money, stone, timber, metal, fluid and any other article, substance or material whatsoever.

guide dog has the meaning given in the *Guide, Hearing and Assistance Dogs Act 2009*.

handler has the meaning given in the *Guide, Hearing and Assistance Dogs Act 2009*.

hearing dog has the meaning given in the *Guide, Hearing and Assistance Dogs Act 2009*.

interfere means prevent from continuing or being carried out properly, get in the way of, or handle or adjust without permission, and **interference** has a corresponding meaning.

jetty includes—

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- (a) any jetty, landing place, launching ramp, pier, platform, quay, stage, or like premises which is—
 - (i) owned, held in trust or otherwise controlled by the local government; and
 - (ii) used or capable of use, or designed or intended for use, for the purpose of taking goods or persons to, or removal of goods or persons from, a ship; and
- (b) where necessary, all buildings, railways, tramways and other works on the jetty and the appurtenances of the jetty, and the approaches to the jetty; and
- (c) a part of a jetty.

landing includes jetty, pontoon and wharf, but does not include a canoe/kayak pontoon.

local government accommodation park means an accommodation park under the control of the local government, including an accommodation park located on land owned by the local government or on land for which the local government is the trustee.

local government bridge means a bridge which is under the control of the local government.

local government cemetery has the meaning given in *Local Law No. 1 (Administration) 2015*.

local government culvert means a culvert which is under the control of the local government.

local government employee has the meaning given in the *Local Government Act 2009*.

local government office includes—

- (a) the public office of the local government; and
- (b) each place used by the local government for local government administration or management purposes.

local government swimming pool means a swimming pool under the control of the local government, including a swimming pool located on land owned by the local government or on land for which the local government is the trustee.

memorial includes—

- (a) a headstone; and
- (b) an inscribed plaque or commemorative plate; and
- (c) monumental, ornamental or other structures erected on a grave site; and
- (d) anything else erected or placed to mark the site where human remains have been buried or placed, or to commemorate a deceased person.

motor vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

non-public place means—

- (a) the whole or any part of a local government office that is not a public place; and
- (b) the whole or any part of a local government office, including a public place, that is designated as a non-public place by—
 - (i) an authorised person; or
 - (ii) a notice displayed at a prominent place at—
 - (A) if the whole of the local government office is a non-public place—the local government office; or

- (B) if a part of the local government office is a non-public place—the part of the local government office.

park means a public place which the local government has, by resolution, set apart for park, recreational or environmental purposes, and includes land designated as a park in the planning scheme of the local government.

plant has the meaning given in the *Land Protection (Pest and Stock Route Management) Act 2002*.

public office has the meaning given in the *Local Government Act 2009*.

public place —

- (a) has the meaning given in the *Local Government Act 2009*; but
- (b) does not include a non-public place.

public transport waiting point has the meaning given in section 26ZPA of the *Tobacco and Other Smoking Products Act 1998*.

reserve means land dedicated as a reserve, or granted in trust, under the *Land Act 1994* and for which the local government is a trustee under that Act and other land held in trust by the local government which the local government has, by resolution, set apart for recreational or environmental purposes, and includes land designated as a reserve in the planning scheme of the local government.

road has the meaning given in the *Local Law No. 1 (Administration) 2015*.

sewerage system has the meaning given in the *Plumbing and Drainage Act 2002*.

sexton means a person appointed by the local government to act as the sexton of a local government cemetery

ship has the meaning given in the *Transport Operations (Marine Safety) Act 1994*.

shopping trolley means a wheeled basket or frame used for transporting purchases from a supermarket or shop.

stormwater drain has the meaning given in the *Local Government Act 2009*.

structure has the meaning given in the *Local Government Act 2009*.

swimming pool has the meaning given in the *Building Act 1975*.

unregistered, for a vehicle that is required to be registered under the *Transport Operations (Road Use Management – Vehicle Registration) Regulation 2010*, means that a current registration certificate has not been issued by the chief executive for the vehicle.

utility installation means—

- (a) the supply of water, hydraulic power, electricity or gas; or
- (b) the provision of sewerage or drainage services; or
- (c) the provision of telecommunications services.

utility maintenance means the maintenance of—

- (a) water, hydraulic power, electricity or gas services; or
- (b) sewerage or drainage services; or
- (c) telecommunications services.

vegetation means trees, plants and all other organisms of vegetable origin (whether living or dead).

vehicle has the meaning given in the *Transport Operations (Road Use Management) Act 1995*.

waste has the meaning given in the *Environmental Protection Act 1994*.

waste container—

- (a) means a container of a type approved by the local government for storing domestic waste, commercial waste or recyclable waste at premises in the local government's area; but
- (b) does not include a bin placed by the local government in a public place for the purpose of the collection of waste.

water supply system has the meaning given in the *Standard Plumbing and Drainage Regulation 2003*.



Redland City Council

Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

It is hereby certified that this a true and correct copy of *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated xxxx

A. Chesterman
Chief Executive Officer



Redland City Council

Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015

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2

Part 1 Preliminary

1 Short title

This local law may be cited as *Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015*.

2 Purpose and how it is to be achieved

- (1) The purpose of this local law is to—
 - (a) protect the health and safety of persons using local government controlled land, facilities, infrastructure and roads; and
 - (b) preserve features of the natural and built environment and other aspects of the amenity of local government controlled land, facilities, infrastructure and roads.
- (2) The purpose is to be achieved by providing for—
 - (a) the regulation of access to local government controlled areas; and
 - (b) the prohibition or restriction of particular activities on local government controlled areas or roads; and
 - (c) miscellaneous matters affecting roads.

3 Definitions—the dictionary

The dictionary in the schedule defines particular words used in this local law.

4 Relationship with other laws¹

- This local law is—
- (a) in addition to and does not derogate from laws² regulating the use of trust land and roads; and
 - (b) to be read with *Local Law No. 1 (Administration) 2015*.

¹ This local law and any subordinate local law made under it do not apply to the extent of any inconsistency with a law of the State or the Commonwealth. See the Act, section 27.

² Other legislation that may be relevant in the application of this local law includes the *Land Act 1994*, the *Land Regulation 2009* and the *Land Protection (Pest and Stock Route Management) Act 2002*.

Part 2 Use of local government controlled areas, facilities and roads³

5 Prohibited and restricted activities

- (1) The local government may, under a subordinate local law, declare an activity to be—
- (a) prohibited in a local government controlled area or road (a *prohibited activity*); or
 - (b) restricted in a local government controlled area or road (a *restricted activity*).

Example for paragraph (a)—

The local government may declare that the lighting of fires is a prohibited activity in all local government controlled areas, in a particular local government controlled area or in a part of a local government controlled area.

Example for paragraph (b)—

The local government may declare that the playing of sport generally, or the playing of certain sports, is a restricted activity in that it is restricted to particular times of the day, week, month or year in all local government controlled areas, in a particular local government controlled area or in a part of a local government controlled area.

- (2) The local government must take reasonable steps to provide notice to members of the public regarding restricted activities declared for local government controlled areas or roads.
- (3) In this section—
- reasonable steps* may include the display of a notice at a prominent place within each local government controlled area for which a declaration under subsection (1)(b) has been made, stating—
- (a) if the declaration relates to the whole area—the restricted activities for the area; and
 - (b) if the declaration relates to a part of the area—the restricted activities and a description of the part of the area to which the declaration applies; and
 - (c) in general terms, the provisions of subsection (4).
- (4) A person must not engage in a prohibited activity or a restricted activity.

Maximum penalty—20 penalty units

6 Motor vehicle access to local government controlled areas

- (1) A motor vehicle access area is an area within a local government controlled area that is—

³ *Local Law No. 1 (Administration) 2015* deals with activities on local government controlled areas and roads that require the local government's approval, such as commercial use of local government controlled areas and roads, alterations or improvements to local government controlled areas, and other miscellaneous regulated activities.

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- (a) a car park or roadway for which there is no sign or traffic control device indicating that vehicles owned by members of the public are excluded; or
 - (b) declared under a subordinate local law for this paragraph as a motor vehicle access area.
- (2) For the purposes of *Local Law No.1 (Administration) 2015*, section 5(b), it is a prescribed activity⁴ to bring a motor vehicle onto or drive a motor vehicle on any part of a local government controlled area that is not a motor vehicle access area.
- (3) The local government may, by subordinate local law, declare a specific type of motor vehicle (a *prohibited vehicle*) as prohibited in a specified motor vehicle access area.
- (4) For the purposes of *Local Law No.1 (Administration) 2015*, section 5(b), it is a prescribed activity⁵ to bring a prohibited vehicle onto or drive a prohibited vehicle on the specified motor vehicle access area.
- (5) However, subsections (2) and (4) do not apply for an emergency vehicle.
- (6) The local government must take reasonable steps to provide notice to members of the public regarding—
- (a) declarations of motor vehicle access areas under subsection (1)(b); and
 - (b) declarations of prohibited vehicles under subsection (3).
- (7) In this section—
- emergency vehicle* includes the following—
- (a) an ambulance;
 - (b) a fire-engine;
 - (c) a police vehicle;
 - (d) another vehicle, including a tow truck, helicopter or mobile crane, if used in circumstances of an emergency.
- reasonable steps* include, as a minimum, the display of a notice at a prominent place within each declared motor vehicle access area stating—
- (a) a description of the declared motor vehicle access area; and
 - (b) a description of prohibited vehicles for the area; and
 - (c) in general terms, the provisions of subsections (2) and (4).

7 Opening hours of local government controlled areas

- (1) The local government may, by subordinate local law, declare the times when a

⁴ *Local Law No.1 (Administration) 2015*, section 6, creates an offence for a person to undertake a prescribed activity without a current approval granted by the local government. Section 7 requires that the approval be obtained under part 2 of that local law.

⁵ See footnote 3.

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local government controlled area is open to the public (the *opening hours*).

- (2) A person must not enter or remain in a local government controlled area outside the opening hours unless the person is authorised to do so by the chief executive officer⁶.

Maximum penalty for subsection (2)—20 penalty units.

- (3) If the local government declares the opening hours for a local government controlled area under subsection (1), it must place a notice showing the opening hours at each public entrance to the area.

8 Power of closure of local government controlled areas

- (1) The local government may, by resolution, temporarily close a local government controlled area to public access—
- (a) to carry out construction, maintenance, repair or restoration work; or
 - (b) to protect the health and safety of a person or the security of a person's property; or
 - (c) because of a fire or other natural disaster; or
 - (d) to conserve or protect the cultural or natural resources of the area or native wildlife.
- (2) A resolution under subsection (1)—
- (a) must state a period, not greater than 6 months, during which the area will be closed; and
 - (b) must be revoked by the local government as soon as practicable after the local government becomes satisfied that the reason for making the resolution no longer exists.
- (3) The local government may, by subordinate local law, permanently close a local government controlled area to public access for any of the following reasons—
- (a) the conservation of the cultural or natural resources of the area, including, for example—
 - (i) to protect significant cultural or natural resources; or
 - (ii) to enable the restoration or rehabilitation of the area; or
 - (iii) to protect a breeding area for native wildlife; or
 - (iv) to manage a significant Aboriginal area in the area in a way that is consistent with Aboriginal tradition; or
 - (v) to manage a significant Torres Strait Islander area in the area in a way that is consistent with Island custom;
 - (b) protection of the health and safety of members of the public;
 - (c) protection of a facility or service in the area, including, for example, infrastructure, water supply facilities or power generating equipment;

⁶ See definition of *chief executive officer* in the Act, schedule 4.

- (d) protection of the amenity of an area adjacent to the area;
 - (e) the orderly or proper management of the area.
- (4) If the local government closes a local government controlled area under subsections (1) or (3), it must place at each public entrance to the area a notice of the closure, including a statement of the duration of the closure.

Example—

If the local government closes an area that is part of a wider local government controlled area, it must place notices at each public entrance to the closed area.

- (5) A person must not enter or remain in a local government controlled area while it is closed to public access under this section, unless the person is authorised to do so by the chief executive officer.

Maximum penalty for subsection (5)—20 penalty units.

- (6) In this section—

significant Aboriginal area see the *Aboriginal Cultural Heritage Act 2003*, section 9.

significant Torres Strait Islander area see the *Torres Strait Islander Cultural Heritage Act 2003*, section 9.

Part 3 Matters affecting roads

9 Power to require owner of land adjoining road to fence land

- (1) This section applies if, in the local government's opinion, it is necessary for land adjoining a road to be fenced to prevent the risk of—
- (a) animals escaping from the land onto the road; or
 - (b) interference with the safe movement of traffic or the safe use of the road.
- (2) The local government may, by giving a compliance notice⁷ to the owner—
- (a) if the land is not currently fenced—require the owner to fence the land; or
 - (b) if a current fence on the land is in disrepair—require the owner to repair or replace the fence.
- (3) The local government may, by subordinate local law, set out the minimum standards with which the fence must comply.
- (4) In this section—
- animal* does not include a native animal, feral animal or pest animal.
feral animal see *Animal Care and Protection Act 2001*, section 42.
pest animal see *Animal Care and Protection Act 2001*, section 42.

⁷ See *Local Law No.1 (Administration) 2015*, section 28, regarding the requirements for compliance notices.

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10 Numbering of premises and allotments adjoining a road³

- (1) An owner of land must not adopt a number for a building or allotment that is inconsistent with a numbering system adopted by the local government under this section.

Maximum penalty for subsection (1)—10 penalty units.

- (2) An owner of land (other than vacant land) must display the number allocated so as to be easily identified from the adjoining road.

Maximum penalty for subsection (2)—10 penalty units.

11 Compliance notice about a road or footpath crossing

The local government may give a compliance notice to—

- (a) the owner of land adjoining or adjacent to a road to perform work on the land or the road if the work to be carried out is required as a direct result of the actions of the owner or occupier of the land or will confer a direct benefit on the owner or occupier and, in the opinion of an authorised person, the work should be performed to—

- (i) protect public health, safety or amenity; or
- (ii) prevent environmental harm or environmental nuisance; or
- (iii) prevent interference with the safe movement of traffic or the safe use of a road; or

- (b) the owner of land adjoining or adjacent to a road to—

- (i) construct a vehicle crossing to provide vehicular access between the road and the land to a standard specified by the local government in the compliance notice; or
- (ii) maintain or repair a vehicle crossing which provides vehicular access between the road and the land to a standard specified by the local government in the compliance notice if, in the opinion of an authorised person, the vehicle crossing—
 - (A) is not effective for its intended purpose; or
 - (B) is causing a nuisance or poses a risk of a nuisance; or
 - (C) constitutes an actual or potential safety hazard; or
- (iii) alter a vehicle crossing, or construct a new or modified vehicle crossing to a standard specified by the local government in the compliance notice if, in the opinion of an authorised person, the vehicle crossing is no longer adequate having regard to—
 - (A) the volume or nature of traffic using the vehicle crossing; or
 - (B) the manner in which the vehicle crossing is used by traffic; or

³ See the Act, section 60, regarding control of roads by a local government.

- (C) changes in the use of the land to which the vehicle crossing provides access; or
- (D) changes in the usual or expected standard of vehicle crossing provision in the relevant locality.

Part 4 Enforcement

12 Compliance directions

- (1) If a person engages in conduct that is, or is preparatory to, a contravention of this local law, an authorised person may orally direct the person to do 1 or more of the following—
 - (a) stop the conduct;
 - (b) take specified action to remedy the contravention.
 - (2) A person must comply with a direction given under subsection (1), unless the person has a reasonable excuse.
- Maximum penalty—50 penalty units.

Part 5 Miscellaneous

13 Subordinate local laws

The local government may make subordinate local laws about—

- (a) the declaration of prohibited activities or restricted activities;⁹ or
- (b) the declaration of motor vehicle access areas;¹⁰ or
- (c) the declaration of prohibited vehicles;¹¹ or
- (d) the opening hours for a local government controlled area;¹² or
- (e) closing a local government controlled area to public access;¹³ or
- (f) minimum standards for fences on land adjoining a road.¹⁴

⁹ See section 5(1).

¹⁰ See section 6(1).

¹¹ See section 6(3).

¹² See section 7(1).

¹³ See section 8(3).

¹⁴ See section 9(3).

*Redland City Council Local Law No. 4
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Schedule Dictionary

Section 3

environmental nuisance see *Environmental Protection Act 1994*, schedule 4.

land see *Local Government Act 2009*, schedule 4.

local government controlled area see *Local Law No.1 (Administration) 2015*, schedule 1.

occupier see *Local Government Act 2009*, schedule 4.

owner see *Local Government Act 2009*, schedule 4.

road see *Local Law No.1 (Administration) 2015*, schedule 1.

vehicle crossing means facilities provided for the purpose of vehicles making entry or exit at, or substantially at, right angles between a road and land adjoining or adjacent to the road and may include an invert, pipe or driveway at, or adjacent to, the boundary of the land.

DRAFT

Canoe Launch Pontoon – Local Law Community Consultation

Draft Community Consultation Activity Plan

Objective: Utilising the IAP2 Public Participation Spectrum community consultation will be undertaken at the ‘Inform’ level.



It will provide the Redlands Coast Community (including Grenoble Place residents and park/pontoon users) with information regarding the Local Law amendments. Information will include consultation dates and direct interested parties to the yoursay page to make comment.

Timing: Community consultation will commence 7 March 2019 and close 28 March 2019.

Activity Plan:

ACTIVITY	CONTENT / COMPONENT PARTS	WHO	ITEM5	BUDGET	Comments
Councillor briefing	Briefing covering amendment background, consultation process and dates.	Local Laws	na	na	Absorbed in current budget allocations
Yoursay project page	Content and functionality to include background, community consultation dates, and comment capture facility.	CET, Local Laws	na		Absorbed in current budget allocations
Press ad	Display ad in the Redland City Bulletin - appearing 13 March, 2019. Content to include background, community consultation as 'Inform' level only, community consultation dates, and detail on how to make comment (not submissions).	CET, Local Laws	1	\$509	T42 (186mm x 129mm). Booking deadline 3pm previous Wednesday.
Letterbox drop	Flyer or 'Dear resident' letter delivered via letterbox to immediate park neighbours and canal residents. Content to include background, community consultation dates, and detail on how to make comment.	CET, Local Laws	50	\$20	Budget allowance assumes A4 flyer folded to DL (delivered by Local Laws Officer ie not a distribution firm).
Social media	Social media channels used to create awareness of notification.	CET, Councilors	na		Absorbed in current budget allocations
Site signage	Sign to be installed by path at entry to pontoon to create awareness among park neighbours and users. Content to include brief explanation, consultation dates and how to make comment.	CET, Local Laws	1	\$80	Budget allowance assumes 600mmx900mm corflute sign on timber stake (installed by Local Laws Officer).
RCC Call Centre scripting	Covering proposed amendment, community consultation dates and detail on how community can make comment.	CET, Local Laws	na	\$	Absorbed in current budget allocations
			Total	\$609	

13 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

13.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Hayley Saharin, Senior Business Support Officer

Attachments: 1. Decisions Made under Delegated Authority 27.01.2019 to 09.02.2019 [↓](#)

PURPOSE

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications only.

This information is provided for public interest.

BACKGROUND

At the General Meeting of 21 June 2017, Council resolved that development assessments be classified into the following four categories:

- Category 1 – minor code and referral agency assessments;
- Category 2 – moderately complex code and impact assessments;
- Category 3 – complex code and impact assessments; and
- Category 4 – major assessments (not included in this report)

The applications detailed in this report have been assessed under:-

Category 1 - Minor code assessable applications, concurrence agency referral, minor operational works and minor compliance works; minor change requests and extension to currency period where the original application was Category 1 procedural delegations for limited and standard planning certificates.

Delegation Level: Chief Executive Officer, General Manager, Group Managers, Service Managers, Team Leaders and Principal Planners as identified in the officer's instrument of delegation.

Category 2 - In addition to Category 1, moderately complex code assessable applications, including operational works and compliance works and impact assessable applications without objecting submissions; other change requests and variation requests where the original application was Category 1, 2, 3 or 4*. Procedural delegations including approval of works on and off maintenance, release of bonds and full planning certificates.

**Provided the requests do not affect the reason(s) for the call in by the Councillor (or that there is agreement from the Councillor that it can be dealt with under delegation).*

Delegation Level: Chief Executive Officer, General Manager, Group Managers and Service Managers as identified in the officer's instrument of delegation.

Category 3 - In addition to Category 1 and 2, applications for code or impact assessment with a higher level of complexity. They may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the planning scheme. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Assessing superseded planning scheme requests and approving a plan of subdivision.

Delegation Level: Chief Executive Officer, General Manager and Group Managers as identified in the officer's instrument of delegation.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 27.01.2019 to 02.02.2019

CATEGORY 1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
CAR18/0488	Design and Siting - Shed	Bax Investments Pty Ltd Titan Enterprises (Qld) Pty Ltd	70-70A Bay Street Cleveland QLD 4163	Referral Agency Response - Planning	31/01/2019	NA	Approved	2
CAR19/0005	Design and Siting - Carport	Apollo Patios	7 Anita Street Redland Bay QLD 4165	Referral Agency Response - Planning	31/01/2019	NA	Approved	4
CAR18/0495	Design and Siting - Shed	Elizabeth Anne ANGELL	201 James Street Redland Bay QLD 4165	Referral Agency Response - Planning	01/02/2019	NA	Approved	5
RAL18/0105	Reconfiguring a Lot (Standard Format) 1 Into 3 Lots	East Coast Surveys Pty Ltd	42-44 Bay Street Redland Bay	Code Assessment	01/02/2019	NA	Development Permit	5

Decisions Made Under Delegated Authority 27.01.2019 to 02.02.2019

CATEGORY 2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
MCU18/0289	Change to Development Approval - MCU013281 - Vehicle Repair Premises (Panel Beating and Spray Painting)	Kenneth R DALL Leeanne DALL	451 Boundary Road Thornlands QLD 4164	Minor Change to Approval	29/01/2019	NA	Approved	3
OPW18/0093	Operational Works - ROL - 1 into 9 Lots	Southsea's Developments Pty Ltd As Trustee	97-101 Unwin Road Redland Bay QLD 4165	Code Assessment	30/01/2019	NA	Development Permit	6

Decisions Made under Delegated Authority 03.02.2019 to 09.02.2019

CATEGORY1

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
RAL18/0099	Other Change to Development Approval - ROL005830 - Standard Format 1 into 2 Lots	Mr Rod I Medill Mrs Karen L Medill Facet Urban Planning Tom Marshall	231 Main Road Wellington Point QLD 4160	Other Change to Approval Code	06/02/2019	NA	Approved	1
CAR19/0001	Change to Design and Siting - Dwelling House	N G Sanders & Associates Pty Ltd	28 Timbin Road Point Lookout QLD 4183	Minor Change to Approval	04/02/2019	NA	Approved	2
CAR19/0019	Design and Siting - Dwelling	The Certifier Pty Ltd	70-70A Bay Street Cleveland QLD 4163	Referral Agency Response - Planning	07/02/2019	NA	Approved	2
MCU18/0262	Dual occupancy	Aston Grove Pty Ltd As Trustee	148 Shore Street North Cleveland QLD 4163	Code Assessment	07/02/2019	NA	Development Permit	2
RAL18/0135	Standard Format 1 into 2	Alick Charles ELSE Danielle Catherine ELSE	28 Gotha Street Cleveland QLD 4163	Code Assessment	04/02/2019	NA	Development Permit	2
CAR19/0014	Design and Siting - Dwelling House	Approveit Building Certification Pty Ltd	27 Condamine Crescent Thomlands QLD 4164	Referral Agency Response - Planning	07/02/2019	NA	Approved	3
MCU18/0217	Dwelling House	David Landt JENSEN	65 Coondooropa Drive Macleay Island QLD 4184	Code Assessment	04/02/2019	NA	Development Permit	5
RAL18/0139	Standard Format - 1 into 2	Site Town Planning	84-86 Cane Street Redland Bay QLD 4165	Code Assessment	05/02/2019	NA	Development Permit	5
CAR19/0010	Design and Siting - Domestic Additions	Certifiers Qld Pty Ltd	8 Amaryliss Street Alexandra Hills QLD 4161	Referral Agency Response - Planning	05/02/2019	NA	Approved	8

Decisions Made under Delegated Authority 03.02.2019 to 09.02.2019

CATEGORY2

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
OPW18/0148	Operational Works for RAL - 1 into 2 Lots	Pryde Earthmoving & Excavations Pty Ltd As Trustee	22 Edinburgh Street Victoria Point QLD 4165	Code Assessment	06/02/2019	NA	Development Permit	4
RAL18/0151	Change to Development Approval - ROL006001 Combined Staged Format Subdivision with Dwelling Houses and Small lot houses	Sabre Constructions Wolter Consulting Group	18 Salisbury Street Redland Bay QLD 4165	Minor Change to Approval	04/02/2019	NA	Approved	5

Decisions Made under Delegated Authority 03.02.2019 to 09.02.2019**CATEGORY3**

Application Id	Application Full Details	Applicant	Associated Property Address	Primary Category	Decision Date	Negotiated Decision Date	Decision Description	Division
SPS18/0003	Reconfiguring a Lot (1 into 7)	Ekrem T Uyarel As Trustee	337 Old Cleveland Road East Birkdale QLD 4159	DA apply previous policy/code	08/02/2019	NA	Refused	8

13.2 LIST OF DEVELOPMENT AND PLANNING RELATED COURT MATTERS AS AT 12 FEBRUARY 2019

Objective Reference:

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Christy Englezakis, Senior Appeals Planner

Attachments: Nil

PURPOSE

The purpose of this report is for Council to note the current development and planning related appeals and other related matters/proceedings.

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service:

<http://www.courts.qld.gov.au/services/search-for-a-court-file/search-civil-files-ecourts>

b) Judgments of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link:

<http://www.sclqld.org.au/qjudgment/>

2. Court of Appeal

Information on the process and how to search for a copy of Court of Appeal documents can be found at the Supreme Court (Court of Appeal) website:

<http://www.courts.qld.gov.au/courts/court-of-appeal/the-appeal-process>

3. Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

The DSDMIP provides a Database of Appeals that may be searched for past appeals and declarations heard by the Planning and Environment Court.

<https://planning.dsdmip.qld.gov.au/planning/spa-system/dispute-resolution-under-spa/planning-and-environment-court/planning-and-environment-court-appeals-database>

The database contains:

a) A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.

b) Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.

4. Department of Housing and Public Works (DHPW)

Information on the process and remit of development tribunals can be found at the DHPW website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/default.aspx>

PLANNING & ENVIRONMENT COURT APPEALS

1.	File Number:	CA11075/17 (MCU013296)
Appellants:		Lipoma Pty Ltd Lanrex Pty Ltd Victoria Point Lakeside Pty Ltd
Co-respondent (Applicant)		Nerinda Pty Ltd
Proposed Development:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands (Lot 3 on SP117065)
Appeal Details:		Submitter appeal against Council approval
Current Status:		A directions hearing was held on 1 August 2018. A further directions hearing was held on 5 October 2018 to confirm the matters to be determined by the Court. The matter has been set down for a hearing, commencing 4 March 2019.

2.	File Number:	Appeal 4515 of 2017 (ROL006084)
Applicant:		Australian Innovation Centre Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 22 lots and park) at 289-301 Redland Bay Road, Thornlands (Lot 5 on RP14839)
Appeal Details:		Deemed refusal appeal
Current Status:		Appeal filed 23 November 2017. On 31 January 2018 Council solicitors notified the parties that it opposed the proposed development. Mediation was held on 6 March 2018. A review is to be held on 27 February 2019.

3.	File Number:	Appeal 461 of 2018 (MCU013977)
Applicant:		Robyn Edwards and Ronald Edwards
Proposed Development:		Material Change of Use for an Undefined Use (Rooming Accommodation) at 41 Ziegenfusz Road, Thornlands (Lot 291 on RP801793)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 8 February 2018. A Directions Order was set down on 27 April 2018 detailing a timetable for the proceedings. Mediation was held on 31 May 2018. A review was held on 25 January 2019. The matter has been set down for a hearing in June 2019.

4.	File Number:	Appeal 894 of 2018 (MCU013921)
Applicant:		Palacio Property Group Pty Ltd
Proposed Development:		Infrastructure conversion application (relating to the Development Permit for a Material Change of Use for Multiple Dwellings (22 units)) 4-8 Rachow Street, Thornlands (Lot 5 on SP149013)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed 9 March 2018. A without prejudice meeting was held on 17 May 2018. Settlement offer went to Council meeting on 10 October 2018. Council resolved to decline the offer. Mediation was held on 3 December 2018. A further mediation is scheduled to be held by 1 March 2019. Hearing to be scheduled for April 2019.

5.	File Number:	Appeal 1506 of 2018 (MCU17/0149)
Applicant:		Barro Group Pty Ltd
Proposed Development:		Request to Extend the Currency Period (relating to the Development Permit for a Material Change of Use for Extractive Industry and Environmentally Relevant Activities 8 (Chemical Storage), 16 (Extractive and Screening Activities) and 21 (Motor Vehicle Workshop Operation)) 1513 and 1515 – 1521 Mount Cotton Road and 163-177 and 195 Gramzow Road, Mount Cotton (Lot 162 on S31962, Lot 238 on SP218968, Lot 370 on S311071, Lot 1 on RP108970, Lot 17 on RP108970, Lot 1 on SP272090, Lot 2 on SP272091, Lot 3 on SP272092 and the land comprising part of Greenhide (California) Creek located between Lot 162 on S31962 and Lot 238 on SP218968, which is the property of the State)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 24 April 2018. A without prejudice meeting was held on 29 October 2018. A pre-call over review is scheduled for 20 February 2019.

6.	File Number:	Appeal 2142 of 2018 (MCU013782)
Applicant:		Binnaton Holdings Ltd
Proposed Development:		Material Change of Use for an Apartment Building (39 Units) 7, 9 & 11 Fernbourne Road, Wellington Point (Lots 1 & 2 on RP14166 and Lot 2 on RP14166)
Appeal Details:		Appeal against Council decision to issue a Preliminary Approval
Current Status:		Appeal filed on 11 June 2018. A without prejudice meeting was held on 19 July 2018. Appeal is adjourned until 18 April 2019.

7.	File Number:	Appeal 2171 of 2018 (ROL006209)
Applicant:		Lorette Margaret Wigan
Proposed Development:		Reconfiguring a Lot for 1 into 29 lots and road 84-122 Taylor Road, Thornlands (Lot 1 on RP123222)
Appeal Details:		Appeal against Council decision to issue Preliminary Approval
Current Status:		Appeal filed on 13 June 2018. Mediation was held on 29 June 2018. A second mediation was held on 2 October 2018. A third mediation was held on 22 October 2018. A further mediation is scheduled for 13 March 2019.

8.	File Number:	Appeal 2519 of 2018 (MCU17/0123)
Applicant:		Wellington Property Management Pty Ltd
Proposed Development:		Material Change of Use for a Child Care Centre 100-102 Collins Street, Redland Bay (Lot 1 on RP190688)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 9 July 2018. Mediation was held on 4 October 2018. A second mediation was held on 17 January 2019. A third mediation was held on 25 January 2019. The matter has been set down for a hearing, commencing 25 February 2019.

9.	File Number:	Appeal 3177 of 2018 (MCU17/0153)
Applicant:		Geoffrey David Abbott, Anthony John Baker & Anja Katrin Hoecker
Proposed Development:		Material Change of Use for an Undefined Use 9 & 11 Tascon Street, Ormiston
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 31 August 2018. On 8 February 2019, the Appellant filed a Notice of Discontinuance, discontinuing the proceedings.

10.	File Number:	Appeal 3344 of 2018 (ROL006039)
Applicant:		Harridan Pty Ltd
Proposed Development:		Reconfiguring a Lot for 1 into 7 Lots 14-20 Bonnie Street, Thornlands (Lot 6 on SP164042)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 12 December 2018. A directions hearing was held on 28 September 2018. Mediation was held on 8 November 2018. A review was held on 29 January 2019. A further review is to be held on 22 February 2019.

11.	File Number:	Appeal 135 of 2018 (MCU013917)
Applicant:		Maureen Joan Chapman
Proposed Development:		Material Change of Use for a Dwelling House 42 Magnolia Street, Russell Island (Lots 77, 78, 104 & 105 on RP129012)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 21 September 2018.

12.	File Number:	Appeal 4270 of 2018 (MCU013936)
Applicant:		Landmark Homes
Proposed Development:		Material Change of Use for a Dwelling House 10 Water Street, Cleveland (Lot 57 on RP1691)
Appeal Details:		Appeal against Council refusal
Current Status:		Appeal filed on 29 November 2018. A without prejudice meeting was held on 15 January 2019. Listed for a directions hearing on 27 February 2019.

APPEALS TO THE QUEENSLAND COURT OF APPEAL

13.	File Number:	Appeal 8114 of 2018 (MCU012812)/ (QPEC Appeal 3641 of 2015)
Appellant:		Redland City Council
Respondent (applicant):		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Proposed Development:		Material Change of Use for Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Appeal against the decision of the Planning and Environment Court to allow the appeal and approve the development.
Current Status:		Appeal filed by Council on 30 July 2018. Council's outline of argument was filed on 28 August 2018. The appellant's outline of argument was filed on 20 September 2018. Council has filed a reply and a hearing is set down for 12 March 2019.

DEVELOPMENT TRIBUNAL APPEALS AND OTHER MATTERS

14.	File Number:	3201/18
Applicant:		Charles & Howard Pty Ltd
Proposed Development:		Reconfiguring a Lot for 2 into 9 lots 15 & 20 Albert Street, Victoria Point (Lots 1 & 2 on RP178345)
Application Details:		To revive, change and extend the currency period of a lapsed approval
Current Status:		Application filed on 4 September 2018. A without prejudice meeting was held on 8 November 2018. A review was held on 14 November 2018. A hearing was held on 29 January 2019 where the Court made orders to re-enliven the extension application and extend the currency period of the development application. The matter is now finalised.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

13.3 MCU18/0220 - SHORELINE - PROPOSED MINOR CHANGE

Objective Reference:**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Charlotte Hughes, Principal Planner

- Attachments:**
1. Shoreline Location Plan [↓](#)
 2. Proposed amended Plan Of Development (POD) [↓](#)
 3. Amended Dwelling House Code [↓](#)
 4. Amended Reconfiguration Code [↓](#)
 5. Amended display dwelling code [↓](#)
 6. Amended Schedule 3 Uses [↓](#)
 7. Draft Conditions [↓](#)
 8. Poultry Industry Overlay [↓](#)
 9. Previously approved documents [↓](#)
 10. Lots to provide for a temporary use [↓](#)
 11. ROL006176 Approved Plan [↓](#)
 12. Master Plan [↓](#)

PURPOSE

This proposal seeks to make ‘minor changes’ to the development approval, in accordance with s78 of the *Planning Act 2016* (PACT). The changes include a number of administrative amendments to the conditions of approval and Plan of Development (POD); would allow for a community facility to be code assessable within the town centre frame and residential precincts; updates the definition of a ‘temporary use’ to reflect the definition in City Plan 2018 and removes redundant or satisfied conditions. The application is referred to Council for determination.

The application to change the development approval has been assessed against the PACT, the Redlands Planning Scheme, Redland City Plan and other applicable planning instruments. The changes proposed are considered to constitute a ‘minor change’ to the existing development approval and are considered to comply with the applicable planning instruments. It is therefore recommended that the application be approved.

BACKGROUND

The application has been made by Saunders Havill Group on behalf of Lendlease Communities Pty Ltd. The Shoreline development area comprises multiple landowners, all of which have provided their written consent to the making of this application.

Planning history

The subject site was part of several lots within the Investigation Zone to which a Material Change of Use - Preliminary Approval (PA) (**MCU013287**) under s242 of the *Sustainable Planning Act 2009* (SPA) was granted on 18 November 2015. The approval established a number of precincts (residential, town centre and open space) and a suite of codes to form a Plan of Development (POD) to override Version 6.2 of the Redlands Planning Scheme.

A request for a permissible change was approved on 17 January 2017 which involved changing the POD Shoreline Open Space Precinct – Tables of Assessment, to allow any reconfiguration of a lot to be code assessable in the Open Space Precinct.

ROL006091: A Development Permit for Stage 1a (2 into 87 lots) was approved on 4th September 2017 via a negotiated decision notice.

ROL006094: A Development Permit for Stage 1b and 1c (1 into 257 lots) was approved on 4th September 2017 via a negotiated decision notice.

Summary of changes proposed

The applicant has applied for a 'minor change' in accordance with s78 of the PACT, for the following alterations:

Amendments proposed:	Detail:
General revisions to the POD (see attachment 2)	<ul style="list-style-type: none"> • Removal of supporting documentation in Volume 1, 2 and 4. • Amendments to wording on preface page, to remove doubt over which version of the Redlands Planning Scheme (RPS) is applicable. • Updates to reference current planning legislation i.e. <i>Planning Act 2016</i> to replace the <i>Sustainable Planning Act 2009</i>. • Updates to Lot numbers, where they have changed since the original approval.
Amendments to the tables of assessment within the POD (see attachment 2).	<ul style="list-style-type: none"> • Alterations to wording within the tables of assessment to reflect the Redland City Plan 2018 e.g. 'self-assessable' is being amended to 'accepted subject to requirements.' • Community facility added as a code assessable use within the Shoreline Town Centre Frame and the Residential Precinct (where the GFA does not exceed 250sqm). This does not introduce a new use but makes the level of assessment code rather than impact. • A temporary use/activity is 'accepted development' to align with the provisions of the Redland City Plan 2018 and to allow temporary uses in any precinct.
Alterations to development codes contained within the POD	<ul style="list-style-type: none"> • Residential precinct code (see attachment 2): <ul style="list-style-type: none"> • Addition of the following note to P2.4: <i>'An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 15 dwellings per hectare, but the overall development is to achieve up to 15 dwellings per hectare.'</i> • Poultry Industry Overlay (see attachment 2): <ul style="list-style-type: none"> • Removal of the requirements relating to the Protection of the Poultry Industry Overlay – which is considered no longer applicable since the approval of the Stage 1b application (ROL006094) demonstrated that there were no reverse amenity concerns. • Dwelling house code (see attachment 3): <ul style="list-style-type: none"> • Amendments to the wording to align with QDC MP1.1. • Removal of references to MP1.2 for lots less than 450m², where MP1.1 is only applicable. • Updates to reference current legislation e.g. PACT and Schedule 6, Part 2 of the <i>Planning Regulation 2017</i>. • Reconfiguration Code (see attachment 4): <ul style="list-style-type: none"> • Updates to reference the current South East Queensland Regional Plan 2017, which replaces the SEQ Regional Plan 2009-2031. • Delete Diagram 1 – which presents a now superseded graphical representation of the SEQ Regional Plan 2009-2031. • Display Dwelling Code (see attachment 5): <ul style="list-style-type: none"> • Amendments to self-assessable development criteria to allow the Display village/sales office to be located on a lower order road than a collector. • Schedule 3 – Uses (see attachment 6): <ul style="list-style-type: none"> • Amendments to the wording of the use definitions 'community facility' and 'temporary use' to align with the current City Plan 2018.

Amendments proposed:	Detail:
Amendments to the original conditions of approval (see attachment 7).	Amendments to Conditions: <ul style="list-style-type: none"> • Conditions 4 & 5 – Plan of Development. • Conditions 16 & 17 – Signalised intersection at Heinemann Road. • Condition 20 – Dams. • Condition 24 – Dedication of land. • Condition 25 & 26 – Bushland habitat. • Condition 28 – Primary School.
Removal of redundant conditions which have now been satisfied (see attachment 7).	<ul style="list-style-type: none"> • Conditions 6 & 7 - Updated precinct plan. • Conditions 8 & 9 - Updated master plan. • Conditions 10 & 11 – Updated Shoreline Open Space Strategy. • Conditions 12 & 13 – Updated Shoreline Biting Insect Management Plan. • Conditions 14 & 15 – Updated Shoreline Redlands Water Sensitive Urban Design Preliminary Advice.

ISSUES

Planning Act 2016

This application has been made in accordance with Section 79 of the PACT and constitutes a ‘*Minor Change*’ to a Development Approval. The application must be assessed against the criteria in Section 81.

Minor Change (Schedule 2)

Pursuant to Schedule 2 of the PACT, a *Minor Change*;

(b) for a development approval is a change that:

- i. *Would not result in a substantially different development; and*
- ii. *If a development application for the development, including the change, were made when the change application is made would not cause –*
 - A. *The inclusion of prohibited development in the application; or*
 - B. *Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
 - C. *Referral to extra referral agencies, other than to the chief executive; or*
 - D. *A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have has regard to, when the application was made; or*
 - E. *Public notification if public notification was not requires for the development application.*

Substantially different development:

Schedule 1 of the DA Rules outlines “substantially different development” when changing applications or approvals. It is considered that the application **does not** comprise substantially different development.

Guideline Criteria	Proposal
Involves a new use with different or additional impacts.	No new uses with different or additional impacts are proposed. The changes proposed do not include any changes to the approved precinct plan, or land uses.
Results in the application applying to a new parcel of land.	No new land parcels are applicable.

Guideline Criteria	Proposal
Dramatically changes the built form in terms of scale, bulk and appearance.	The changes proposed do not include any changes to the approved precinct plan, or land uses. The changes will not change the built form of the future Shoreline development in terms of scale, bulk and appearance.
Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	The changes proposed do not affect the ability of the proposal to operate as intended.
Removes a component that is integral to the operation of the development.	The changes proposed do not remove a component that is integral to the operation of the development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The changes proposed will not increase traffic to the site or impact on traffic flow/transport network.
Introduces new impacts or increases the severity of known impacts.	The changes proposed will not introduce new impacts or increase the severity of known impacts. See discussion below.
Removes an incentive or offset component that would have balanced the negative impact of the development.	Offsets, in particular offsets relating to the clearing of native vegetation, are not proposed to be amended.
Impacts on infrastructure provision from a location or demand.	The changes proposed are largely administrative in nature and will not impact on infrastructure provision. See below for further discussion on Condition 17 and the construction of a signalised intersection to Heinemann Road.

In relation to (A) above, the change will not result in prohibited development.

In relation to Schedule 2(b)(ii)(B) and (C) of the PACT, the proposed changes do not trigger any new referral agencies (other than the chief executive).

In relation to Schedule 2(b)(ii)(D) of the PACT, the proposed changes do not result in a referral agency to assess the application against matters prescribed by regulation under section 55(2).

In relation to Schedule 2(b)(ii)(E) of the PACT, the proposed changes do not result in a requirement for public notification, where it was not required for the development application.

In summary, it is considered that the application does comprise a minor change.

Other Assessment Criteria (s81)

The PACT states that the assessment of the application must consider:

s81(2)

- (a) the information the applicant included with the application; and*
- (b) if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and*
- (c) any pre-request response notice or response notice given in relation to the change application; and*
- (d) if the responsible entity is, under section 78(3)(ba) or (bb), the Minister – all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
- (da) if paragraph (d) does not apply – all matters the responsible entity would or may assess against or have regard to, if the change application were a development application ; and*
- (e) another matter that the responsible entity considers relevant.*

s81(3) – for subsection (2)(d) and (da), the responsible entity –

- (a) *must assess against, or have regard to, the matters that applied when the development was made; and*
- (b) *may assess against, or have regard to, the matters that applied when the change application was made.*

ASSESSMENT OF CHANGES PROPOSED

General revisions to the POD

Amendments are being proposed to the preface page to remove doubt over which version of the RPS is applicable. The POD is also being updated throughout to reference current planning legislation i.e. PACT to replace the *Sustainable Planning Act 2009* (SPA 2009). Lastly Lot numbers, where they have changed since the original approval, are also being updated.

These changes are administrative in nature and do not change the ability of the POD to operate as intended.

Amendments to Levels of Assessment

- **Community facilities in Town Centre Frame**

A community facility has been added as a code assessable use within the Shoreline Town Centre Frame. This does not introduce a new use but makes the level of assessment code rather than impact. It is noted that a community facility is already code assessable in the Shoreline Town Centre Core.

This reflects the provisions under the Redland City Plan 2018 where a community facility is code assessable in all of the centre zoned land. It is noted however that in order to be code assessable, the building height must not exceed 10.5m in a Neighbourhood or Local Centre Zone and 17m in a District Centre. Otherwise, the level of assessment is elevated to Impact.

Within the Shoreline Town Centre Frame precinct code, a maximum building height of 14m is stated as a Specific Outcome. It is therefore not considered necessary in this instance to elevate the level of assessment to Impact for buildings exceeding 10.5m on the basis that the acceptable height limit within the Town Centre Frame is clearly prescribed by the Code (maximum of 14m).

However, in the Town Centre Frame sub-precinct, a low-rise built form is expected in order to provide a transition between the residential areas and the higher density Town Centre Frame and Town Centre Core Precincts. The probable solution in the code nominates a building height of 9.5m for the sub-precinct, and it is therefore considered that proposed community facilities in excess of this height within the sub-precinct, should be elevated to impact assessment. This is to be reflected in the tables of assessment.

- **Community facilities in Residential Precinct**

A community facility has been added as a code assessable use within the residential precinct (where the Gross Floor Area does not exceed 250sqm). This reflects the provisions under the Redland City Plan 2018 where a community care centre and community use is code assessable in all residential zoned land (where the GFA does not exceed 250sqm).

- **Temporary use/activity**

The POD currently requires all temporary uses to be impact assessable, apart from in the Open Space Precinct, where a temporary use is code assessable. The POD is proposed to be amended and Section 3.2 has been added so that a Temporary Use is 'accepted development' in all precincts/overlays, where it does not exceed 21 days in any 12 month period, with no one single period exceeding 10 days duration. Where the activity exceeds these requirements, the use would be impact assessable, in accordance with the Tables of Assessment.

The inclusion of this provision to allow a range of short term temporary uses for a limited period as 'accepted development', would contribute to community life; without resulting in longer term adverse impacts on the traffic network, safety, amenity or the viability of any nearby centres. Where an application is required, these uses and their associated impacts would be assessed against the Temporary Use code and be subject to public notification.

Amendments to the Codes within the POD

- Dwelling house code

The amendments proposed to the dwelling house code consisting of amending the wording to align with the Queensland Development Code MP1.1 and to update references to reflect current planning legislation i.e. the *Sustainable Planning Act 2009* is being updated to reference PACT. These amendments are considered administrative in nature and would not change the ability of the proposal to operate as intended or introduce new impacts.

- Reconfiguration code

The amendments proposed involve updating the code to reference the current *SEQ Regional Plan 2017*, which replaces the *SEQ Regional Plan 2009-2031* and deleting the corresponding document graphical representation, which is now superseded by the new Regional Plan. Within the *SEQ Regional Plan 2017* land within the Shoreline footprint is designated as being within the Urban Footprint, whereas under the *SEQ Regional Plan 2009-2031* the land was located within the Regional Landscape and Rural Production area.

These changes would not change the ability of the proposal to operate as intended or introduce new impacts. Developments within the Shoreline footprint will still be required to either achieve a residential a net residential density of 15 dwellings per hectare, in accordance with Probable Solution P2.4 of the residential precinct code, or demonstrate that the development would achieve compliance with relevant specific outcome.

- Residential precinct code

The amendments propose the addition of the following note in relation to P2.4 of the Shoreline residential precinct code, which seeks to achieve an average residential density of up to 15 dwellings per hectare. The note states:

'An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 15 dwellings per hectare, but the overall development is to achieve up to 15 dwellings per hectare.'

This note provides advice to future developers on how they can demonstrate compliance with this outcome only. As it is only a note, it has no statutory effect.

- Display dwelling Code

The amendments propose to allow the display village/sales office to be located internal to the site and on a lower order road; not a collector or higher order road. In this particular instance, considering that Shoreline is a greenfield site, locating the display village on a collector or higher order road is not considered necessary. Locating the village internal to the site will not impact on traffic flow or the character/amenity of the area. The change proposed is considered to be minor and will not result in substantially different development or new impacts.

- Poultry Industry Overlay

Two (2) poultry farms are within the vicinity of the site (see Attachment 8) including:

- The farm on Lots 2 and 3 RP89514 north of the subject site; and

- The farm on Lot 11 of the subject site.

The farm on the subject site is an abandoned use, which was confirmed by the applicant on behalf of the land owner (Edgarange) during the course of the application. Therefore, the poultry buffer is only applicable over the northern portion of the site.



Removal of the requirements relating to the Protection of the Poultry Industry Overlay is proposed, on the assertion that the overlay is no longer necessary since the approval of the Stage 1a and Stage 1b applications (ROL006091 & ROL006094), which demonstrated that there were no reverse amenity concerns.

Stage 1a and 1b received a preliminary approval, subject to the following condition on both decision notices:

1. *Demonstrate that the poultry farm use located on Lots 2 and 3 on RP89514 has been abandoned by providing either:*
 - a) *A signed affidavit from the owner and operator of the relevant poultry farm confirming that the poultry farm use has been abandoned and there is no intention to recommence the use.*
 - b) *Proof that the Environmental Authority to operate the relevant poultry farm has expired or been surrendered.*
 - c) *A reverse amenity report based upon up to 200,000 birds that clearly demonstrates that the odour impact associated with the poultry use is acceptable.*

The applicant provided a reverse amenity report in line with option (c), as part of a negotiated decision process. The report was subject to external peer review and concluded that the overall outcomes of the Protection of the Poultry Industry Overlay Code would be met in that:

- The Shoreline development will not impact on the ongoing (theoretical) operation of the poultry farm as a 200,000 bird meat chicken farm (used as a worst case scenario), as a sufficient buffer exists between the farm and the Shoreline development site.

The requirements of this overlay are no longer relevant to development within the Shoreline footprint and the changes proposed to the POD would clearly identify that this overlay code is no longer applicable.

- Schedule 3 – Uses

The development proposes to amend the definitions of ‘community facility’ and ‘temporary use’ to align with the definitions within the current City Plan 2018, as detailed in the table below:

Use	Redland Planning Scheme v6.2	City Plan 2018 v1.0 (note: defined use is termed "community use")
Community facility:	<i>'Means the use of premises for the provision of cultural, social or community services. The term includes community centre, community hall, cultural centre, library, museum and welfare premises.'</i>	<i>'Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.'</i>
Officer comments: The proposed amendments to the definition would align not only with the definition in the Redland City Plan 2018, but would reflect the definition of community use within the <i>Planning Regulation 2017</i> . Examples of a community use envisaged include an art gallery, community centre, community hall, library or museum. These are the types of uses that were also envisaged by the RPS definition. Consequently, it is considered that the proposed amendments to the wording are minor in nature and consistent with current laws and policies.		
Temporary use:	<i>'Means the irregular or infrequent use of premises for sport, recreation, entertainment or cultural activities that does not require the construction of a permanent building or the installation of permanent infrastructure or services. A temporary use does not exceed 21 days in any 12 month period with not one single period exceeding 10 days duration.'</i>	<ul style="list-style-type: none"> <i>'A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.'</i>
Officer comments: <ul style="list-style-type: none"> The proposed amendments to the definition would align not only with the definition in the Redland City Plan 2018, but would reflect the definition of temporary use within the <i>Planning Regulation 2017</i>. It is considered that the proposed amendments to the wording are minor in nature and would be consistent with current laws and policies. 		

Revisions to the conditions of approval

The applicant is proposing to make the following changes to the Conditions of approval as outlined in the table below. For a full set of amended conditions, refer to attachment 7.

CONDITION	PROPOSED CHANGES/REASON	OFFICER COMMENTS
Condition 2 <i>'Undertake the development generally in accordance with the approved plans and documents referred to in Table 1, subject to conditions of this applicant and any notations by Council on the plans. Timing: Prior to the use commencing and ongoing.'</i>	<ul style="list-style-type: none"> To amend Table 1 and update the plan/document reference numbers to those approved on 11 May 2017 as part of compliance assessment. To amend the timing of the condition as follows: <i>Timing: Prior to the use commencing and ongoing.'</i> 	Supported. Conditions of the Preliminary Approval granted on 18 November 2015 required a number of documents and plans to be submitted to Council for approval prior to the lodgement of the first development applications over the site. Council approved a number of plans/documents on 11 May 2017 as part of compliance assessment and the request to incorporate these plans within Table 2 is therefore supported (see Attachment 9 for a list of approved documents). Timing: It is agreed that the timing is confusing as the PA does not authorise any development to occur.
Condition 4 <i>'Submit to Council, and have approved, an updated Plan of Development (Version E.3) incorporating the amendments listed in appendix 1, and rename it</i>	<i>'Submit to Council, and have approved, an updated Plan of Development (Version E.3 H/Draft D)) incorporating the amendments listed in appendix 1. and rename it Version G.</i>	The applicant has submitted an amended POD version H for consideration. If approved, this POD will replace version G.

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Version G. Note: This should include the full Plan of Development, including all appended and updated codes.'	Note: This should include the full Plan of Development, including all appended and updated codes.' Reason: It is intended to prepare and submit an amended Plan of Development (POD), version H.	
Condition 5 Comply with the approved Plan of Development (Version G).	Comply with the approved Plan of Development (Version G). Reason: The condition to require compliance with the approved POD is regulated by Condition 2.	Not supported. The POD is proposed to be amended to version H – which will be listed as an approved document under Table 1. However, for the avoidance of doubt, it is considered this condition should remain and be updated to reference version H of the POD instead: <i>Comply with the approved Plan of Development (Version H Draft D).</i>
Condition 6 'Submit to Council and have approved an updated Precinct Plan (14009_SK015[21]) incorporating the following amendments, and rename it Precinct Plan (14009_SK015[21]).	Condition to be deleted. Reason: The condition requirement has been satisfied.	Supported. An updated precinct plan was approved by Council on 4 May 2017. The approved plan reference will be added to Table 1.
Condition 7 Comply with the approved Precinct Plan (14009_SK015[21]).	Condition to be deleted. Reason: This plan has been added to Table 1 and compliance with the approved plan is regulated by Condition 2.	Supported. Compliance with the approved plan will be regulated by Condition 2.
Condition 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])...	Condition to be deleted. Reason: The condition requirement has been satisfied.	Supported. An updated Master Plan was approved by Council on 4 May 2017. The approved plan reference will be added to Table 1.
Condition 9 Comply with the approved Master Plan (14009_14009_SK013[24])	Condition to be deleted. Reason: This plan has been added to Table 1 and compliance with the approved plan is regulated by Condition 2.	Supported. Compliance with the approved plan will be regulated by Condition 2.
Condition 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).	Condition to be deleted. Reason: The condition requirement has been satisfied.	Supported. An updated Open Space Landscape Strategy (0345-003 Version 3) was approved by Council on 4 May 2017. The approved plan reference will be added to Table 1.
Condition 11 Comply with the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3).	Condition to be deleted. Reason: This plan has been added to Table 1 and compliance with the approved plan is regulated by Condition 2.	Supported. Compliance with the approved plan will be regulated by Condition 2.
Condition 12 Submit to Council, and have	Condition to be deleted. Reason:	Supported. An updated Shoreline Biting Insect

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<i>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)</i>	The condition requirement has been satisfied.	Management Plan 140906v was approved by Council on 4 th May 2017. The approved plan reference will be added to Table 1.
Condition 13 <i>Comply with the approved Shoreline Biting Insect Management Plan (140906v)</i>	Condition to be deleted. <u>Reason:</u> This plan has been added to Table 1 and compliance with the approved plan is regulated by Condition 2.	Supported. Compliance with the approved plan will be regulated by Condition 2.
Condition 14 <i>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).</i>	Condition to be deleted. <u>Reason:</u> The condition requirement has been satisfied.	Supported. An updated Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6) was approved by Council on 4 th May 2017. The approved plan reference will be added to Table 1.
Condition 15 <i>Comply with the approved Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6).</i>	Condition to be deleted. <u>Reason:</u> This plan has been added to Table 1 and compliance with the approved plan is regulated by Condition 2.	Supported. Compliance with the approved plan will be regulated by Condition 2.
Condition 16 <i>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’ ...</i> <i>Timing: Prior to the lodgement of a development application on the subject land.</i>	<i>“Submit to Council, and have approved, the design for an upgraded intersection at Heinemann Road and Double Jump Road generally in accordance with the recommendations of the approved ‘Assessment of impacts at the Heinemann Road / Double Jump Road intersection’ report prepared by HTC Consulting (report ref: 14S07.45.SAH).”</i> <u>Reason:</u> The applicant wishes to update condition requirements to align with approved report (May 2017) recommendations which justify a reduced intersection upgrade.	Supported. Council approved on 11 May 2017 as part of compliance assessment the report 'Assessment of impacts at the Heinemann Road / Double Jump Road intersection' report prepared by HTC Consulting (report ref: 14S07.45.SAH). Referencing this report in the condition is therefore supported and the approved report will also be added to Table 1. Although plans for the intersection upgrade have been approved as part of Operational Works application OPW17/0055 – the design of this intersection can be amended in accordance with the recommendations of the report. An amendment to this operational works approval would however be required.
Condition 17 <i>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 lightening) and adjustments and/or relocations to</i>	Replace the timing with: <i>Timing: Prior to the sealing of the first lot, or commencement of any use on the subject land, with the exception of a Temporary Use and/or community facility established on Lot 2 on SP226358 or Lot 83 on S312432.’</i> <u>Reason:</u> The applicant is concerned that the timing may unintentionally cause the requirement to construct substantial	Supported. The temporary/community uses have been limited to particular lots within the development footprint (see Attachment 10), to provide greater certainty for Council on where these uses could be located. The establishment of a temporary use would not trigger the need for the intersection upgrade, being that it would only operate for a minimum

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<p><i>existing services and is to be at no cost to Council.</i></p> <p><i>Timing: Prior to the sealing of the first lot, or commencement of any use, on the subject land.'</i></p>	<p>upgrades at a premature time, such as the establishment of a temporary estate office. The amendment seeks to clarify that proposed interim or temporary uses are excluded from the requirement to upgrade the intersection.</p>	<p>of 21 days in any 12 month period. It is also unlikely that a community use or assessable temporary use would be of a scale that would require the intersection to be upgraded. Nevertheless, the traffic impacts arising from any future applications on these lots, would be assessed as part of a development application.</p> <p>The amendments to the condition would not compromise the delivery of the upgrade works for the approved and ultimate land uses.</p>
<p>Condition 18</p> <p><i>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])</i></p>	<p>Condition to be deleted.</p> <p><u>Reason:</u> The condition requirement has been satisfied.</p>	<p>Supported.</p> <p>A Conceptual Road & Cycle Hierarchy Plan Catchment A & B was approved by Council on 4 May 2017. The approved plan reference will be added to Table 1.</p>
<p>Condition 20</p> <p><i>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 or each catchment.</i></p> <p><i>Timing: As part of the lodgement of the first development application affecting each catchment.</i></p>	<p>Amend the condition as follows: <i>Unless otherwise approved by Council through subsequent development applications, 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 or each catchment.</i></p> <p><i>Timing: As part of the lodgement of the first development application affecting each catchment, except interim or temporary uses on the subject land.</i></p> <p><u>Reason:</u> The applicant would like to investigate retaining the circular basin near the foreshore for its aesthetic and functional merit and subject to further detailed investigation. The current wording of the condition does not allow for this.</p>	<p>Supported.</p> <p>It is considered that, subject to further detailed investigation works, the ability to retain some of the dams and particularly the large circular dam could be a positive addition to the development. Changes to the wording of this condition will allow this flexibility.</p> <p>The amendments to the timing clarify that a temporary use, such as a site office, would not trigger this requirement.</p>
<p>Condition 21</p> <p><i>Submit to Council and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on approved Master Plan (14009_SK013[24]) that demonstrates:-</i></p> <p><i>b)</i></p> <p><i>Where relating to the open space</i></p>	<p>Part b) of the condition to be deleted.</p> <p><u>Reason:</u> The Wallum Froglet Habitat Assessment was assessed as part of Shorelines Stage 1B & 1C and is proposed to be added to Table 1.</p>	<p>Not supported.</p> <p>This condition remains relevant as within the open space precinct on Lot 11 on SP268704, development applications will still be forthcoming. For completeness, this condition should remain and the document submitted for assessment with every relevant application lodged.</p>

CONDITION	PROPOSED CHANGES/REASON	OFFICER COMMENTS
<p>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.</p> <p>For b) prior to the lodgement of an application on Lot 11 on SP268704.</p>		
<p>Condition 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...</p>	<p>Condition to be deleted. <u>Reason:</u> The condition requirement has been satisfied.</p>	<p>Supported. A Sports & Recreation Layout Plan was approved by Council on 4th May 2017. The approved plan reference will be added to Table 1.</p>
<p>Condition 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 recommend strategy to address these impacts.</p> <p>Timing: Prior to lodgement of a development application on the subject land.</p>	<p>Condition to be deleted. <u>Reason:</u> The latest Environmental Protection and Biodiversity Conservation (EPBC) Listed Migratory Shorebird Survey – Shoreline be added to Table 1.</p>	<p>Supported. The EPBC Migratory Shorebird Survey assessment (dated 2016) was approved in May 2017. The report provides a detailed assessment and impact mitigation measures (for potential indirect impacts from development) that can be relied upon at time of subsequent DAs per stage. For example, signage along the foreshore to state “no dog off-leash area”. So the intent of this condition is satisfied. The approved report will be added to Table 1.</p>
<p>Condition 24 Dedicate Lot 1 on RP133830 to the State, with Council as trustee, as Public Use Land for conservation purposes.</p>	<p>Amended the condition as follows: <i>Dedicate the land within Lot 1 on RP133830 SP289245 shown on the approved Master Plan. Shoreline (14009_SK013[24]) as ‘Conservation Park’ to the State, with Council as trustee, as Public Use Land for conservation purposes.</i> <u>Reason:</u> Lot 1 on RP133830 was cancelled as part of a boundary re-alignment application. The new boundary of Lot 1 on SP289245 now also includes an area which is part of the lot to the north. The amended wording assures that only land identified as Conservation Park in the master plan is required to be dedicated.</p>	<p>Supported. Lot 1 on RP133830 (now known as Lot 1 on SP289245) had a boundary re-alignment approved as part of application ROL006176, to allow for an access/servicing easement for Lot 74 (see attachment 11). As a result the lot boundary no longer aligns with the area identified as Conservation Park in the Master Plan (see attachment 12). The amendments proposed will update the lot number and ensure that only land identified as Conservation Park in the Master Plan is required to be dedicated.</p>

CONDITION	PROPOSED CHANGES/REASON	OFFICER COMMENTS
<p>Condition 25 <i>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.</i> <i>Note: The habitat values 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 DEQ Koala State Planning Regulatory Provisions' report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015.</i></p>	<p>Condition to be amended as follows: <i>Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in Schedule 11 of the Planning Regulation 2017 the South East Queensland Koala Conservation State Planning Regulatory Provision.</i></p>	<p>Supported. The provisions of the Koala SPRP have been incorporated into the Planning Regulation 2017 and the updating of this legislation is therefore supported.</p>
<p>Condition 26 <i>Site design must avoid clearing non-juvenile habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation (as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision) with any unavoidable clearing minimised and offset in accordance with the Environmental Offsets Act 2014.</i></p>	<p>Condition to be amended as follows: <i>Site design must avoid clearing non-juvenile habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation as identified in Schedule 11 of the Planning Regulation 2017 (as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision) with any unavoidable clearing minimised and offset in accordance with the Environmental Offsets Act 2014.</i> It is also requested that the Division 9 request be added as an approved document under Table 1.</p>	<p>As above.</p>
<p>Condition 28 Submit to Council either: a) Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned, or b) Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land. Timing: Prior to lodgement of an application seeking approval for a subdivision plan that creates the 1000th lot.</p>	<p>Condition to be amended as follows: Submit to Council either: a) Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned, or b) Evidence that a non-state primary school to service the proposed Shoreline community has the appropriate approvals to be delivered either within the subject land, or within 1km of the Shoreline boundary.</p> <p>Reason: Amendments to the wording contemplate a scenario where a non-state primary school may be located on land within the locality (e.g. new</p>	<p>Supported. The amended wording does not compromise the requirement to provide primary school facilities for the Shoreline Community, after the creation of the 1000th lot; it does however allow greater flexibility in terms of location. It is noted that the extension of the Urban Footprint was not anticipated at the time this condition was drafted and does not therefore contemplate this scenario. The amended wording allows greater flexibility in terms of location and enables the school to be provided on land which is part of the extended Urban Footprint.</p>

CONDITION	PROPOSED CHANGES/REASON	OFFICER COMMENTS
	land to the north-west which has been included within the urban footprint) which services the shoreline community, but which is not technically located within the subject land.	
<p>Condition 30 <i>Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.</i></p> <p><i>Timing: Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.</i></p>	<p>Condition to be deleted. <u>Reason:</u> This condition has been satisfied. Recently Easement A on SP293885 has been created, which provides for servicing and access over Lot 73 on S31102 benefitting Lot 74 on S31102.</p>	<p>Not supported. While an application (ROL006176) has been approved for a boundary re-alignment with access/servicing easement for Lot 74 over Lot 73, it is considered that these rights for Lot 74 need to be preserved and it is noted that an application to Council to extinguish an easement is not required. This condition should therefore remain.</p>
<p>REFERRAL AGENCY CONDITIONS <i>Queensland Department of Infrastructure, Local Government and Planning (DILGP). Refer to the attached correspondence from DILGP dated 28th October 2015 (DILGP reference SDA-0714-012691 (F14/12027)).</i></p>	<p>Proposed amendment as follows: <i>Queensland Department of Infrastructure, Local Government and Planning (DILGP). Refer to the attached correspondence from DILGP dated 28th October 2015 (DILGP reference SDA-0714-012691 (F14/12027); or as amended from time to time.</i> <u>Reason:</u> To allow for the possibility of the concurrence agency response being amended.</p>	<p>Not supported. This is an advice note only and the amendment is not considered necessary.</p>

STRATEGIC IMPLICATIONS

Legislative Requirements

The application to change the development approval has been assessed against PACT, the Redlands Planning Scheme and other applicable planning instruments. The amendments proposed are considered to constitute a 'minor change' to the existing development approval, in accordance with s78 of PACT.

Risk Management

The standard development application risks apply. In accordance with the PACT the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

Financial

The applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse, resulting in financial costs to Council.

People

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. Advice has been received from relevant officers and forms part of the assessment of the application.

Consulted	Consultation Date	Comments/Actions
Engineering Assessment Team	25 October 2018	Changes Supported
Environmental Assessment Team	16 October 2018	Changes Supported
Health & Environment Unit	17 October 2018	Changes Supported
Landscaping Assessment Team	11 October 2018	Changes Supported

OPTIONS

Option One

That Council resolves to change the Preliminary Approval affecting the planning scheme for a Material Change of Use for a master planned urban community, including town centre, town centre frame, residential and open space precincts, subject to the conditions provided in Attachment 7.

Option Two

That Council resolves to change the Preliminary Approval affecting the planning scheme for a Material Change of Use for a master planned urban community, including town centre, town centre frame, residential and open space precincts, subject to conditions different to those provided in Attachment 7.

Option Three

That Council resolves to refuse the application (reasons for refusal will need to be provided).

OFFICER'S RECOMMENDATION

That Council resolves to change Preliminary Approval affecting the planning scheme for a Material Change of Use for a master planned urban community, including town centre, town centre frame, residential and open space precincts, subject to the conditions provided in Attachment 7.

ATTACHMENT 1 – Shoreline Development area – Southern Redland Bay





"Shoreline Urban Village"
Serpentine Creek, Scenic & Orchard Roads
Redland Bay, Redland City

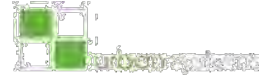


VOLUME 3 – PLAN OF DEVELOPMENT

Development Application for s242 Preliminary Approval for MCU for
Urban and Other Uses & to Vary the Effect of the RPS V6.2

Prepared for Shoreline Redlands Pty Ltd
22 March 2017 **29 January 2019**

VERSION H G



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FIGURES

- | | |
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| 1 | <i>Shoreline POD Version Hf
Serpentine Creek, Seenic and Orchard Roads, Redland Bay</i> |
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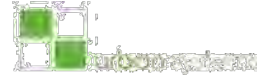


Figure 1 – Shoreline POD Master Plan

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

Figure 3 – Shoreline POD Precinct Plan

APPENDICES

APPENDIX I – RPD AND ADDRESS SCHEDULE

APPENDIX II – PARTS OF RPS V6.2 VARIED BY THE SHORELINE POD

APPENDIX III – SHORELINE REDLANDS WATER SENSITIVE URBAN DESIGN STRATEGY V6

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



Document Issue

Issue	Date	Prepared By	Checked By
Version H (Draft A)	12/11/2018	Sam Evans	Ashley Lovell
Version H (Draft B)	16/11/2018	Sam Evans	Ashley Lovell
Version H (Draft C)	27/11/2018	Sam Evans	Ashley Lovell
Version H (Draft D)	29/01/2019	Sam Evans	Ashley Lovell

The persons responsible for this report are:

VERSION H - DRAFT B

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VERSION H - DRAFT B

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* Please note: the front cover illustration shows all land **within southern Redland Bay** included in the Investigation Zone **and subject to this Preliminary Approval**, at southern Redland Bay.



1. INTRODUCTION

1.1 PREFACE

The Shoreline Plan of Development (POD) is the component of the Preliminary Approval (**Variation Approval**) for the Shoreline Urban Village project which, as provided for by s242 of the *Sustainable Planning Act 2009 (SPA)* s43 of the *Planning Act 2016 (PACT)*, varies the effect of **any local planning scheme instrument in effect for the premises**.—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 Redlands Planning Scheme Version 6.2 (RPS V6.2), unless varied by the Shoreline POD, applies over the premises. The Shoreline POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is any inconsistency between the RPS V6.2 and the Shoreline POD, 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.

The Redlands Planning Scheme Version 6.2 (RPS V6.2), unless varied by the Shoreline POD, applies over the premises. The Shoreline POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is any inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

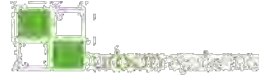
The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed, or the Preliminary Approval (Variation Approval) lapses.

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 Preliminary Approval (Variation Approval) issued by Council for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.



Figure 1 – Shoreline Master Plan

5 Shoreline POD Version 03
Serpentine Creek, Scenic and Orchard Roads, Redland Bay

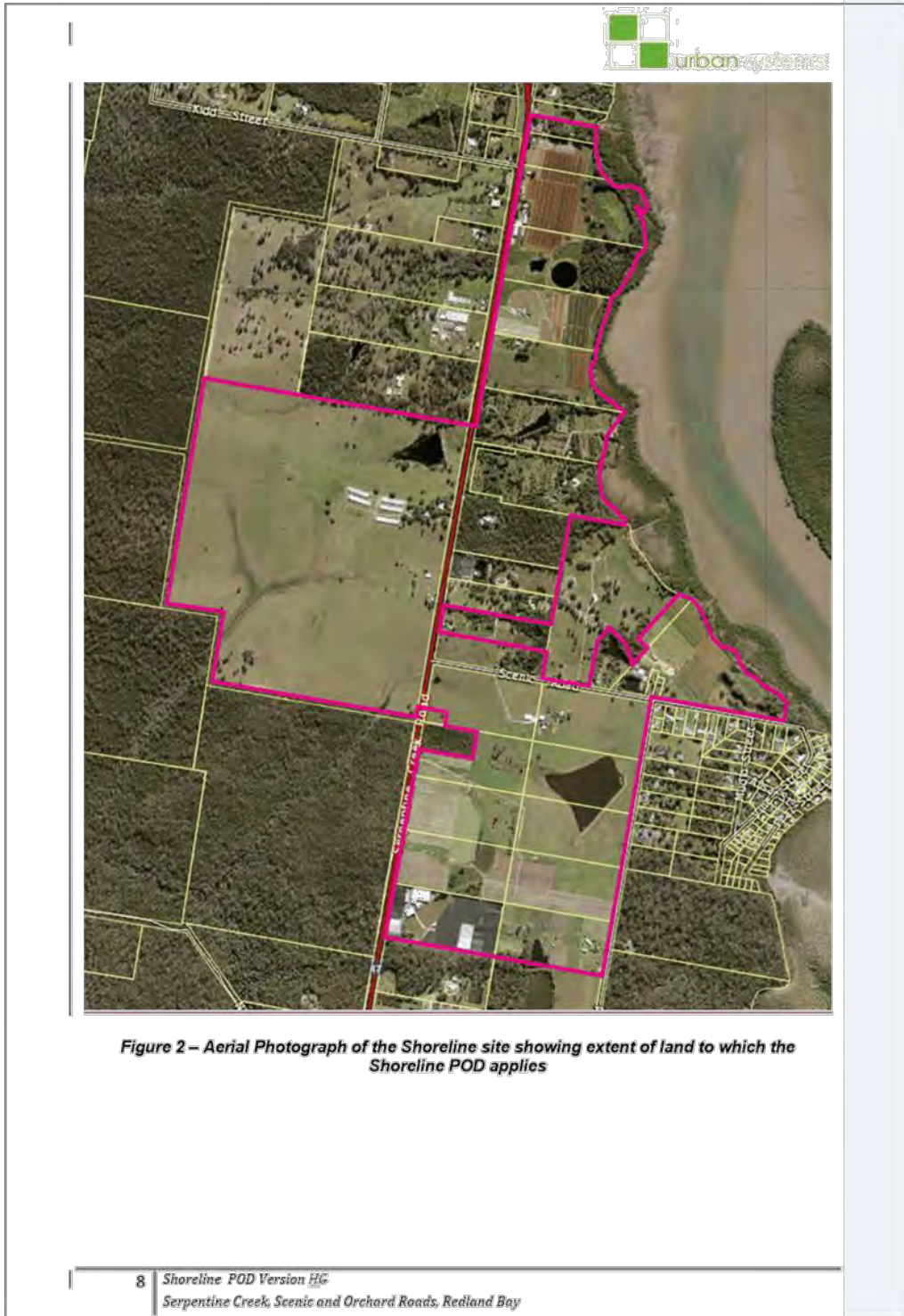


1.2 APPLICATION

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.



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1.3 PURPOSE AND RELATIONSHIP TO THE SUSTAINABLE PLANNING ACT 2009 2016

The Shoreline POD sets out how the Preliminary Approval (Variation Approval) for the Shoreline Urban Village - in accordance with s43 of the PACT - categorises development, specifies categories of assessment for assessable development, and what matters (the assessment benchmarks) the Council as assessment manager must assess assessable development against.

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.

The following elements of the Shoreline POD implement its regulatory function:

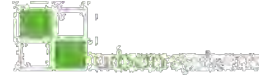
- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Other Codes (being overlay codes, use codes, other development codes and general codes)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

The RPS V6.2, unless varied by the Shoreline POD, applies over the premises. The POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is an inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed, or the Preliminary Approval (Variation Approval) lapses.

The Shoreline POD Master Plan shows the Shoreline Urban Village 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 Master Plan is shown at Figure 1.



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.

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 and Town Centre Frame (Reduced Density) Sub-precinct (TCF1).
 - 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) as varied by this POD, so that they can be used as a standalone assessment tool for future development.

The parts of the RPS V6.2 that are varied by this the Shoreline POD includes 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:

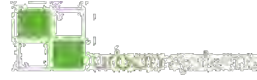
- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct
- Shoreline Residential Precinct
- Shoreline Open Space Precinct

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

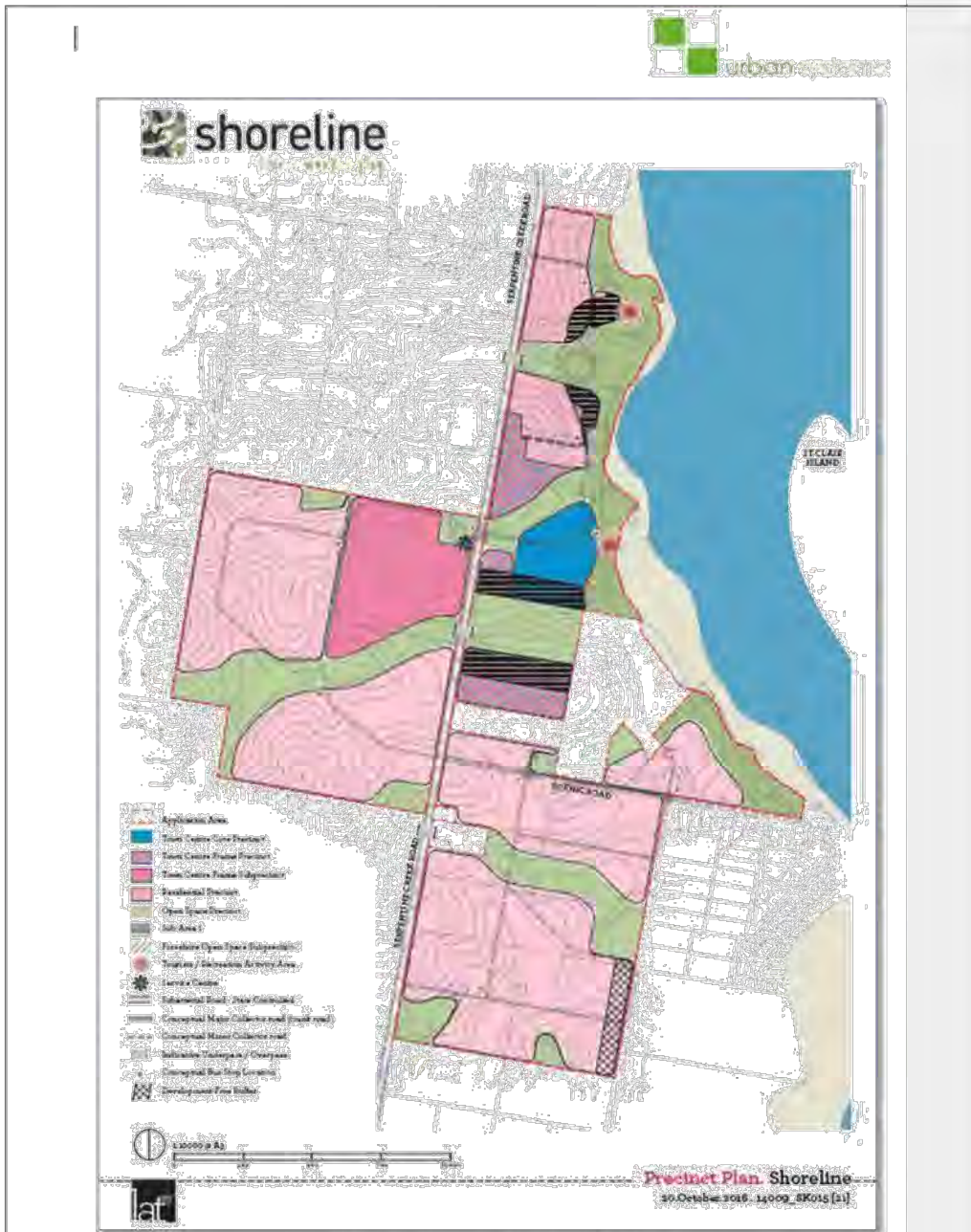
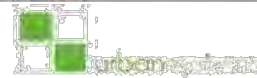


Figure 3 - Shoreline POD Precinct Plan

12 Shoreline POD Version 11
Serpentine Creek, Scenic and Orchard Roads, Redland Bay



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.

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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.

Any other level of assessment prescribed under a planning scheme, including any overlay level of assessment criteria, does not apply to the premises.

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 TEMPORARY USES

A 'temporary use' as defined in Schedule 3, any activity is accepted development in all precincts and overlays where it does not exceed 21 days in any 12 month period, with no one single period exceeding 10 days duration.

Editor's note – While such activities are accepted development for the purposes of the planning scheme, they may be regulated by local laws or other statutes.



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.

The Shoreline Town Centre Core Precinct Tables of Assessment are included at section 3.2.1 and 3.2.2.

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.

The Town Centre Core Precinct contains Sub-area 1 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245 RP133830** and 100 metres south of the southern boundary of Lot 1 on **SP289245 RP133830**, as depicted on the Shoreline Precinct Plan.



3.2.1 Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises¹


Shoreline Town Centre Core Precinct - Table of Assessment **Categories of development and assessment** for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4,29}	Level of Assessment ¹ Categories of development and assessment ¹⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	Code Assessable If the building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	Code Assessable If the building height is 14 metres or less Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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

^{2,28} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.


^{4,30} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.




<p>Bulky Goods Showroom</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<p>Caretakers Dwelling</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Caretakers Dwelling Code ■ Centre Design Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
<p>Child Care Centre</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Child Care Centre Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
<p>Commercial Office</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment



	requirements	<p>Control Code</p> <ul style="list-style-type: none"> ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Community Facility	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Display Dwelling	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)




<p>Drive Through Restaurant</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Drive Through Restaurant Code * ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<p>Education Facility</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> if not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) <ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
<p>Emergency Services</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> if not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* <ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code
<p>Estate Sales Office</p>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)




	<p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Shoreline Town Centre Core Precinct Code Estate Sales Office Code* Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Funeral Parlour	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> Shoreline Town Centre Core Precinct Code Access and Parking Code Centre Design Code* Erosion Prevention and Sediment Control Code Excavation and Fill Code Infrastructure Works Code Landscape Code Stormwater Management Code*
Health Care Centre	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable solutions in section 8.2.4 of the Centre Activity Code* Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) Shoreline Town Centre Core Precinct Code Access and Parking Code Centre Design Code* Erosion Prevention and Sediment Control Code Excavation and Fill Code Infrastructure Works Code Landscape Code Stormwater Management Code* Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Home Business	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 6.15.4 of the Home Business Code Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) Shoreline Town Centre Core Precinct Code Home Business Code Access and Parking Code Building Design Code to Reduce Incidence of Biting Insects (if in

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		Sub-area 1)
Indoor Recreation Facility	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Minor Utility	<p><u>Exempt</u> Accepted</p>	
Multiple Dwelling	<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"> ■ Shoreline Town Centre Core Precinct Code ■ Multiple Dwelling Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	<p><u>Self-Assessable</u> Accepted subject to requirements 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"> ■ 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 Core Precinct Code ■ Park Code* ■ Access and Parking Code

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


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	<p>assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	<p><u>Exempt</u> <u>Accepted</u></p>	
Service Industry	<p><u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If 500m² or less of gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Shop	<p><u>Self-Assessable</u> <u>Accepted subject to requirements</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"> (1) Not self-assessable; (2) 6,000 m² or less of gross floor area; and (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 	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

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	<p>exceeding 6,000 m² GFA.</p> <p>Otherwise - <u>Impact Assessable</u></p>	
<p>Telecommunications Facility</p>	<p><u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> if not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Shoreline Town Centre Core Precinct Code ■ Telecommunications Facility Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code
<p>Temporary Use</p>	<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"> ■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code ■ Shoreline Town Centre Core Precinct Code ■ Temporary Use Code
<p>Tourist Accommodation</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Tourist Accommodation Code * ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)



<p>Utility Installation</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
<p>Vehicle Parking Station</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<p>Veterinary Surgery</p>	<p><u>Self-Assessable</u> <u>Accepted subject to requirements</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 <u>If not accepted subject to requirements</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
<p>Defined uses not listed in column 1</p>	<p><u>Impact Assessable</u></p>	
<p>Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses</p>	<p><u>Impact Assessable</u></p>	

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3.2.2 Shoreline Town Centre Core Precinct - Table of Assessment for Other Development not associated with a Material Change of Use²

Shoreline Town Centre Core Precinct - Table of Assessment **Categories of development and assessment** for Other Development


column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ¹	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4,12}	<u>Code Assessable</u>	<ul style="list-style-type: none"> Shoreline Town Centre Core Precinct Code Reconfiguration Code* Development Near Underground Infrastructure Code Excavation and Fill Code Infrastructure Works Code Stormwater Management Code*
Creating lots by subdividing another lot by - <ul style="list-style-type: none"> Volumetric Format Plan, or 	<u>Code Assessable</u>	<ul style="list-style-type: none"> Shoreline Town Centre Core Precinct Code Reconfiguration Code*
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement, or Creating an easement giving access to a lot from a constructed road 	<u>Code Assessable</u>	<ul style="list-style-type: none"> Reconfiguration Code*
Building Work for -		
Communications Structures	Exempt Accepted If minor building works ^{4,33} Self-Assessable Accepted subject to requirements If -	<ul style="list-style-type: none"> Acceptable Solutions in section 7.2.4 of the Communications Structures Code

² 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.

^{4,31} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4,32} Whether or not having a Community Management Statement.

^{4,33} 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 Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	<p>Level of Assessment¹ Categories of development and assessment¹¹</p> <p>(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p> <ul style="list-style-type: none"> Communications Structures Code
Operational Works for -		
Excavation and Fill	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code Erosion Prevention and Sediment Control Code Excavation and Fill Code
Placing an Advertising Device on Premises	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 7.1.4 of the Advertising Devices Code Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> Reconfiguration Code* Development Near Underground Infrastructure Code Erosion Prevention and Sediment Control Code Excavation and Fill Code Infrastructure Works Code Landscape Code Stormwater Management Code*

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Shoreline Town Centre Core Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ¹¹	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
All other development not listed in column 1	<u>Exempt</u> <u>Accepted</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 3.3.1 and 3.3.4 3.3.2.

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

The Town Centre Frame Precinct contains Sub-area 1 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 **SP289245** RP133830 and 100 metres south of the southern boundary of Lot 1 on **SP289245** RP133830, as depicted on the Shoreline Precinct Plan.



3.3.1 Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises³

Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4,11A}	Level of Assessment Categories of development and assessment ^{11A}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	<p><u>Code Assessable</u> If –</p> <p>(1) Not located in TCF1; and (2) The building height is 14 metres or less.</p> <p>Or</p> <p>(3) Located in TCF1; and (4) The building height is 9.5 metres or less; and (5) 2 storeys or less.</p> <p>Or</p> <p>(6) Located in TCF1; and (7) Within 100 metres of a public transport stop; and (8) The building height is 14 metres or less.</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	<p><u>Code Assessable</u> If –</p> <p>(1) Not located in TCF1; and (2) The building height is 14 metres or less.</p> <p>Or</p> <p>(3) Located in TCF1; and (4) Within 100 metres of a public transport stop; and (5) The building height is 14 metres or less.</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ 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 Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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.
^{4,11A} See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹¹	Level of Assessment Categories of development and assessment ¹¹⁵	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Bed and Breakfast	<p><u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1; and complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not located in TCF1; and otherwise not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Commercial Office	<p><u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1; and complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not located in TCF1; and - The use is undertaken as part of a mixed use development; Having 400m² or less gross floor area</p>	<ul style="list-style-type: none"> ■ 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*

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 Serpentine Creek, Scenic and Orchard Roads, Redland Bay



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹¹	Level of Assessment Categories of development and assessment ¹¹⁵	Assessment-Criteria Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise - <u>Impact Assessable</u>	
<u>Community Facility</u>	<p><u>Code Assessable</u> If located in the Town Centre Frame; or</p> <p>If located in TCF1; and not exceeding a building height of 9.5m or less above ground level</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ <u>Shoreline Town Centre Frame Precinct Code</u> ■ <u>Access and Parking Code</u> ■ <u>Erosion Prevention and Sediment Control Code</u> ■ <u>Excavation and Fill Code</u> ■ <u>Infrastructure Works Code</u> ■ <u>Landscape Code</u> ■ <u>Stormwater Management Code*</u> ■ <u>Building Design Code to Reduce Incidence of Biting Insects</u>
<u>Display Dwelling</u>	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
<u>Dual Occupancy</u>	<p><u>Code Assessable</u> If located in TCF1; and -</p> <p>(1) The use is located on a premises that -</p> <p>(a) is 700m² or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(2) The building height is -</p> <p>(a) 9.5 metres or less above ground level;</p> <p>(b) 2 storey or less; and</p> <p>(3) Any built to boundary wall -</p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Dual Occupancy Code * ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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Serpentine Creek, Seenie and Orchard Roads, Redland Bay



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹¹	<p>Level of Assessment Categories of development and assessment¹¹⁵</p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
	<p>(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>	
Dwelling House	<p><u>Self-Assessable</u> Accepted subject to requirements If located in TCF1</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ 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) ■ Shoreline Town Centre Frame 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*
Education Facility	<p><u>Code Assessable</u> If not located in TCF1</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ 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* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Estate Sales Office	<p><u>Self-Assessable</u> Accepted subject to</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office

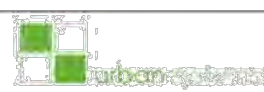
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Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹	<p>Level of Assessment Categories of development and assessment¹¹⁵</p> <p>requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p> <p>Code*</p> <ul style="list-style-type: none"> ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Estate Sales Office Code* ■ Access and Parking Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Health Care Centre	<p><u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1 and complying with the assessment criteria being the acceptable solutions in column 3</p> <p><u>Code Assessable</u> If not located in TCF1 and otherwise 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"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ 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* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

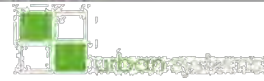
column 1	column 2	column 3
Use ¹¹¹	<p>Level of Assessment Categories of development and assessment¹¹⁵</p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
Home Business	<p><u>Self Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Home Business Code ■ Access and Parking Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Indoor Recreation Facility	<p><u>Code Assessable</u> If not located in TCF1 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"> ■ 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* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Minor Utility	<p><u>Exempt</u> Accepted</p>	
Multiple Dwelling	<p><u>Code Assessable</u> If -</p> <p>(1) Not located in TCF1; and (2) The building height is 14 metres or less</p> <p>Or</p> <p>(3) Located in TCF1; and (4) Within 100 metres of a public transport stop; and (5) The building height is 14 metres or less</p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Multiple Dwelling Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹¹	Level of Assessment Categories of development and assessment ¹¹⁵	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	Otherwise - <u>Impact Assessable</u>	
Park	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ 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*
Refreshment Establishment	<p><u>Self-Assessable</u> Accepted subject to requirements If not located in TCF1 and complying with the assessment criteria being the acceptable solutions in column 3</p> <p><u>Code Assessable</u> If not located in TCF1 and -</p> <p>(1) The use is undertaken as part of a mixed use development;¹¹⁶ (2) Having 400m² or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ 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*

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 Serpentine Creek, Seenie and Orchard Roads, Redland Bay



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹¹¹	Level of Assessment Categories of development and assessment ¹¹⁵	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Road	<u>Exempt</u> <u>Accepted</u>	
Shop	<p><u>Self Assessable</u> <u>Accepted subject to requirements</u> If not located in TCF1 and complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not located in TCF1 and -</p> <p>(1) The use is undertaken as part of a mixed use development; (2) Having less than 250m² gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ 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*
Tourist Accommodation	<p><u>Code Assessable</u> If not located in TCF1 and the building height does not exceed 14 metres</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Tourist Accommodation Code * ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ¹¹⁴	Level of Assessment Categories of development and assessment ¹¹⁵	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Utility Installation	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
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>	



3.3.2 Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁴


Shoreline Town Centre Frame Precinct - Table of Assessment **Categories of development and assessment** for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment <small>117</small>	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4,118}	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code*
Creating lots by subdividing another lot by – <ul style="list-style-type: none"> ■ Volumetric Format Plan, or 	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code*

⁴ 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.

^{4.117} See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4.118} Whether or not having a Community Management Statement.



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment⁴ Categories of development and assessment¹¹⁷	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
<ul style="list-style-type: none"> ■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road 	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Reconfiguration Code*
Building Work for -		
Communications Structures	<p><u>Exempt</u> Accepted If minor building work^{4,118}</p> <p><u>Self-Assessable</u> Accepted subject to requirements If -</p> <p>(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code ■ Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code

^{4,118} See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work

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Serpentine Creek, Seenie and Orchard Roads, Redland Bay



Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	<p>Level of Assessment⁴ Categories of development and assessment <small>117</small></p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
	<p>If not self-assessable If not accepted subject to requirements</p>	
Excavation and Fill	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Reconfiguration Code* ■ Development Near Underground Infrastructure ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Private Waterfront Structure	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

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Shoreline Town Centre Frame Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ⁴ Categories of development and assessment ¹¹⁷	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
All other development not listed in column 1	<u>Exempt</u> <u>Accepted</u>	

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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.

The Shoreline Residential Precinct Tables of Assessment are included at sections 3.4.1 and 3.4.2.

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.

The Shoreline Residential Precinct contains Sub-area 1, generally defined as the land within 100 metres of the vegetation mapped as A2 and A3 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 2 May 2017, and on the eastern boundary of Lots 256, 86 and 247 on S312432 located within the south-eastern area of Shoreline, as depicted on the Shoreline Precinct Plan.



3.4.1 Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises⁵

Shoreline Residential Precinct - Table of Assessment **Categories of development and assessment** for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4,192}	Level of Assessment ⁴ Categories of development and assessment ²⁰⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Aged Persons and Special Needs Housing	<p><u>Code Assessable</u> If –</p> <p>(1) The building height is 9.5 metres or less; and</p> <p>(2) 2 storeys or less</p> <p>Or</p> <p>(3) Located within 100 metres of a public transport stop; and</p> <p>(4) The building height is 14 metres or less</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	<p><u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area, or within 100 metres of a public transport stop and the building height is –</p> <p>(1) 14 metres or less above ground level; and</p> <p>(2) 3 storeys or less; and</p> <p>(3) The premises is –</p> <p>(a) 800 m² or more in area; and</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"> ■ Shoreline Residential 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 Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

⁵ 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.

^{4,192} See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

^{4,200} 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 Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4,149}	Level of Assessment ⁴ Categories of development and assessment ²⁰⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Bed and Breakfast	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Community Facility	<u>Code Assessable</u> If total gross floor area of the proposed use and any existing community use does not exceed 250m ²	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Display Dwelling	<u>Self-Assessable</u> <u>Accepted subject to requirements</u> If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Display Dwelling Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dual Occupancy	<u>Code Assessable</u> If - (1) The use is located on a premises that - (a) is 700m ² or more in area; (b) has a frontage of 20 metres or more;	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Dual Occupancy Code * ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

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Serpentine Creek, Seenie and Orchard Roads, Redland Bay



Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{1,19}	<p>Level of Assessment⁴ Categories of development and assessment <small>200</small></p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
	<p>(2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less; (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"> ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dwelling House	<p><u>Self-Assessable</u> Accepted subject to requirements</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ 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) ■ 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*
Estate Sales Office	<p><u>Self-Assessable</u> Accepted subject to requirements 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"> ■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Estate Sales Office Code* ■ Access and Parking Code

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 Serpentine Creek, Seenie and Orchard Roads, Redland Bay



Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4, 149}	Level of Assessment ⁴ Categories of development and assessment ²⁰⁰	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	If not accepted subject to requirements	<ul style="list-style-type: none"> Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Home Business	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 6.15.4 of the Home Business Code Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) Shoreline Residential Precinct Code Home Business Code Access and Parking Code Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) <p>And where being carried out in a Domestic Outbuilding -</p> <ul style="list-style-type: none"> Domestic Outbuilding Code Erosion Prevention and Sediment Control Code Excavation and Fill Code
Minor Utility	<u>Exempt</u> Accepted	
Multiple Dwelling	<p><u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area or within 100 metres of a public transport stop and the building height is -</p> <ol style="list-style-type: none"> (1) 14 metres or less above ground level; and (2) 3 storeys or less; and (3) The premises is - <ol style="list-style-type: none"> (a) 800 m² or more in area; and (b) Has a frontage of 20 metres or more. <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> Shoreline Residential Precinct Code Multiple Dwelling Code* Access and Parking Code Erosion Prevention and Sediment Control Code Excavation and Fill Code Infrastructure Works Code Landscape Code Stormwater Management Code* Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	<u>Self-Assessable</u> Accepted subject to	<ul style="list-style-type: none"> Acceptable Solutions in section 6.20.4 of the Park Code*

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Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{1,149}	<p>Level of Assessment⁴ Categories of development and assessment <small>200</small></p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
	<p><u>requirements</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 If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Shoreline Residential Precinct Code ■ Park Code* ■ Access and Parking Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	<p><u>Exempt</u> <u>Accepted</u></p>	
Utility Installation	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	<p><u>Impact Assessable</u></p>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<p><u>Impact Assessable</u></p>	
Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses	<p><u>Impact Assessable</u></p>	

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3.4.2 Shoreline Residential Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁶

Shoreline Residential Precinct - Table of Assessment **Categories of development and assessment for Other Development**

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment ^{4,202}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4,203}	Code Assessable	<ul style="list-style-type: none"> Shoreline Residential Precinct Code Reconfiguration Code* Development Near Underground Infrastructure Code Excavation and Fill Code Infrastructure Works Code Stormwater Management Code*
Creating lots by subdividing another lot by – <ul style="list-style-type: none"> Volumetric Format Plan, or 	Code Assessable	<ul style="list-style-type: none"> Shoreline Residential Precinct Code Reconfiguration Code*
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement; or Creating an easement giving access to a lot from a constructed road 	Code Assessable	<ul style="list-style-type: none"> Reconfiguration Code*
Building Work for -		
Communications Structures	Exempt Accepted If minor building work ^{4,204} Self-Assessable	<ul style="list-style-type: none"> Acceptable Solutions in section 7.2.4 of the Communications

⁶ 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.

^{4,202} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4,203} Whether or not having a Community Management Statement.


^{4,204} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.



Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	<p>Categories of development and assessment Level of Assessment^{1,202}</p>	<p>Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development</p>
	<p>Accepted subject to requirements If -</p> <p>(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<p>Structures Code</p> <ul style="list-style-type: none"> Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code Domestic Driveway Crossover Code
Excavation and Fill	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code Erosion Prevention and Sediment Control Code Excavation and Fill Code

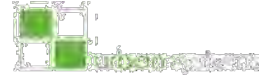
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Shoreline Residential Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment ^{1,202}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Placing an Advertising Device on Premises	<p><u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable If not accepted subject to requirements</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Private Waterfront Structure	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	<u>Exempt</u> Accepted	

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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.

The Shoreline Open Space Precinct Tables of Assessment are included at sections 3.5.1 and 3.5.2.

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 Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises⁷


Shoreline Open Space Precinct - Table of Assessment **Categories of development and assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use ^{1,121}	Categories of development and assessment Level of Assessment^{4,122}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Caretakers Dwelling	<u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects
Community Facility	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Emergency Services	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Minor Utility	<u>Exempt</u> Accepted	

⁷ 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.

^{6,131} See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

^{4,132} 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 Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4,131}	Categories of development and assessment Level of Assessment ^{4,132}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Outdoor Recreation Facility	<u>Exempt</u> Accepted If undertaken by Redland City Council <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Park	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.20.4 of the Park Code* ■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ■ Shoreline Open Space Precinct Code ■ Park Code* ■ Access and Parking Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Refreshment Establishment	<u>Exempt</u> Accepted subject to requirements If undertaken by Redland City Council <u>Code Assessable</u> If not exempt and 150m ² or less gross floor area Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	<u>Exempt</u> Accepted	

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Shoreline Open Space Precinct - Table of Assessment Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{4.131}	Categories of development and assessment Level of Assessment ^{4.132}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Temporary Use	<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"> ■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code ■ Shoreline Open Space Precinct Code ■ Temporary Use Code
Utility Installation	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
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>	

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3.5.2 Shoreline Open Space Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises⁸

Shoreline Open Space Precinct - Table of Assessment **Categories of development and assessment for Other Development**


column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment^{4,134}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{4,135}	<u>Code Assessable</u>	<ul style="list-style-type: none"> Shoreline Open Space Precinct Code Reconfiguration Code* Development Near Underground Infrastructure Code Excavation and Fill Code Infrastructure Works Code Stormwater Management Code*
Creating lots by subdividing another lot by - <ul style="list-style-type: none"> Volumetric Format Plan 	<u>Code Assessable</u>	<ul style="list-style-type: none"> Shoreline Open Space Precinct Code Reconfiguration Code*
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement; or Creating an easement giving access to a lot from a constructed road. 	<u>Code Assessable</u>	<ul style="list-style-type: none"> Reconfiguration Code*
Building Work for -		
Communications Structures	<u>Exempt</u> Accepted If minor building work ^{4,136} <u>Self-Assessable</u> Accepted subject to requirements	<ul style="list-style-type: none"> Acceptable Solutions in section 7.2.4 of the Communications Structures Code

⁸ 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.

^{4,134} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

^{4,135} Whether or not having a Community Management Statement.

^{4,136} See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.



Shoreline Open Space Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment^{k,l,m}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	If - (1) Not exempt accepted ; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u> If not self-assessable If not accepted subject to requirements	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	<u>Self-Assessable</u> Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 <u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code

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Shoreline Open Space Precinct - Table of Assessment Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	Categories of development and assessment Level of Assessment ^{4,124}	Assessment Criteria Assessment benchmarks for assessable development and requirements for accepted development
	If not self-assessable If not accepted subject to requirements	
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Reconfiguration Code* ■ Access and Parking Code ■ Development Near Underground Infrastructure ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Private Waterfront Structures	<u>Code Assessable</u>	<ul style="list-style-type: none"> ■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	<u>Exempt</u> Accepted	

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4. PRECINCT CODES

4.1 SHORELINE TOWN CENTRE CORE PRECINCT CODE

4.1.1 Introduction

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 **generally** defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245** RP133830 and 100 metres south of the southern boundary of Lot 1 on **SP289245** RP133830, as depicted on the Shoreline Precinct Plan.

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 Development⁹

Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<u>Uses and Other Development -</u>			
S1.1	(1) The precinct provides for a range of centre uses that - (a) enhance and protect the role and function of the City's network of centres; (b) meet demonstrated community needs to service a catchment of up to 10,000 people;	P1.1	(1) No probable solution identified.

⁹ 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	
S1.2	<p>(c) includes up to 6,000 m² of retail space including supermarkets and up to 6,000 m² of commercial uses, including specialty stores, commercial activities and community services.</p> <p>Residential and tourist accommodation uses are designed and ensure the maintenance of active street frontages at ground level.</p>	P1.2	No probable solution identified.
S2.1	<p><u>Built Form and Density -</u></p> <p>(1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre;</p> <p>(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 minimises any potential impacts of overshadowing and loss of privacy.</p>	P2.1	<p>(1) Building or structure height is 14 metres or less above ground level;</p> <p>(2) No probable solution identified.</p>
S2.2	<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>	P2.2	(1) No probable solution identified.
S2.3	<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</p>	P2.3	<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</p>




Shoreline Town Centre Core Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p>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> <p>S2.4 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> <p>S2.5 (1) Building design and layout incorporates architectural elements that -</p> <ul style="list-style-type: none"> (a) reinforce a high quality centre environment; (b) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages; (d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining precinct; (e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement; (f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets; (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; (h) ensure high levels of physical and visual interaction and 	<p>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> <p>P2.4 Residential development achieves a density of up to 50 dwellings per hectare.</p> <p>P2.5 No probable solution identified.</p>

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Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	pedestrian access at ground level.		
	<u>Amenity</u>		
S3.1	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.	P3.1	No probable solution identified.
S3.2	Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P3.2	No probable solution identified.
S3.3	(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.	P3.3	(1) No probable solution identified; (2) No probable solution identified.
S3.4	(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.	P3.4	(1) No probable solution identified.
S3.5	(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.	P3.5	(1) No probable solution identified.
S3.6	(1) Artificial light does not result in unreasonable disturbance to any person or activity;	P3.6	(1) No probable solution identified; (2) The vertical illumination resulting from direct, reflected or other

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Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S3.7	<p>(2) Lighting is designed to avoid spilling onto adjoining residential zones;</p> <p>(3) Glare and reflection of the sun are minimised through material and glazing choice.</p> <p>(1) Noise generated by the use or other development is compatible with that experienced in a centre environment;</p> <p>(2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or the development adjoins a residential area, non-residential uses are located, and designed to ameliorate noise impacts.</p>	P3.7	<p>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>(3) No probable solution identified.</p> <p>(1) No probable solution identified;</p> <p>(2) The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
S3.8	Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment.	P3.8	<p>No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to Part 11 – Planning Scheme Policy 5 – Environmental Emissions for further information on noise and air quality impacts.</p>
S3.9	<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>	P3.9	(1) No probable solution identified.
S3.10	<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</p>	P3.10	(1) No probable solution identified.




Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths.		
	<u>Environment -</u>		
S4.1	(1) Uses and other developments are consistent with the effective protection of environmental values from external impacts including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) pollution control; (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).	P4.1	No probable solution identified.
S4.2	Uses and other development are designed to minimise the need for excavation and fill.	P4.2	No probable solution identified. Editor's Note - Refer to Part 7 - Division 6 - Excavations and Fill Code for assessment criteria where the site requires earthworks.
S4.3	(1) Landscaping is designed to - (a) incorporate plant species that are native to the local area; (b) recognise and enhance the landscape and streetscape character of the centre; (c) incorporate landscaping as a component of the stormwater management system.	P4.3	(1) Species used for landscaping are selected from the native plants listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees where within the road reserve. Editor's Note - For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code ■ Division 9 - Stormwater Management Code*
	<u>Infrastructure</u>		
S5.1	Infrastructure is provided to be readily	P5.1	No probable solutions identified.

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Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	integrated with existing systems and facilitate the orderly provision of future systems.		
S5.2	Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre.	P5.2	No probable solution identified.
S5.3	(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 (including the National Broadband Network); (g) waste and recycling collection facilities.	P5.3	(1) No probable solution identified.
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises 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; (2) Uses and other development - (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; (d) ensure unobstructed access to containers by collection vehicles; (3) Waste and recycling storage is designed and located to -	P5.4	(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 Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
\$5.5	<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>(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, stops and interchanges in the most accessible and convenient locations to maximise their use;</p> <p>(b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods;</p> <p>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.</p>	P5.5	(1) No probable solution identified.
\$5.6	<p>(1) Opportunities for cycling as a modal choice for employees and customers are provided through -</p> <p>(a) clearly defined on-site paths and facilities;</p> <p>(b) secure cycle storage areas, and facilities including showers and lockers for employees;</p> <p>(c) provision of cycle racks for customers.</p>	P5.6	<p>(1) Cycling facilities include -</p> <p>(a) On-site bicycle facilities that are designed and constructed in accordance with <i>AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles</i>;</p> <p>(b) the following for employees -</p> <p>1 bicycle space per 200m² of gross floor area;</p> <p>1 personal locker per 2 bicycle parking spaces;</p> <p>1 shower cubicle with ancillary changing area per 5 bicycle spaces; or</p> <p>1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required;</p> <p>(c) 1 bicycle space per 200m² of gross floor area of customers, up to a maximum of 10 spaces.</p>



Shoreline Town Centre Core Precinct Code		Assessable Development	
Specific Outcomes		Probable Solutions	
S5.7	(1) The design and layout of vehicular access, parking facilities and service delivery areas are - (a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas; (b) located and designed to minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles; (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.	P5.7	(1) No probable solution identified. <div style="border: 1px solid black; padding: 5px;"> Editor's Note - Refer to Part 8 - <ul style="list-style-type: none"> ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths. </div>
S5.8	Community infrastructure is able to function effectively during and immediately after flood events.	P5.8	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.9	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.	P5.9	(1) No probable solution identified.

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"> ■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities 	<p>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.</p>
<p><i>Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</i></p>	
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4.2 SHORELINE TOWN CENTRE FRAME PRECINCT CODE

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 (TCF1).

The Town Centre Frame Precinct contains Sub-area 1, generally defined as the land between 100 metres north of the northern boundary of Lot 1 on **SP289245 RP133830** and 100 metres south of the southern boundary of Lot 1 on **SP289245 RP133830**, as depicted on the Shoreline Precinct Plan.

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. 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.

Provide for a range of limited non-residential uses that -

- g. provide opportunities for small commercial development and mixed-use buildings;



- h. fulfill a local community need and provide opportunities for social interaction and activity;
- i. are highly accessible to the residents served;
- j. do not compromise the role and function of centres;
- k. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
- l. are located on the major road network rather than local residential streets;
- m. 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 Development¹⁰

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<u>Uses and Other Development -</u>			
S1.1	(1) Land in proximity to centres, services and facilities and public transport is maximised for dwelling units that result in a compact housing form. (2) Land in the Town Centre Frame (Reduced Density) sub-precinct forms a transition area to the Residential Precincts.	P1.1	(1) The precinct is primarily utilised for - (a) multiple dwellings in the form of townhouses, villas or the like; (b) aged persons and special needs housing that provide a mix of dependent, semi-dependent and independent accommodation; and (c) apartment buildings. (2) The Town Centre Frame (Reduced Density) sub-precinct is primarily used for - (a) dwelling houses; and (b) dual occupancy.


¹⁰ 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			
Specific Outcomes		Probable Solutions	
S1.2	<p>(1) The following uses are encouraged -</p> <ul style="list-style-type: none"> (a) home-based businesses; (b) commercial and mixed use development; and (c) attached dwellings <p>(2) The following uses are encouraged in the Town Centre Frame (Reduced Density) sub-precinct -</p> <ul style="list-style-type: none"> (a) home-based businesses; and (b) dwelling houses; and (c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan. 	P1.2	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to Part 6 -</p> <ul style="list-style-type: none"> ■ Division 1 - Aged Persons and Special Needs Housing Code; ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
S2.1	<p><u>Built Form and Density -</u></p> <p>(1) The height of buildings and structures is equal to or less than 14 metres and 3 storeys;</p> <p>(2) Uses of a lesser height do not prejudice the preferred building form promoted through this precinct;</p> <p>(3) In TCF1 -</p> <ul style="list-style-type: none"> a) The height of buildings and structures maintain a low-rise built form. b) The height of buildings and structures within 100 metres of a public transport stop maintains a mid-rise built form. <p>(4) 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>	P2.1	<p>(1) No probable solution identified;</p> <p>Editor's Note -</p> <p>Refer to the relevant use code for specific assessment criteria</p> <p>(2) No probable solution identified;</p> <p>(3) If in TCF1 -</p> <ul style="list-style-type: none"> a) Overall building height is 9.5 metres or less above ground level; or b) Overall height is 14 metres and 3 storeys, if within 100 metres of a public transport stop. <p>(4) No probable solution identified.</p>
S2.2	<p>(1) Site coverage of buildings balance built and un-built areas to -</p> <ul style="list-style-type: none"> (a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between 	P2.2	<p>(1) Site coverage is 60 percent or less unless otherwise specified for the relevant use code.</p> <p>Editor's Note -</p> <p>Refer to the relevant use code for specific site coverage assessment</p>


Shoreline Town Centre Frame Precinct Code		
Assessable Development		
Specific Outcomes	Probable Solutions	
<p>dwelling units within and external to the use;</p> <p>(d) provide useable communal and private open for the occupants;</p> <p>(e) provide space for service functions including car parking and clothes drying.</p> <p>S2.3</p> <p>(1) Setbacks -</p> <p>(a) complement existing front setbacks in the street;</p> <p>(b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.</p>	<p>P2.3</p>	<p>criteria.</p> <p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to the relevant use code for specific setback assessment criteria.</p>
<p>S2.4</p> <p>(1) Density -</p> <p>(a) Lot reconfiguration creates lot sizes that provide opportunities for medium density housing uses;</p> <p>(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;</p> <p>(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</p> <p>(2) Density in the Town Centre Frame (Reduced Density) sub-precinct -</p> <p>(a) Lot configuration creates lot sizes that provide predominantly for dwelling houses; and</p> <p>(b) Within 100 metres 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.</p>	<p>P2.4</p>	<p>(1) Reconfiguration achieves -</p> <p>(a) Lots that are a minimum of 800m²;</p> <p>(b) No probable solution identified; and</p> <p>(c) Residential uses achieve a density of 1 dwelling unit per 200m² of site area;</p> <p>(2) Reconfiguration achieves -</p> <p>(a) Lots that are a minimum of 400m² where a dwelling house and 700m² where a dual occupancy; and</p> <p>(b) Residential uses achieve a density of 1 dwelling unit per 200 m² of site area.</p> <p>(3) For aged persons and special needs housing achieves a density, based on accommodation type provided of -</p> <p>(a) independent units = 1 dwelling unit for 200m²;</p> <p>(b) semi-dependent units - 1 dwelling unit per 100m²;</p> <p>(c) dependent units = 1 bed per 50m².</p>




Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S2.5</p> <p>(3) For aged persons and special needs housing, density varies depending on the type of accommodation provided.</p> <p>(1) Building design incorporates architectural elements that -</p> <ul style="list-style-type: none"> (a) exhibit a high degree of interest through the use of colour, angles, and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) minimise any adverse overshadowing, glare or reflection on adjoining properties; (d) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (e) provide physical connections and linkages between buildings, and between buildings and public places, including parks, to encourage pedestrian movement; (f) integrate with landscape planting and features. 	<p>P2.5</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - Refer to the relevant use code for specific built form assessment criteria</p>	
<p>S2.6</p> <p>(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by -</p> <ul style="list-style-type: none"> (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; (b) having regard to the topography of the land. 	<p>P2.6</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - Refer to Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.</p>	
<p>S3.1</p> <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>	<p>P3.1</p>	<p>(1) No probable solution identified</p>	



Shoreline Town Centre Frame Precinct Code Assessable Development		
Specific Outcomes		Probable Solutions
S3.2	(1) Uses are capable of - (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.	P3.2 (1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific solar access assessment criteria
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.	P3.3 (1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) 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; (d) of a suitable slope; (e) capable of receiving solar access.	P3.4 (1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific private and communal open space assessment criteria.
S3.5	(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 - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking areas and pedestrian and cycle paths.	P3.5 (1) No probable solution identified.
S3.6	(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 proximity to the use is preferred over the dedication of land.	P3.6 (1) No probable solution identified. Editor's Note - Refer to - ■ Part 11 - Planning Scheme Policy 3 - Contributions and Security Bonding Code.




Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
			<ul style="list-style-type: none"> Part 7 - Division 11 - Reconfiguration Code*
S3.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.	P3.7	(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; (2) No probable solution identified.
S3.8	Noise generated by the use or other development is compatible with that experienced in a residential environment.	P3.8	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
S3.9	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.	P3.9	No probable solution identified. Editor's Note - Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment; (2) Where a mixed use is proposed, traffic movement and car parking provision is commensurate with the nature of the use; (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.	P3.10	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. Editor's Note - Refer to Part 8 - Division 1 - Access and Parking Code for specific assessment criteria.
S3.11	(1) Acoustic barriers along Serpentine Creek Road- (a) Are of 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	P3.11	(1) No probable solution identified.



Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	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 5 metres in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.		
	<u>Environment -</u>		
S4.1	(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; (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).	P4.1	(1) No probable solution identified.
S4.2	Uses and other development are designed to complement, rather than detract from the landscape.	P4.2	No probable solution identified.
S4.3	(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;	P4.3	(1) No probable solution identified. <div style="border: 1px solid black; padding: 5px;"> Editor's Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks </div>

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Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	reduce erosion and sediment run-off.		
S4.4	<p>(1) Landscaping -</p> <ul style="list-style-type: none"> (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. 	P4.4	<p>(1) Species used for landscaping are selected from the native plant species listed in -</p> <ul style="list-style-type: none"> (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees, where within the road reserve.
<p>Editor's Note -</p> <p>For additional assessment criteria refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code* 			
S4.5	(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	P4.5	(1) No probable solution identified.
S5.1	<p><u>Infrastructure -</u></p> <p>(1) All uses and other development are serviced by infrastructure including -</p> <ul style="list-style-type: none"> (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities. 	P5.1	(1) No probable solution identified.
S5.2	<p>(1) Uses and other development - maximise connectivity and movement by providing -</p> <ul style="list-style-type: none"> (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 	P5.2	<p>(1) No probable solution identified.</p>
<p>Editor's Note -</p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement; ■ Division 7 - Infrastructure Works 			



Shoreline Town Centre Frame Precinct Code		Assessable Development	
Specific Outcomes		Probable Solutions	
	access and movement areas within and external to the use.		Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.
S5.3	(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.	P5.3	(1) 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.
S5.4	Community infrastructure is able to function effectively during and immediately after flood events.	P5.4	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
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.	P5.5	(1) No probable solution identified.
S5.6	(1) 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.	P5.6	(1) No probable solution identified.

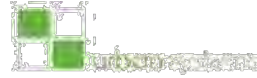


Table 1 - Recommended Flood Levels for Community Infrastructure

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"> ■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities 	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.



4.3 SHORELINE RESIDENTIAL PRECINCT CODE

4.3.1 Introduction

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 **generally** defined as the land within 100 metres of the vegetation mapped as A2, **A3 and A5** on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated ~~15-September-2014~~ **2 May 2017** and on the eastern boundary of Lots 256, 86 and 247 on S312432 located within the south-eastern area of Shoreline, as depicted on the Shoreline Precinct Plan.

4.3.2 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

4.3.3 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 or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development.

Provide for a limited range of non-residential uses that -



- f. fulfill a local community need and provide opportunities for social interaction and activity;
- g. are located on the major road network rather than local residential streets;
- h. do not compromise the role and function of centres;
- i. do not result in commercial ribbon development.

(b) Built Form and Density

The scale of uses and other development contributes 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 -

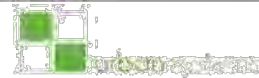
- a. protecting and enhancing of places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
- c. providing high quality useable public open space that meets the needs of the community;
- d. maintaining 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;
- g. stormwater drainage;
- h. constructed road access;
- i. energy;
- j. telecommunications;
- k. waste and recycling collection;
- l. 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 -

- m. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- n. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

4.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development¹¹

Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<u>Uses and Other Development -</u>			
S1.1	(1) Incorporates an increased range of residential uses; (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a greater range of medium and higher density residential uses.	P1.1	(1) Is primarily utilised for dwelling houses and dual occupancy. (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings.
S1.2	(1) Non-residential uses such as local shopping, medical facilities, churches, child care centres and	P1.2	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads;


¹¹ 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 Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>the like may be contemplated in appropriate locations and subject to detailed development requirements including -</p> <ul style="list-style-type: none"> (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. 		<ul style="list-style-type: none"> (b) where of a - retail or commercial nature - <ul style="list-style-type: none"> a. are co-located with other similar uses; b. do not exceed 600m² gross floor area, with no one tenancy exceeding 400m² 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 400m² or less gross floor area per use; e. are co-located with other similar uses or retail or commercial uses.
S1.3	<p>Editor's Note -</p> <p>Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.</p> <p>(1) The following uses are encouraged -</p> <ul style="list-style-type: none"> (a) bed and breakfast; (b) home business. 	P1.3	<p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to Part 6 -</p> <ul style="list-style-type: none"> ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
S2.1	<p><u>Built Form and Density -</u></p> <ul style="list-style-type: none"> (1) The height of buildings and structures maintain a low-rise built by - <ul style="list-style-type: none"> (a) being compatible with the existing streetscape; (b) adopting the predominant height of surrounding buildings; (2) The height of buildings and structures maintain a mid-rise built form within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (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. 	P2.1	<ul style="list-style-type: none"> (1) Overall building height is 9.5 metres or less above ground level; (2) Overall building height is 14 metres or less above ground level, where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) No probable solution identified. <p>Editor's Note -</p> <p>Refer to the relevant use code for specific building height assessment criteria.</p>




Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S2.2</p> <p>(1) Site coverage of buildings balances built and un-built areas to –</p> <ul style="list-style-type: none"> (a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between buildings; (d) provide useable open space for the occupants; (e) provide space for service functions including car parking and clothes drying. 	<p>P2.2</p> <p>(1) Site coverage is a maximum of 60 percent, unless otherwise specified in the relevant use code.</p> <p>Editor's Note -</p> <p>Refer to the relevant use code for specific site coverage assessment criteria.</p>		
<p>S2.3</p> <p>(1) Setbacks –</p> <ul style="list-style-type: none"> (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. 	<p>P2.3</p> <p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to the relevant use code for specific setback assessment criteria</p>		
<p>S2.4</p> <p>(1) Reconfiguration provides a mix of lot sizes to accommodate a variety of dwelling types;</p> <p>(2) Dwelling unit density is –</p> <ul style="list-style-type: none"> (a) compatible with the detached low-rise character of the precinct; (b) compatible with a medium-rise character within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop. <p>(3) For aged persons and special needs housing, density increases depending on the type of accommodation provided.</p>	<p>P2.4</p> <p>(1) Reconfiguration achieves an average net residential density of up to 15 dwellings per hectare;</p> <p>Editor's Note -</p> <p>An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 15 dwellings per hectare, but the overall development is to achieve up to 15 dwellings per hectare.</p> <p>(2) Residential development achieves a density of –</p> <ul style="list-style-type: none"> (a) not greater than 1 dwelling unit per 400m² (b) up to 30 dwellings per hectare where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; <p>(3) The density of aged persons and special needs housing is based on the accommodation type provided –</p> <ul style="list-style-type: none"> (a) independent units = 1 dwelling unit per 400m²; 		




Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S2.5	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units; (e) integrate with landscape setting and natural environment features.	P2.5	(b) semi-dependent units = 1 dwelling per 200m ² ; (c) dependent units = 1 bed per 100m ² . (1) No probable solution identified. Editor's Note - Refer to the relevant use code for specific built form assessment criteria.
S2.6	(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.	P2.6	(1) No probable solution identified.
S2.7	(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by - (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; (b) having regard to the topography of the land.	S2.7	(1) No probable solution identified. Editor's Note - Refer to the relevant use code or Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.
S3.1	<u>Amenity -</u> Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P3.1	No probable solution identified.
S3.2	(1) Uses are capable of -	P3.2	(1) No probable solution identified.




Shoreline Residential Precinct Code		
Assessable Development		
Specific Outcomes	Probable Solutions	
<p>S3.3 (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.</p>	<p>P3.3</p>	<p>Editor's Note - Refer to the relevant use code for specific solar access assessment criteria.</p>
<p>(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.</p>	<p>P3.3</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - Refer to the relevant use code for specific privacy assessment criteria.</p>
<p>S3.4 (1) Private open space areas are - (a) clearly defined for private use; (b) easily accessible from living or common areas; (c) of a useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.</p>	<p>P3.4</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - Refer to the relevant use code for specific private open space assessment criteria.</p>
<p>S3.5 (1) Areas set aside for public open space - (a) provide for recreational, aesthetic and environmental needs; (b) incorporate stormwater management needs, while not hindering the function of the open space.</p>	<p>P3.5</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - For additional assessment criteria for public open space refer - <ul style="list-style-type: none"> ■ Part 6 - Division 20 - Park Code* ■ Part 7 - Division 11 - Reconfiguration Code* </p>
<p>S3.6 (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 - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking and pedestrian and cycle paths.</p>	<p>P3.6</p>	<p>(1) No probable solution identified.</p> <p>Editor's Note - To assist in achieving S3.6 refer to Planning Scheme Policy 16 - Safer By Design.</p>
<p>S3.7 (1) Artificial lighting does not result</p>	<p>P3.7</p>	<p>(1) The vertical illumination resulting</p>




Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>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>		<p>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>
S3.8	Noise generated by the use or other development is compatible with that experienced in a residential environment.	P3.8	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
S3.9	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.	P3.9	No probable solution identified.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment.	P3.10	<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> <p>(b) do not gain access from local roads.</p>
<p>Editor's Note -</p> <p>Refer to Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.</p>			
S3.11	<p>(1) Acoustic barriers along Serpentine Creek Road –</p> <p>a) Are of 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</p> <p>b) Are designed for longevity; and</p> <p>c) Are provided with maintenance access; and</p> <p>d) Provide for pedestrian and fauna permeability and protection; and</p> <p>e) Comprise a mix of vegetated</p>	P3.11	(1) No probable solution identified.



Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>earth mounds, acoustic screens and acoustic treatments incorporated into building design; and</p> <p>f) Are screened from the road carriageway by a landscaping buffer no less than 5 metres in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.</p>		
	<u>Environment -</u>		
S4.1	<p>(1) Protect the environment from impacts associated with the use or other development including -</p> <ul style="list-style-type: none"> (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation; (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). 	P4.1	(1) No probable solution identified.
S4.2	<p>(1) Minimise the need for excavation and fill by uses and other development being located and designed to –</p> <ul style="list-style-type: none"> (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. <p>(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.</p>	P4.2	<p>(1) No probable solution identified.</p> <p><u>Editor's Note -</u></p> <p>Refer to Part 7 – Division 8 - Excavation and Fill Code for specific assessment criteria.</p> <p>(2) No probable solution identified.</p>



Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S4.3	<p>(1) Landscaping -</p> <ul style="list-style-type: none"> (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 landscaping to reduce stormwater run-off; (e) incorporate landscaping as a component of the stormwater management system. 	P4.3	<p>(1) Species used for landscaping are selected from the native plant species listed in -</p> <ul style="list-style-type: none"> (a) Schedule 9 - Street Trees where within the road reserve; (b) Vegetation Enhancement Strategy. <p>Editor's Note -</p> <p>For additional assessment criteria, refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*
S4.4	<p>(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.</p>	P4.4	<p>(1) No probable solution identified.</p>
	<u>Infrastructure -</u>		
S5.1	<p>(1) Uses and other development are serviced by infrastructure including -</p> <ul style="list-style-type: none"> (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities. 	P5.1	<p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>For additional assessment requirements refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 7 - Infrastructure Works Code; ■ Division 9 - Stormwater Management Code*.
S5.2	<p>Road alignment and design do not adversely impact upon the environmental values of the area.</p>	P5.2	<p>No probable solution identified.</p>
S5.3	<p>(1) Uses and other development -</p> <ul style="list-style-type: none"> (a) maximise opportunities to incorporate public transport; (b) provide and upgrade pedestrian and cycle paths; (c) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout; (d) minimise use of culs-de-sac. 	P5.3	<p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to -</p> <ul style="list-style-type: none"> ■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of infrastructure, roads and pedestrian and cycle paths; ■ Where creating new lots refer to Part 7 - Division 11 -



Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
Reconfiguration Code*			
S5.4	(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.	P5.4	(1) 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.
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.	P5.5	(1) No probable solution identified.
S5.6	Community infrastructure is able to function effectively during and immediately after flood events.	P5.6	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.7	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.	P5.7	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).
S5.8	(1) Development provides sufficient space within the site	P5.8	(1) Landscaping should comprise - (a) a minimum 3 metre wide

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Serpentine Creek, Seenic and Orchard Roads, Redland Bay



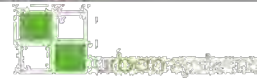
Shoreline Residential Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>to establish landscaping which substantively assists in screening and softening structures and equipment associated with –</p> <p>(a) major electricity infrastructure; and</p> <p>(b) substations.</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>(b) 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>
S5.9	Development is located and designed to maintain access to major electricity infrastructure or sub-stations.	P5.9	No probable solution identified.
S5.10	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.	P5.10	(1) No probable solution identified.



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"> ■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities 	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 OPEN SPACE PRECINCT CODE

4.4.1 Introduction

The Open Space Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Open Space Precinct Code.

4.4.2 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.

4.4.3 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 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 POD 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.

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;
- e. Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.



Provide for a limited range of other uses that –

- a. Fulfill ancillary functions that are required for the open space to function effectively;
- b. 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 –

- a. Facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;
- b. 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 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. Complement the broader open space network;
- f. Forms 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 (except in Conservation Areas and the central habitat core of the Open Space Corridors where 100% of planting must be native species);
- f. incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination;
- 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;
- f. stormwater drainage;
- g. constructed road access;
- h. energy;
- i. telecommunications (including the National Broadband Network);
- j. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- k. incorporates and provides a range of movement modes including passenger vehicles, pedestrian and cycling and where possible public transport;
- l. provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility throughout the site and to adjoining areas;
- m. 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.

4.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development¹²

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<u>Uses and Other Development -</u>			
S1.1	(1) The following activities are consistent in the precinct - (a) leisure and recreation activities, such as restaurant/cafe/bar, tennis courts, informal open space for picnics and barbeques and a playground at or in the vicinity of the Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan; (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; (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; (d) community facilities such as cultural, social or community based uses such as halls, showgrounds or the like; (e) utility installations and minor utilities where necessary to - protect the safety of people and property; provide essential services to the community.	P1.1	(1) No probable solution identified.
S1.2	(1) Reconfiguration -	P1.2	(1) No probable solution identified.

¹² 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	
	<ul style="list-style-type: none"> (a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement; (b) enhances social, cultural and recreational opportunities; (c) provides linkages between existing and/or open space areas; (d) does not prejudice the future use of this land for open space purposes. 		
S2	<p><u>Open Space Design -</u></p> <p>(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 and -</p> <ul style="list-style-type: none"> (a) contributes to the legibility and character of the local area through - <ul style="list-style-type: none"> facilitating movement networks, specifically pedestrians and cyclists; encouraging walking and cycling; being suited to the locational attributes of the area; (b) provides adequate facilities that meet community needs and expectations based on - <ul style="list-style-type: none"> the demographic profiles of surrounding areas; the density of residential development in surrounding areas; (c) provides for a range of passive and active recreational opportunities, and preferably a mixture of varied activities within the site; (d) facilitates community interaction as a place to meet, socialise and recreate; (e) complements adjoining and nearby open space areas to facilitate an open space network that in combination offer a diversity of outdoor 	P2	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	activities; (f) integrates with adjoining open space areas through - interlinking pedestrian and cycle paths; providing complementary activities and facilities.		
	<u>Built Form -</u>		
S3.1	(1) Site layout - (a) complements the existing landscape features of the site including - topography; native plants; bushland habitats and corridors; foreshore areas, waterways and wetlands; (b) uses the site efficiently and allocates sufficient areas for all activities related to the use; (c) provides for vehicle access to the use, that does not adversely affect the function of the road from which the use is accessed; (d) locates parking areas and entries at visible locations that have easy and direct access to facilities or buildings associated with the use; (e) is designed to maximise personal safety of users; (f) provides sufficient areas for servicing, manoeuvring and loading/unloading as applicable to the specific use.	P3.1	(1) No probable solution identified.
S3.2	(1) Building height - (a) does not - dominate the predominantly open space nature of the site; result in overshadowing of key outdoor areas; (b) respects the existing streetscape and adopts the predominant height of nearby buildings; (c) where a use involves a building or structure that is higher the predominant building height of nearby	P3.2	(1) Building height - (a) is 8.5 metres or less above ground level; or (b) for specific recreational activities - is a height appropriate to the function of the activity.
			Editor's Note - Building height of sports complexes may vary depending on the sporting activity undertaken. Refer to Sports Dimensions for Playing Areas - Fourth Edition 1998.

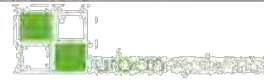


Shoreline Open Space Precinct Code			
Assessable Development!			
Specific Outcomes		Probable Solutions	
	buildings all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like.		
S3.3	<p>(1) Site coverage of buildings and any other hard surface areas minimise built areas to -</p> <ul style="list-style-type: none"> (a) emphasise the function of this precinct as an open landscape that offers relief from the built environment; (b) assist in retaining existing native plants, habitat areas and corridors; (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. (d) facilitate stormwater and flood management. 	P3.3	(1) No probable solution identified.
S3.4	<p>(1) Setbacks of buildings from property boundaries -</p> <ul style="list-style-type: none"> (a) allow for the safe and efficient use of the site; (b) allow for planted landscaping to support built form; (c) provide car parking at visible locations that has easy and direct pedestrian access to building entries and recreation areas; (d) enable the effective location of overland flow paths and utility infrastructure; (e) minimise visual impacts on key scenic sight lines; (f) are increased where required to provide - overland flow paths associated with flood and stormwater management, other infrastructure; car parking. 	P3.4	(1) No probable solution identified.
S3.5	(1) Where the use incorporates buildings that are visible from public locations and are accessed	P3.5	(1) No probable solution identified.



Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>by the public on a regular basis, they are designed to incorporate architectural elements that -</p> <ul style="list-style-type: none"> (a) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (b) integrate with landscape planting and prevailing landscape features; (c) maintain human scale; (d) provide interesting, functional and attractive facades that contribute to the streetscape and open space setting and pedestrian experience; (e) minimise any adverse overshadowing and reflective impacts; (f) provide physical connections and linkages between buildings and outdoor areas; (g) are articulated to minimise appearance of building bulk and size. 		
S3.6	(1) Uses and other development provide equitable access to all residents and visitors.	S3.6	(1) Uses and other development - <ul style="list-style-type: none"> (a) provide non-discriminatory access to buildings and paths in accordance with <i>Australian Standard 1428 - Design for Access and Mobility</i>; (b) are designed to be multi-purpose and easily adapted for future changes of use.
	<u>Amenity -</u>		
S4.1	Development does not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	P4.1	No probable solution identified.
S4.2	Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and conserve important view corridors.	P4.2	No probable solution identified.
S4.3	(1) High quality landscape planting is provided to - <ul style="list-style-type: none"> (a) provide a focus for the open space nature of the precinct; (b) minimise the removal of existing native plants, habitat areas and corridors; 	P4.3	(1) Landscape planting is in accordance with the Approved Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.
<u>Editor's Note -</u>			

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Shoreline Open Space Precinct Code		
Assessable Development		
Specific Outcomes	Probable Solutions	
<p>(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;</p> <p>(d) create visual relief and shade, particularly within car parking areas;</p> <p>(e) define - activity areas; entrances; car parking areas; pedestrian and cycle paths.</p>	<p>Refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 8 - Landscape Code for general landscaping assessment criteria; ■ Division 1 - Access and Parking Code for car parking landscape assessment criteria. 	
<p>S4.4 (1) Furniture and equipment -</p> <p>(a) satisfy the functional requirements of the specific activities of the site;</p> <p>(b) include, as appropriate shelters, play equipment, seating, waste containers, water fountains and the like;</p> <p>(c) are durable.</p>	P4.4	(1) No probable solution identified.
<p>S4.5 (1) Building design maximises use of the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention including -</p> <p>(a) being orientated towards the street or other active areas;</p> <p>(b) being well lit;</p> <p>(c) providing opportunities for casual surveillance.</p>	P4.5	(1) No probable solution identified.
<p>S4.6 (1) Uses and other development -</p> <p>(a) particularly where catering for night time activities and major spectator events, mitigate or eliminate lighting and noise impacts;</p> <p>(b) including design and orientation of artificial lighting, vehicular access points, car parking, spectator areas and other major noise sources, minimise noise and lighting impacts.</p>	P4.6	<p>(1) No probable solution identified.</p> <p>Editor's Note -</p> <p>For an environmentally relevant activity, noise emissions comply with the requirements of any development approval issued under the <i>Environmental Protection Act 1994</i>.</p>
<p>S4.7 (1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun</p>	P4.7	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified.</p> <p>Editor's Note -</p>



Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	are minimised through landscape and building material, and glazing choice.		Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S4.8	(1) Signage clutter is minimised, especially to the external streetscape; (2) Where appropriate - (a) communal signage is provided, preferably in the form of an architectural and landscaped feature; (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.	P4.8	(1) No probable solution identified; (2) No probable solution identified.
S4.9	(1) 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 5 metres in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.		(1) No probable solution identified.
S5.1	Environment - (1) Protect the environment from	P5.1	(1) No probable solution identified.

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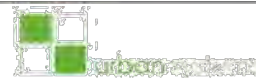


Shoreline Open Space Precinct Code		Assessable Development!	
Specific Outcomes		Probable Solutions	
	<p>impacts associated with the use or other development including -</p> <ul style="list-style-type: none"> (a) stormwater run-off; (b) erosion and sediment run-off; (c) water quality; (d) weed infestation. (e) artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Areas. 		
S5.2	<p>(1) Minimise the need for excavation and fill by activities being located and designed to -</p> <ul style="list-style-type: none"> (a) 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); (b) protect overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off. 	P5.2	<p>(1) No probable solution identified.</p> <p>Editor's Note - Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria.</p>
S5.3	<p>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.</p>	P5.3	<p>No probable solution identified.</p>
S5.4	<p>(1) Landscaping -</p> <ul style="list-style-type: none"> (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 landscaping to reduce stormwater run-off; <p>(2) Incorporate landscaping as a component of the stormwater</p>	P5.4	<p>(1) Species used for landscaping are selected from the native plant species listed in -</p> <ul style="list-style-type: none"> (a) The Approved Shoreline Open Space Landscape Strategy, Approved Shoreline Biting Insect Management Plan; (b) The Approved Shoreline Open Space Landscape Strategy and Schedule 9 - Street Trees where within the road reserve. <p>(2) No probable solution identified.</p> <p>Editor's Note - ■ Note the approved Shoreline Open</p>



Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p>S5.5 (1) Fences and non-building walls -</p> <p>(a) are minimised to those essential for -</p> <ul style="list-style-type: none"> - the safety of people; - limiting access to service or outdoor storage areas or infrastructure; <p>(b) generally consist of bollards or the like rather 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>	<p>P5.5 (1) No probable solution identified.</p>
<p>S6.1 (1) All uses are serviced by infrastructure including -</p> <p>(a) reticulated water or adequate potable water supply;</p> <p>(b) reticulated sewerage;</p> <p>(c) stormwater drainage;</p> <p>(d) constructed road access;</p> <p>(e) energy;</p> <p>(f) telecommunications (including the National Broadband Network);</p> <p>(g) waste and recycling facilities.</p>	<p>P6.1 (1) No probable solution identified.</p>
<p>S6.2 (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</p>	<p>P6.2 (1) No probable solution identified.</p> <p>Editor's Note -</p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle path ■ Division 1 - Access and Parking

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Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
	Code for further assessment criteria related to access and internal movement.
<p>S6.3 support accessibility for people with special needs.</p> <p>(1) Opportunities for cycling as a modal choice are provided through -</p> <ul style="list-style-type: none"> (a) clearly defined cycle paths and facilities; (b) secure cycle storage areas and facilities for cyclists. 	<p>P6.3 (1) No probable solution identified.</p>
<p>S6.4 (1) Vehicular access and parking facilities -</p> <ul style="list-style-type: none"> (a) are located to minimise disruption to traffic flow; (b) promote use of public transport; (c) minimise impact on adjoining areas; (d) are located and designed to - minimise conflicts between pedestrians and cyclists with vehicles; maintain a high quality landscape and streetscape from along all road frontages. 	<p>P6.4 (1) No probable solution identified.</p>
<p>S6.5 (1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by -</p> <ul style="list-style-type: none"> (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; <p>(2) Uses and other development -</p> <ul style="list-style-type: none"> (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; (d) ensure unobstructed access 	<p>P6.5 (1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px;"> <p>Editor's Note -</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>

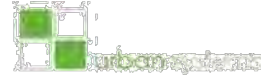


Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p>to containers by collection vehicles;</p> <p>(3) Waste and recycling storage is designed and located to -</p> <p>(a) provide adequate container volume to contain the waste and recyclables;</p> <p>(b) provide 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>S6.6 Community infrastructure is able to function effectively during and immediately after flood events.</p>
<p>P6.6 Community infrastructure is located at or above the recommended flood levels in Table 1.</p>	<p>P6.6 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"> ■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities 	<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, with the exception of Lot 1 on **SP289245 RP133830**, to which it still applies.

[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 levels of assessment specified in the RPS V6.2 are varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on **SP289245 RP133830**, to which the levels of assessment in the Habitat Protection Overlay Map still apply.

5.5.3 Code

The Code is varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on **RP133830**, to which the Habitat Protection Overlay Code still applies.

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.

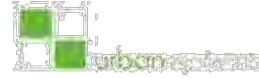
5.6.3 Code

No variation to code.

5.7 PROTECTION OF THE POULTRY INDUSTRY OVERLAY

5.7.1 Spatial application of overlay

The Overlay mapping does not apply to the assessment of development.



No variation to overlay mapping.

5.7.2 Level of assessment

The Overlay level of assessment does not apply to the assessment of development.
No variation to the level of assessment specified in the RPS V6.2.

5.7.3 Code

The Overlay code does not apply to the assessment of development.
No variation to code.

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

5.10.1 Spatial application of overlay

The overlay mapping is varied so that areas identified as low landslide hazard do not apply in the Shoreline POD area.

5.10.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.10.3 Code

No variation to code.



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 ² 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 Building Design Code to Reduce Incidence of Biting Insects 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; or (d) Within 100 metres of a public transport stop.
	P2. (1) (a)	The use has a minimum lot size of 800m ² 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. [lot size approved at subdivision stage – no need to be min 800sqm]
Caretakers Dwelling	-	No variation.
Child Care Centre	P2. (4) added and P3. (1) (c) added	Relevant requirements of the Building Design Code to Reduce Incidence of Biting Insects 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.



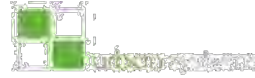
Code	Outcome/Solution	Variation/Addition
Dual Occupancy	P1. (1)	The use is located in the: (a) Shoreline Town Centre Frame (Reduced Density) Sub-precinct; or (b) Shoreline Residential Precinct.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) 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	Section 6.11.5 A1	(4) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4
	Section 6.11.6	P1(3) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4
	A1. (2) P1. (2)	Maximum site coverage is 60%. [replaces 50% applying to Medium Density Residential Zone and Urban Residential Zone]
Estate Sales Office	6.12.14 A1. (1)	The use operates for a maximum of 5 years.
	P1. (1) (a)	The use operates for a maximum of 5 years.
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 and if located within TCF1 must be within 100 metres of a public transport stop; or

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Serpentine Creek, Scenic and Orchard Roads, Redland Bay



Code	Outcome/Solution	Variation/Addition
		(c) Shoreline Residential Precinct if within 250 metres of the Tourism / Recreation Activity Centre.
	P2. (1) (a)	The use has a minimum lot size of 800m ² 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 relevant Precinct code of the Shoreline POD; (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. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
	P7. (1) (b)	The trigger for communal open space is increased from 10 dwelling units to 20 dwelling units.
Outdoor Dining	-	Not used as no longer identified as a land use in the RPS V6.2.
Park	A1. (1)	Delete. The use is on land: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or otherwise (c) as for A1. (1) of the Park Code*.
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	Gross floor area of the retail component of the use does not exceed: (a) 500m ² where the use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan; or otherwise (b) as for P2.5. (1) of the Service Station Code*.

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Code	Outcome/Solution	Variation/Addition
Telecommunications Facility	-	No variation.
Temporary Use	-	No variation.
Tourist Accommodation	S1.1 (1)	The location of the use for urban based tourist accommodation is: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or (c) as for S1.1 (1) (a) (i) of the Tourist Accommodation Code *.
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 m² and 20 metres respectively.



II. 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). New Overall Outcome added – (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



Code	Outcome/Solution	Variation/Addition
		<p>minimises whole of life costs.</p> <p>S1(1)(a) varied to read:</p> <p>(1)(a) protects and preserves land below the 1% AEP flood level.</p> <p>P1(1) varied to read:</p> <p>(1) Stormwater drainage design:</p> <ul style="list-style-type: none"> (a) maintains land below the 1% AEP in an undeveloped state (b) complies with the WSUD objectives (c) identifies and determines the 1 % AEP of natural overland drainage lines where the lot or premises: <ul style="list-style-type: none"> a. has an upstream catchment area greater than 5 hectares; or b. is 2,500 m2 or greater in area. (d) Maximizes the retention and use of natural overland drainage lines through their identification and minimizes earthworks in these areas. <p>P2(1) varied to read:</p> <p>(1) Stormwater drainage design:</p> <ul style="list-style-type: none"> (a) Meets the stormwater flow capacity requirements of the relevant design storm event: <ul style="list-style-type: none"> 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% AEP. (b) Ensures the major system caters for 50% blockage in the minor system without causing inundation of building floor levels. <p>P3(1) varied to read:</p> <p>(1) Stormwater management design;</p> <ul style="list-style-type: none"> (a) for reconfiguration that will result in roofwater through adjoining properties:



Code	Outcome/Solution	Variation/Addition
		<ul style="list-style-type: none"> a. For residential configuration, 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 runoff 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% AEP flood and storm tide level (2.4 meters AHD).

An additional code has been added:

8.3 BUILDING DESIGN CODE TO REDUCE THE INCIDENCE OF BITING INSECTS

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:-
 - (i) In sub-area 1 or within 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.
 - (ii) Where an Aged Person 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.

Editor's Note - Building Design Advice

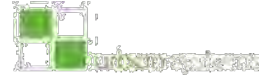


Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings

- 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	
S1.1	<p>(1) In sub-area 1 and the Open Space Precinct -</p> <p>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</p> <p>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.</p> <p>(2) Where an Aged Person 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.</p>	P1.1	<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	Varied so as to exclude Discount Department Store, which for the purpose of the Shoreline POD is an undefined use.
	Definition of Mixed 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 Sizes	Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Residential Zones is 700 m ² . For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Need Housing uses in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800 m ² .
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.

Division 11 - Dwelling House

6.11.1 Dwelling House Code

- (1) This division contains the provisions for the Dwelling House Code, that incorporates -
- (a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section 6.11.2)
 - (b) Compliance with the Dwelling House Code (section 6.11.3);
 - (c) Overall Outcomes of the Dwelling House Code (section 6.11.4);
 - (d) Acceptable Solutions applicable to Self-Assessable Development (section 6.11.5);
 - (e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.11.6);
 - (f) The Queensland Development Code applies to dwelling houses unless altered by this code.

Note - Where the land is identified as being in a relevant overlay area, additional provisions relating to that overlay may also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood Prone, Storm Tide and Drainage Constrained overlay code.

6.11.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

- (1) The provisions of the Queensland Development Code (QDC) MP1.1 and MP1.2 applies to development. The Dwelling House Code contains specific outcomes and probable solutions that are nominated as Building Act, 1975 (as amended) "Alternative Provisions" to QDC MP1.1 and MP1.2;
- (2) The following provisions are Building Act, 1975 alternative provisions -
- (a) Table 1 - Maximum Site Coverage and Minimum Setbacks
 - (b) Specific provisions as noted.

6.11.3 Compliance with the Dwelling House Code

- (1) Development that is consistent with the following complies with the Dwelling House Code -
- (a) acceptable solutions in section 6.11.5 where self-assessable development; or
 - (b) specific outcomes in section 6.11.6 where assessable development.

Note -

Planning Scheme Policy 8 - Housing will assist in achieving specific outcomes within the Dwelling House Code

6.11.4 Overall Outcomes of the Dwelling House Code

- (1) The purpose of the code is to ensure that a Dwelling house, including a secondary dwelling and/or domestic outbuilding is compatible with the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) To ensure the dwelling house, including a secondary dwelling and/or domestic outbuilding,
 - (i) is designed and sited to provide for a high quality living environment;
 - (ii) maintains a high standard of residential amenity;
 - (iii) complements the character of the surrounding area and streetscape;
 - (iv) provides a greater range of housing types to the community;
 - (v) provides safe vehicle access to the premises.
 - (b) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.
 - (c) Development appropriately responds to land constraints and topography, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by any overlays affecting the site or in codes applicable to the development.

6.11.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3</p> <p>(2) Maximum site coverage is 60%;</p> <p>(3) The maximum slope of a driveway does not exceed 1 in 4;</p> <div style="background-color: #e0e0e0; padding: 2px;"> <p>Editor's Note – A maximum slope for a driveway of 1 in 6 is the local government's desired standard.</p> </div> <p>(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.</p> <p>SMBI Dwellings</p> <p>(5) In the Southern Moreton Bay Islands Residential Zone –</p> <ul style="list-style-type: none"> (a) the dwelling house does not involve any built to boundary walls; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6) (b) the dwelling house and on-site sewage facility are located on land not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (c) dwelling house design incorporates light-weight design principles – <ul style="list-style-type: none"> (i) does not extend external masonry walls more than 4.5 metres above ground level; (ii) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding; (iii) roofing material is sheet metal, such as corrugated iron; (iv) utilises platform construction techniques with the platform on piers or stumps; (d) dwelling houses – <ul style="list-style-type: none"> (i) for lots equal to or less than 600m² retain or replant five native trees or shrubs; or

Dwelling House

Self-Assessable Development	
Acceptable Solutions	
	<ul style="list-style-type: none"> (ii) for lots greater than 600m² retain or replant ten native trees or shrubs; (e) dwelling houses are – <ul style="list-style-type: none"> (i) to be serviced by an advanced secondary on-site sewage facility approved by Council; (ii) sited and designed in accordance with a site evaluation for an advanced secondary on-site sewage facility approved by Council; (f) dwelling houses have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (g) fencing does not block or interrupt overland flow paths.
	<p>Secondary Dwelling</p> <p>(6) A Secondary dwelling is considered to be self assessable if it meets the following criteria:</p> <ul style="list-style-type: none"> (a) it is <u>not</u> located in sub-areas UR3; MDR1,MDR2,MDR3,or MDR6; RN2 or RN3; CN1 or CN2 (b) development comprises not more than one dwelling house and one secondary dwelling, occupied by one household. (c) any development for a secondary dwelling is: <ul style="list-style-type: none"> (i) a maximum of 50m² in gross floor area; (ii) located within 20m of the dwelling house; (iii) is only occupied by one or more members of the same household as the dwelling house; (iv) has the appearance of a building ancillary to the dwelling house.
	<p>Dwelling House on a lot of under 450m² or less</p> <p>(7) Carports and garages - where the building is:</p> <ul style="list-style-type: none"> (a) 2 storey, are recessed beneath the upper storey by at least 1.2 metres; (See Diagram 1) (b) 1 storey, are recessed behind the main building facade by at least 1.2 metres. Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1
	<p>Editor's Note –</p> <p>In instances of non compliance with the acceptable solutions for self assessable development where no relevant overlay applies, the level of assessment of a proposal cannot be elevated from self-assessable development to assessable development in accordance with Schedule 6, Part 2 of the Planning Regulation 2017 Table 2, Item 2 of Schedule 4 of the Sustainable Planning Regulation 2009. In these instances, the local government will undertake the function of a referral agency with Concurrence Agency jurisdiction under the SPA PACT to assess and determine the application</p>
	<p>(8) A Community Residence where the following criteria are achieved:</p> <ul style="list-style-type: none"> (a) The maximum number of residents does not exceed seven; (b) A maximum of one support worker resides on the premises at any time; (c) The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period; (d) Resident and visitor parking is provided on site for a minimum of two vehicles, with one vehicle space being dedicated for parking for support services; (e) The community residence is located within 500 metres of a centre, community facility or public transport services.

6.11.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
Dwelling House	<p><u>Safety and Security -</u></p> <p>S1. (1) The site layout and building is designed to overlook streets and driveways to provide casual surveillance.</p>	<p>P1.</p>	<p>(1) The use is designed to present the front door and/or a habitable room window, balcony and the like to the street.</p> <p>Editor's Note - To assist in achieving S9, refer to Planning Scheme Policy 16 - Safer By Design.</p>
	<p><u>Setbacks and Site Cover -</u></p> <p>S2. (1) Development is appropriately sized and located on site.</p>	<p>P1.</p>	<p>(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3</p> <p>(2) Maximum site coverage is 60%;</p> <p>(3) 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.</p>
	<p><u>Driveways -</u></p> <p>S3. (1) Driveways are designed and constructed to allow suitable vehicle access to the development.</p>	<p>P3.</p>	<p>(1) The maximum slope of a driveway does not exceed 1 in 4;</p> <p>Note - A maximum slope for a driveway of 1 in 6 is the local government's desired standard.</p>
	<p><u>Secondary Dwelling -</u></p> <p>S4. (1) A Secondary dwelling is appropriately located to not conflict with zone sub-area objectives.</p> <p>(2) A Secondary dwelling is located with an existing Dwelling house and is used by residents of the same household.</p> <p>(3) A Secondary dwelling:</p> <p>(a) is subordinate to the primary dwelling house on the property;</p> <p>(b) is designed and sited to provide for a high quality living environment;</p> <p>(c) maintains a high standard of</p>	<p>P4.</p>	<p>(1) Secondary dwellings are not located in the following sub-areas:</p> <p>(a) UR3; or</p> <p>(b) MDR1,MDR2,MDR3,MDR6; or</p> <p>(c) RN2, RN3; or</p> <p>(d) CN1, CN2.</p> <p>(2) Development comprises not more than one dwelling house and one secondary dwelling, occupied by one household.</p> <p>(3) Any development for a secondary dwelling is:</p> <p>(a) a maximum of 50m² in gross floor area;</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	residential amenity; (d) complements the character of the surrounding area and streetscape		(b) located within 20m of the dwelling house; (c) is only occupied by one or more members of the same household as the dwelling house; (d) has the appearance of a building ancillary to the dwelling house.
S5.	<p><u>SMBI Dwellings-</u></p> (1) Dwelling houses in the Southern Moreton Bay Islands Residential zone implement advanced measures to address wastewater disposal on site. (2) The Dwelling house is to include measures to control wastewater effluent by : (a) locating the building to outside of areas constrained for wastewater disposal; (b) ensuring that the design and location of the building(s) do not impact upon the ability of the land to adequately dispose of wastewater; (c) utilizing advanced on-site wastewater treatment and disposal methods appropriate to the location and soil conditions; (d) reducing the degree of ground saturation by; (i) planting of vegetation that draws out ground moisture; (ii) controlling and reducing the amount of stormwater flow onto the site; (iii) ensuring that stormwater is not retained on the site;	P5.	(1) the dwelling house does not involve any built to boundary walls; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6 (2) the dwelling house and on-site sewage facility are located on land not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (3) dwelling house design incorporates light-weight design principles – (a) does not extend external masonry walls more than 4.5 metres above ground level; (b) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding; (c) roofing material is sheet metal, such as corrugated iron; (d) utilises platform construction techniques with the platform on piers or stumps; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6 (4) dwelling houses – (a) for lots equal to or less than 600m ² retain or replant five native trees or shrubs; or (b) for lots greater than 600m ² retain or replant ten native trees or shrubs; (5) dwelling houses are – (a) to be serviced by an advanced secondary on-site sewage facility approved by Council; (b) sited and designed in accordance with a site evaluation for an advanced

Dwelling House

Dwelling House

Assessable Development			
Specific Outcomes		Probable Solutions	
			secondary on-site sewage facility approved by Council; (6) stormwater from roofed areas are discharged – (a) to fitted rainwater tanks; (b) to the street for a dwelling house located on the high side of a constructed road with kerb and channel or another legal point of discharge; (c) dwelling houses have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme;
S6.	<u>Dwelling House on a lot of under 450m² or less</u> (1) Garages and carports do not dominate the streetscape on small lots.	P6.	(1) Carports and garages - where the building is 2 storey, is recessed beneath the upper storey by at least 1.2 metres; (See Diagram 1) Building Act, 1975 Alternative Provision to QDC MP1.1, MP4.2, A1
S7.	<u>Community Residence –</u> (1) A community residence is located within easy walking distance of centres, community uses and public transport services.	P7.	No probable solution identified.
S8.	(1) Traffic generated by a community residence is consistent with the expected level of traffic for the area.	P8.	No probable solution identified.
S9.	(1) The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties.	P9.	No probable solution identified.

Table 1 – Maximum Site Coverage and Minimum Setbacks

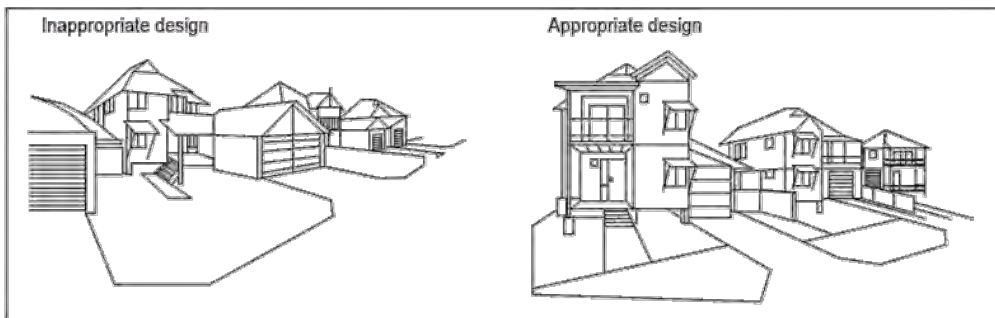
Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3

Zone	Maximum Site Coverage		Minimum Setbacks
<ul style="list-style-type: none"> ■ Conservation ■ Emerging Urban Community ■ Environmental Protection ■ Investigation 	1000m ²		(1) For lots that are less than 2 hectares in area, front, side and rear setbacks are 10 metres; or (2) For lots that are 2 hectares or greater in area, front, side and rear setbacks are - (a) 20 metres; or (b) 10 metres where screened by planted landscape; or (3) Sited wholly within a development envelope area approved by the local government, where applicable.
<ul style="list-style-type: none"> ■ Park Residential 	30 percent		
<ul style="list-style-type: none"> ■ Rural Non-Urban 	Lot size ≤ 4ha	Lot size > 4ha	
	1,000m ²	1,000m ² + 2.5% of every m ² over 4ha	
<ul style="list-style-type: none"> ■ Low Density Residential 	30 percent		(1) As per requirements of the QDC, or (2) For SMBI residential 3 metres where: (a) Maintaining or reinstating native vegetation; or (b) Minimising impact on areas of habitat value; or (c) Accommodating an on site sewerage facility.
<ul style="list-style-type: none"> ■ Medium Density Residential ■ Urban Residential - excluding sub-area UR2 ■ SMBI Residential (Lots 600m² or less) 	60 percent		
<ul style="list-style-type: none"> ■ Urban Residential - sub-area UR2 ■ SMBI Residential (Lots over 600m²) 	40 percent		
<ul style="list-style-type: none"> ■ All other zones 	Refer to the applicable zone code for site coverage and the <i>Queensland Development Code</i> for setbacks unless stated otherwise.		

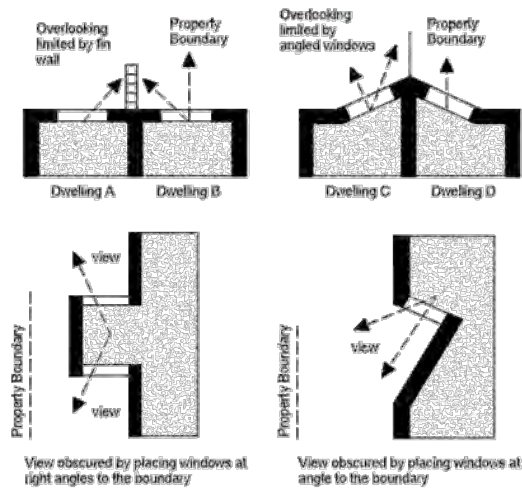
Note:
 Refer to the *Queensland Development Code* or
 Sited wholly within the development envelope area approved by the local government, where a development envelope exists on the property.

Dwelling House

Diagram 1 - Garage design



Example 1 - Design techniques to avoid overlooking

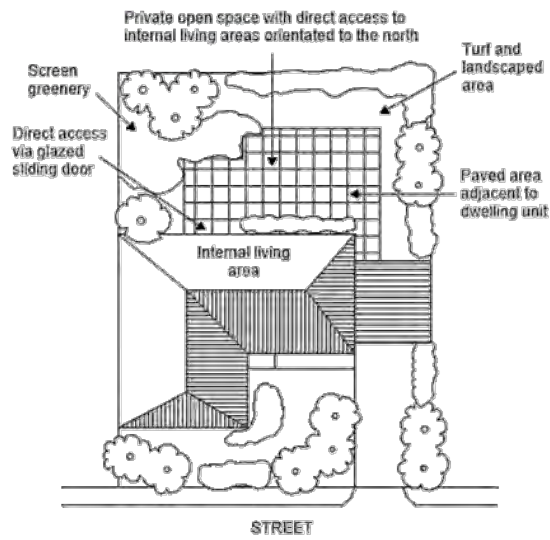


Dwelling House

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Example 2 - Design for private open space



Dwelling House

Division 11 - Reconfiguration

7.11.1 Introduction

- (1) This division contains the provisions for the Reconfiguration Code, that incorporates -
- (a) Compliance with the Reconfiguration Code (section 7.11.2);
 - (b) Overall Outcomes for the Reconfiguration Code (section 7.11.3);
 - (c) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 7.11.4).

7.11.2 Compliance with the Reconfiguration

- (1) Development that is consistent with the specific outcomes in section 7.11.4 complies with the Reconfiguration Code.

Note -

The following planning scheme policies will assist in achieve specific outcomes for the Reconfiguration Code -
 Planning Scheme Policy 3 - Contributions and Security Bonding;
 Planning Scheme Policy 9 - Infrastructure Works

7.11.3 Overall Outcomes of the Reconfiguration Code

- (1) The overall outcomes are the purpose of the Reconfiguration Code.
- (2) The overall outcomes sought for the Reconfiguration Code are the following -
- (a) reconfiguration supports the *SEQ Regional Plan 2009 – 2031 South East Queensland Regional Plan 2017*
 - (i) Strategic Directions, Principles, Policies;
 - (ii) Regulatory Provisions as they relate to the Regional Landscape and Rural Production Area and Investigation Areas;
 - (b) reconfiguration makes a positive contribution to the formation of neighbourhoods;
 - (c) reconfiguration results in safe, convenient and attractive neighbourhoods and places of economic activity, which meet the diverse and changing needs of the community;
 - (d) reconfiguration facilitates the creation of lots, which satisfy population growth and economic need, while ensuring that lot size and mix is suited to -
 - (i) the local landscape setting;
 - (ii) expected end uses, associated activities and building forms;
 - (e) if creating a new lot or lots or dividing land into parts by agreement, the lot or part of a lot -
 - (i) is capable of being adequately serviced having regard to expected use of the premises and its location;
 - (ii) has an area and dimension consistent with -
 - a. the outcomes sought for the zone in which it occurs or any use approved for the subject land;
 - b. any significant physical constraints of the land including environmental values, landscape setting or natural hazards;
 - c. the provision of any setbacks for the use in that zone, if applicable;
 - (f) if the reconfiguration opens a new road, the reconfiguration design is consistent with -

Reconfiguration

- (i) the outcomes sought for the zone in which it occurs or any use approved for the premises;
 - (ii) any significant physical constraints of the land including environmental values, landscape setting or natural hazards;
 - (iii) the provision of a legible, integrated, efficient and safe movement network for vehicles, pedestrians, cyclists and public transport;
 - (iv) the provision of well located open space that facilitates community interaction, and passive and active recreational opportunities;
 - (v) the use or future use of adjoining premises;
 - (vi) the efficient use of existing infrastructure;
 - (vii) the orderly and cost effective extension of infrastructure;
 - (viii) where for residential uses - the siting of buildings to reduce energy consumption and provide climatic conditions that result in high quality living environments;
- (g) infill reconfiguration respects established lot sizes, frontage widths and streetscapes;
- (h) if in the Urban Residential, Low Density Residential or Medium Density Residential Zones, created lots are of sufficient size and suitable proportions for -
- (i) residential uses, associated activities and other development;
 - (ii) the various housing types expected in the zone and on the premises;
 - (iii) non-residential uses compatible with the amenity of the area and outcomes sought for the zone;
 - (iv) the timely, logical and efficient creation of lots having regard to -
 - a. consolidation and infill of existing urban areas;
 - b. provision of infrastructure;
- (i) if in the Rural Non-Urban Zone, created lots are of sufficient size and suitable proportions for -
- (i) productive agricultural activities, and where necessary, a residential use on the same lot;
 - (ii) locationally specific uses as expected in the zone;
- (j) if in the Park Residential, Environmental Protection or Conservation Zones, created lots maximise retention, enhancement and the long-term management of environmental values by ensuring -
- (i) uses and development are suitably located;
 - (ii) access and utility infrastructure provision minimise visual scaring of the land and the loss of environmental or scenic values;
- (k) if in the General Industry, Commercial Industry or Marine Activity Zones created lots result in a lot layout that is adaptable to allow for a variety of large and smaller scale end users;
- (l) in certain zones reconfiguration does not create additional lots due to -
- (i) locational and servicing constraints;
 - (ii) need to minimise fragmentation of land;
 - (iii) need for land capability investigation and forward planning processes, specifically in the Emerging Urban Community Zone and Investigation Zone;
- (m) if reconfiguring with a Community Management Statement the creation of lots -
- (i) promotes alternative titling systems;
 - (ii) ensures building siting, open space, access and landscaping are suited to the needs of end users;
 - (iii) in lands with identified environmental values provides opportunities for reconfiguration in a manner that achieves enhanced environmental outcomes;
- (n) if rearranging the boundaries of a lot, the useability of and access to all lots affected is improved or maintained;
- (o) volumetric reconfiguration facilitates efficient development;
- (p) if creating an easement from a constructed road, the useability of and access to all lots affected is improved or maintained.

7.11.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.1	<p><u>Reconfiguration Design -</u></p> <p>(1) The reconfiguration design -</p> <ul style="list-style-type: none"> (a) responds to the landscape setting and topography of the location; (b) protects environmental values and functions including habitat areas, corridors and waterways; (c) responds to potential impacts of previous land uses such as land contamination; (d) does not result in lots that are subject to risk or hazard from flood, bushfire or landslip; (e) maintains a high level of environmental amenity from existing or potential emissions such as noise and air quality impacts; (f) does not compromise the ongoing operation of existing uses; (g) integrates with surrounding neighbourhoods and areas of economic or social activity; (h) ensures future development on adjacent and nearby lands is able to occur in an orderly, efficient and cohesive manner; (i) complements existing attractive streetscapes and aids in establishing attractive streetscapes in newly developing areas; (j) takes into account the location, size, accessibility and function of existing and future open space networks; (k) enhances personal safety and perception of safety and minimises potential for crime, vandalism and fear through achievement of surveillance by drivers, pedestrians and occupants. 	P1.1	<p>(1) No probable solution identified, as each proposal will require an individual approach.</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>To assist in achieving the specific outcomes in S1.1 - S1.5 reconfiguration is required to consider all relevant matters and to satisfy the requirements of the local government's Reconfiguration Design Process detailed in Planning Scheme Policy 9 - Infrastructure Works. This involves the preparation and submission of a Site Analysis Plan and Structure Plan in addition to Subdivision Plans.</p> </div>
S1.2	<p><u>Movement Network -</u></p> <p>(1) The movement network associated with reconfiguration -</p> <ul style="list-style-type: none"> (a) is based on the functional road classification of the 	P1.2	<p>(1) No probable solution identified. Refer to P1.1.</p>

Reconfiguration

Reconfiguration

Assessable Development	
Specific Outcomes	Probable Solutions
<p>local government's adopted Road Hierarchy;</p> <p>(b) is designed to provide a clear distinction between road types based on legibility, convenience, traffic volumes, traffic speed and amenity;</p> <p>(c) provides a high level of internal accessibility and good external connections for vehicles, pedestrians and cyclists, and to public transport through the use of a grid pattern layout;</p> <p>(d) is not served by a single entry/exit street;</p> <p>(e) limits the use of culs-de-sac and only incorporates these where required due to topographic or similar constraints;</p> <p>(f) caters for extension of existing or future public transport routes that are convenient and accessible to the community;</p> <p>(g) incorporates road reserves necessary for the effective provision of utility infrastructure, street tree planting and pedestrian and cycle paths;</p> <p>(h) acts as a separator to hazards, specifically flood and bushfire;</p> <p>(i) provides a continuous road adjacent to foreshore areas and maximises road frontages to open space areas;</p> <p>(j) where reconfiguration directly accesses existing Trunk Collector, Sub Arterial or Arterial Roads, uses address the road frontage without providing individual access to each lot;</p> <p>(k) Collector and Access Streets and Places are designed to reduce traffic volume and speed;</p> <p>(l) incorporates pedestrian and cycle facilities that -</p> <p style="padding-left: 20px;">(i) are safe, attractive and are located largely along roads and in open space areas;</p> <p style="padding-left: 20px;">(ii) increase opportunities for access to facilities and services such as -</p>	<div style="border: 1px solid gray; padding: 5px; background-color: #f0f0f0;"> <p>Note -</p> <p>For further information on provision of utility infrastructure refer to - Part 8 - Division 7 - Infrastructure Works Code; Planning Scheme Policy 9 - Infrastructure Works.</p> </div>

Assessable Development			
Specific Outcomes	Probable Solutions		
	<ul style="list-style-type: none"> a. education facilities; b. community facilities; c. centres; d. open space; e. public transport; (iii) are fronted by uses and avoid areas with major breaks in surveillance, specifically on routes to and from those activities identified in a. - e. above. 		
S1.3	<p><u>Open Space -</u></p> <ul style="list-style-type: none"> (1) Reconfiguration provides for public open spaces that - <ul style="list-style-type: none"> (a) are well distributed; (b) contribute to the legibility and character of the local area; (c) are suitable to provide adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area; (d) provide a range of passive and active recreational opportunities; (e) are cost effective to maintain; (f) complement the broader open space network; (g) form links between open space areas; (h) contribute, through good design, to stormwater management without hindering the core purpose of public open space; (2) Residential reconfiguration ensures open space provision and location is of a suitable size and is highly accessible to the community; (3) Land dedicated for open space purposes is usable for its core purpose being the provision of open areas that are suitable for passive and active recreation and community interaction by - <ul style="list-style-type: none"> (a) not including land below the 5 percent AEP (1 in 20 ARI) which functions primarily as overland drainage paths and may also contain or be capable of enhancing environmental values; (b) fulfilling an identified gap in provision of local parks 	P1.3	<ul style="list-style-type: none"> (1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. Refer to P1.1. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>For information specific to open space requirements refer to Planning Scheme Policy 3 Contributions and Security Bonding, Planning Scheme Policy 9 Infrastructure Works</p> </div>

Reconfiguration

Reconfiguration

Assessable Development			
Specific Outcomes		Probable Solutions	
	based on - (i) location; (ii) function; (iii) standard of provision; (iv) size; (v) land characteristics.		
P1.4	<u>Infrastructure -</u> (1) Reconfiguration - (a) makes efficient use of existing infrastructure; (b) facilitates the orderly and efficient extension of infrastructure; (c) ensures sites are capable of being provided with all services, specifically - (i) reticulated water; or (ii) a potable water supply; (iii) reticulated sewerage; or (iv) where the site is not able to be connected to a reticulated sewerage system, the lot is of a sufficient size based on - a. soil, slope or other locational constraints; b. expected end uses, users and building forms; that ensure wastewater is able to be treated and disposed of on-site; (v) energy in the form of electricity and/or gas; (vi) telecommunications; (d) design is capable of on-site management of all stormwater run-off that will be generated once fully developed with expected end uses and building forms; (e) provides constructed road access commensurate with the location and expected end uses.	P1.4	(1) No probable solution identified. Refer to P1.1. <div style="border: 1px solid gray; padding: 5px;"> Note - For further information on provision of utility infrastructure refer to - Part 8 - Division 7 - Infrastructure Works Code; Part 8 - Division 9 - Stormwater Management, Planning Scheme Policy 9 - Infrastructure Works </div>
S1.5	Where reconfiguration intends to incorporate non-residential uses they are located at focal points within convenient walking distance for residents or workers to reinforce the function of the local area.	P1.5	No probable solution identified. Refer to P1.1.

Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S1.6</p> <p>(1) Where in the Urban Residential, Medium Density Residential, Low Density Residential or Point Lookout Residential Zones - lot and road design assists in orientating dwelling units to reduce energy consumption and provide comfortable climatic conditions that result in high quality living environments by -</p> <ul style="list-style-type: none"> (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in summer; (c) maximising access to any prevailing summer breezes; (d) minimising exposure to prevailing winter winds; (e) maximising solar access having regard to the slope of the land and resulting overshadowing; or <p>(2) Where in the General Industry, Commercial Industry, Island Industry or Marine Activity Zones, reconfiguration -</p> <ul style="list-style-type: none"> (a) protects the amenity of adjoining and nearby areas; (b) provides buffers between any existing or potentially incompatible land uses, specifically sensitive receiving environments; (c) provides for a mix of lot sizes that - <ul style="list-style-type: none"> (i) facilitate the variety of uses expected in these zones; (ii) are adaptable and allow for easy amalgamation for large uses; (iii) are suited to a range of small and mid sized tenancies within individual lots; or <p>(3) Where in the Rural Non-Urban Zone reconfiguration -</p> <ul style="list-style-type: none"> (a) maintains rural lands in usable parcels to reduce fragmentation of the zone; (b) does not negatively impact on the economic viability of existing or potential uses in this zone; (c) ensures that lots created are suitable for agricultural or other productive uses; (d) protects the rural landscape setting in which it is 	<p>P1.6</p>	<p>(1) Reconfiguration design reduces energy consumption and result in high quality living environments by -</p> <ul style="list-style-type: none"> (a) each new lot being generally rectangular in shape and the majority of lots having a longitudinal axis on a north south alignment; or (b) where the longitudinal axis is on an east-west alignment, the lot has an increased width to maximise its northern setback; (c) roads being primarily aligned along an east-west alignment, where practicable; (d) locating narrower lots on north facing slopes where shadows are shorter; (e) increasing lot width and depth on south facing slopes where shadows are wider; or <p>(2) No probable solution identified. Refer to P1.1; or</p> <p>(3) No probable solution identified. Refer to P1.1; or</p>	

Reconfiguration

Reconfiguration

Assessable Development			
	Specific Outcomes		Probable Solutions
	<p>proposed;</p> <p>(e) protects the amenity of adjacent and nearby areas;</p> <p>(f) provides buffers between any existing or potentially incompatible land uses, specifically sensitive receiving environments; or</p> <p>(4) Where in the Park Residential, Environmental Protection or Conservation Zones, reconfiguration -</p> <p>(a) protects the landscape setting and scenic values;</p> <p>(b) protects, enhances and manages environmental values and the viability of those values;</p> <p>(c) results in lots of a shape and size suited to the topography and specific characteristics of the land; or</p> <p>(5) Where in any of the Centre Zones, reconfiguration -</p> <p>(a) facilitates orderly development;</p> <p>(b) complements the identified role and function of the centre;</p> <p>(c) enhances internal and external movement of vehicles, pedestrians and cyclists;</p> <p>(d) enriches the vitality and amenity of the centre.</p>		<p>(4) No probable solution identified. Refer to P1.1; or</p> <p>(5) No probable solution identified. Refer to P1.1.</p>
S1.7	<p>(1) In the following zones, Standard Format Plan reconfiguration is inconsistent due to -</p> <p>(a) in Emerging Urban Community Zone - requires significant investigation to determine areas available for more intense forms of development. Until investigations are complete no further fragmentation of the land occurs; or</p> <p>(b) in the Investigation Zone - requires amendment to the <i>SEQ Regional Plan 2005 - 2026</i> following significant investigation including -</p> <p>(i) optimum and most suitable use of the land;</p> <p>(ii) form and intensity of development;</p> <p>(iii) impact on the adjacent areas of scenic and conservation value;</p>	P1.7	<p>(1) The creation of Standard Format Plan lots is not undertaken in these zones.</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	<ul style="list-style-type: none"> (iv) protection and full public access to the coastline and the bay; (v) impacts on external infrastructure; (c) in Marine Activity - sub-area MA2 - Beveridge Road, Victoria Point - existing lot sizes are suited to proposed uses, further reconfiguration will hinder ability to undertake these uses; or (d) in Point Lookout Tourist - all sub-areas - existing lot sizes are suited to proposed uses being integrated tourist accommodation, further reconfiguration will hinder ability to undertake these uses; or (e) in Rural Non-Urban - sub-area RN3 on Southern Moreton Bay Islands - existing lot sizes are suited to proposed uses, further reconfiguration will hinder ability to undertake these uses; or (f) in SMBI Residential including sub-area SR1 - constraints associated with - <ul style="list-style-type: none"> (i) provision of utility and road infrastructure; (ii) environmental values; (iii) drainage and flooding; (iv) hazard associated with bushfire risk; or (g) in Urban Residential sub-area UR3 and Local Centre sub-area LC1 constraints associated with the land being erosion prone. 		
<p>S2.1</p>	<p><u>Lot Size and Layout in all Zones -</u></p> <p>(1) Reconfiguration is in accordance with the <i>SEQ Regional Plan 2009 – 2031 South East Queensland Regional Plan 2017</i>, as it applies to the Regional Landscape and Rural Production, and Investigation Areas by compliance with, Part H - Regulatory Provisions of the Plan;</p> <p>(2) The creation of Standard Format Plan lots results in a mix of lot</p>	<p>P2.1</p>	<p>(1) No probable solution identified;</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>Refer to the <i>South East Queensland Regional Plan 2017</i> Diagram 1 – <i>SEQ Regional Plan 2009 – 2031</i> which includes a graphic representation of land in the Regional Landscape and Rural Production, and Investigation Areas.</p> </div> <p>(2) The creation of lots by Standard Format Plan of land, outside the</p>

Reconfiguration

Reconfiguration

Assessable Development	
Specific Outcomes	Probable Solutions
<p>sizes that suit a variety of needs with areas and dimensions that -</p> <ul style="list-style-type: none"> (a) use land efficiently and allow amalgamation of lots to suit specific needs; (b) protect environmental values, and cultural and scenic features; (c) address site constraints such as identified hazards, slope and site drainage; (d) retain significant features, such as native plants; (e) take into account the slope of the land to minimise the need for excavation and fill; (f) for housing, are of a size and width that - <ul style="list-style-type: none"> (i) take advantage of microclimatic benefits; (ii) have dimensions to allow on-site solar access and access to breezes; (iii) provide locations for private outdoor places; (iv) provide convenient vehicle access and on-site parking; (v) where reticulated sewer is not available, have a sufficient area for on-site wastewater management systems; <p>(3) The creation of lots that are subject to a Community Management Statement ensures resulting lot sizes are based on -</p> <ul style="list-style-type: none"> (a) density requirements for the relevant zone; (b) lot type, area and frontage criteria specified for the relevant zone; (c) expected end uses or approved uses; <p>(4) Reconfiguration that proposes internal lots -</p> <ul style="list-style-type: none"> (a) protects the character of the existing streetscape; (b) protects residential amenity for the lots being created and existing properties; (c) allows for easy vehicle access by multiple users; (d) protects the safety of pedestrians and cyclists by ensuring accessways to the road frontage are designed to maintain visibility to the verge; 	<p><i>SEQ Regional Plan 2009 - 2031 South East Queensland Regional Plan 2017</i> Regional Landscape and Rural Production, and Investigation Areas, -</p> <ul style="list-style-type: none"> (a) have a lot size and frontage equal to or greater than that indicated in Table 1 for the relevant zone; (b) result in lots that - <ul style="list-style-type: none"> (i) have a maximum overall slope across the long axis and the short axis of 1 in 7 (15 percent); (ii) generally rectangular in shape; or (iii) if required to be irregular, are capable of containing a rectangle of the size nominated in Table 1, where specified; <p>(3) Where involving a Community Management Statement, resulting lot size is determined on the merits of the proposal based on -</p> <ul style="list-style-type: none"> (i) density requirements for the relevant zone; (ii) lot type, area and frontage criteria identified in Table 1 for the relevant zone; (iii) the expected end use or approved uses ; <p>(4) Where internal lots are proposed -</p> <ul style="list-style-type: none"> (a) lot size complies with the requirements of Table 1 for the relevant zone; (b) a maximum of two internal lots are created behind a street frontage lot; (c) they are not located in cul-de-sac heads; (d) where the internal lot is capable of further subdivision under this planning scheme the accessway is that required for two internal lots; (e) one accessway serves all

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(e) allows sufficient street frontage for waste collection facilities.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note - The local government considers that unless required by specific site conditions, such as topography, access or shape, internal lots are undesirable and are not preferred.</p> </div>	<p>internal lots and is located on only one side of the street frontage lot;</p> <p>(f) for reconfiguration that results in a road frontage lot creating one or two internal lots -</p> <p style="padding-left: 20px;">(i) the road frontage lot is truncated at the junction of the front boundary and the accessway for a distance of 1 metre along the frontage and 5 metres along the accessway;</p> <p style="padding-left: 20px;">(ii) fencing in the truncated area is not greater than 1.2 metres high to ensure clear sight lines to the verge;</p> <p>(g) for reconfiguration that results in numerous lots and includes internal lots -</p> <p style="padding-left: 20px;">(i) incorporate a truncation of 1 metre along the frontage and 5 metres along the accessway on each side of the accessway on Access or higher order roads;</p> <p style="padding-left: 20px;">(ii) where there are two adjoining internal lots created, a common accessway serves both lots and incorporates a truncation of 1 metre along the frontage and 5 metres along the accessway on each side of the accessway;</p> <p>(h) driveway location within the accessway allows for landscaping and utility infrastructure along the length of the driveway;</p> <p>(i) accessways incorporate passing bays to reduce the quantity of hard surfaces and to facilitate landscaping along the length of the driveway;</p> <p>(j) the width of any existing or proposed residential lot adjoining an accessway is not less than 15 metres at any point throughout its depth;</p> <p>(k) a designated waste collection area is provided within the road reserve adjoining the street frontage and internal lot(s) that is -</p> <p style="padding-left: 20px;">(i) of a size necessary to cater for the maximum</p>

Reconfiguration

Reconfiguration

Assessable Development			
	Specific Outcomes		Probable Solutions
S2.2	(1) In the Urban Residential Zone, lots are of a size and width that - (a) achieve a density that meets expected population growth; (b) maintains a quality lifestyle; (c) meets the requirements of people with different housing needs; (d) provides housing choice.	P2.2	number of rubbish bins required by the street frontage lot and internal lots; (ii) finished as a hard surface; (iii) within easy access of all properties serviced by the accessway. (1) Medium and major reconfiguration by Standard Format Plan, whether or not incorporating a Community Management Statement, provides - (a) 30 percent of lots as small lots that are - (i) identified on the plan of subdivision as being for this end use in conjunction with identification of the lot size, (ii) distributed throughout the development based on - a. a maximum of four having adjoining boundaries on Access Streets or high order roads; b. not directly adjoining other small lots in an Access Place; c. being located to front or adjoin public open space; d. not being located on corner lots; e. when located in a cul-de-sac - are on a T or Y cul-de-sac head that provides for on-street parking at either end of the T or in the centre of the cul-de-sac; (b) 50 percent of corner lots for an end use of dual occupancy that are - (i) identified on the plan of subdivision as being for this end use; (ii) of a width on each street frontage to allow each dwelling unit to address a separate frontage;
S2.3	(1) In the Medium Density Zone and Urban Residential Zone sub-area UR1 lots are of a size and width that -	S2.3	(1) No probable solution identified.

Assessable Development			
Specific Outcomes		Probable Solutions	
	<ul style="list-style-type: none"> (a) achieve a density of development anticipated in these zones and meets expected population growth; (b) facilitates the range of housing types anticipated in these zones, such as Aged Persons and Special Needs Housing and Multiple Dwellings, among others; (c) encourages amalgamation rather than reconfiguration of land in these zones. 		
S2.4	<p>(1) In Commercial Industry, General Industry and Island Industry Zones - lots are of a size, shape and width that -</p> <ul style="list-style-type: none"> (a) supports a range of uses; (b) allows for the easy amalgamation of lots; (c) allows for adequate landscaping and stormwater overland drainage; (d) provides convenient vehicle access, manoeuvrability and on-site parking. 	P2.4	(1) No probable solution identified.
S2.5	In the Rural Non-Urban Zone - lots are of a size that maximise economically viable productive activities and allow for the buffering of activities from potentially incompatible uses on nearby lands.	P2.5	No probable solution identified.
S2.6	In the Park Residential, Environmental Protection and Conservation Zones - lots are of a size and shape that maximises opportunities to maintain, enhance and manage environmental values.	P2.6	<p>A development envelope is established in conjunction with the reconfiguration.</p> <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>In some instances it may be necessary to prepare a Property Management Plan to ensure the long-term viability of environmental values.</p> <p>Refer to Planning Scheme Policy 9 - Infrastructure Works for details on development envelope and Property Management Plans</p> </div>
S2.7	<p>(1) In all other zones, lot size -</p> <ul style="list-style-type: none"> (a) facilitates uses expected in the zone; (b) maintains and enhances economic, social or environmental values as 	P2.7	(1) No probable solution identified.

Reconfiguration

Reconfiguration

Assessable Development	
Specific Outcomes	Probable Solutions
appropriate to the zone.	
<p>S3.</p> <p><u>Minor Reconfiguration -</u></p> <p>(1) Minor reconfiguration must provide lot(s) -</p> <ul style="list-style-type: none"> (a) that are suitable for future intended land uses; (b) where for residential dwelling units, that comply with all assessment criteria for the specific dwelling unit type, which includes but is not limited to - <ul style="list-style-type: none"> (i) siting and setbacks; (ii) privacy; (iii) solar access; (iv) private open space; (v) service areas; (c) with a frontage width that is in proportion to the depth of the lot. <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>It is recommended that for lots less than 450m² or with a frontage of between 10 and 15 metres that the reconfiguration and material change of use are submitted concurrently to ensure sufficient information is available to allow the local government, with certainty, to consider issuing a development permit for the creation of a lot.</p> <p>Where doubt exists with the local government as to the ability of the lot to be used for its intended purpose and achieve the outcomes being sought for that use further information may be required to satisfy the local government's consideration of the reconfiguration application.</p> </div> <p>(2) Minor reconfiguration that creates internal lots -</p> <ul style="list-style-type: none"> (a) minimises impacts on adjoining properties by limiting the total number of internal lots to a maximum of two; (b) protects the safety of pedestrians and cyclists by ensuring accessways to the road frontage are designed to maintain visibility to the verge. 	<p>P3.</p> <p>(1) Minor reconfiguration where creating lot(s) -</p> <ul style="list-style-type: none"> (a) the lot size, and frontage width comply with Table 1 - <ul style="list-style-type: none"> (i) the reconfiguration plan incorporates a three dimensional envelope that illustrates that the built form of the resulting use is capable of being contained on the proposed lot and will satisfy the outcomes sought for that resulting use; (ii) lots do not exceed a frontage to depth ratio of 1 in 4; (b) for a dual occupancy - the use is approved and building and other works are substantially begun, at lock up, before any subsequent Community Management Statement reconfiguration occurs; <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>The three dimensional envelope detailed in P3.(1)(a)(i) form a component of the conditions of any approved development permit.</p> </div> <p>(2) For minor reconfiguration that results in a road frontage lot creating one or two internal lots -</p> <ul style="list-style-type: none"> (a) internal lot size, remaining road frontage lot size and frontage width and accessway widths comply with Table 1; (b) the road frontage lot is truncated at the junction of the front boundary and the accessway for a distance of 1 metre along the frontage and 5 metres along the accessway;

Assessable Development			
Specific Outcomes	Probable Solutions		
	(c) provides an adequate internal manoeuvring area for vehicles to exit the internal lot in forward gear.		(c) fencing in the truncated area is not greater than 1.2 metres high to ensure clear sight lines to the verge.
S4.	<p><u>Reconfiguration that incorporates Development Envelopes -</u></p> <p>(1) Development envelopes where incorporated in reconfiguration -</p> <p>(a) achieve enhanced -</p> <ul style="list-style-type: none"> (i) environmental and scenic outcomes; (ii) quality of life, such as a reduction in noise impacts; <p>(b) are of a size that is able to contain all aspects of the development including -</p> <ul style="list-style-type: none"> (i) buildings and structures; (ii) infrastructure; (iii) recreation facilities, such as swimming pools or tennis courts; <p>(c) identify the extent of area required for on-site wastewater treatment and disposal, where in an area not serviced by reticulated sewer.</p>	P4.	<p>(1) No probable solution identified.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note -</p> <p>Refer to Part 11, Planning Scheme Policy 9 - Infrastructure Works, Chapter 3 - Reconfiguration for further information on Development Envelopes</p> </div>
S5.	<p><u>Standard Format Reconfiguration that incorporates a Community Management Statement -</u></p> <p>(1) Reconfiguration involving a Community Management Statement provides -</p> <p>(a) an alternative fitting system;</p> <p>(b) individual lots that are of an adequate size and dimension for the siting and construction of buildings and structures;</p> <p>(c) common property that is located and designed to -</p> <ul style="list-style-type: none"> (i) offer protection to residents from hazards, specifically bushfire, flood or landslide; (ii) cater for communal infrastructure including - <ul style="list-style-type: none"> a. accessways and driveways; b. stormwater management systems; c. water supply for bushfire; 	P5.	(1) No probable solution identified.

Reconfiguration

Reconfiguration

Assessable Development	
Specific Outcomes	Probable Solutions
<ul style="list-style-type: none"> (iii) protect areas with environmental values; (iv) provide opportunities for social interaction and recreation; (2) Internal accessways and driveways in Community Management Statement reconfiguration are designed to clearly indicate their function and provide acceptable levels of access, safety, amenity and convenience for users, as well as catering for vehicle parking and service vehicles; (3) In the Urban Residential, Medium Density Residential, Low Density Residential and Park Residential Zones - Community Management Statement reconfiguration offers opportunities to - <ul style="list-style-type: none"> (a) provide for alternative titling systems; (b) increase environmental outcomes; (c) provide greater choice in communal living opportunities; (d) provide an increased range of recreational and social interaction opportunities within the development; or (4) In the Environment Protection Zone and Rural Non-Urban Zone - excluding sub-areas RN1, RN2 and RN3 - Community Management Statement reconfiguration allows for enhanced environmental outcomes together with opportunities for co-operative arrangements for the owning, leasing or operating of rural activities by providing incentives for this titling system in the form of increased densities where - <ul style="list-style-type: none"> (a) individual lots form a development cluster; (b) all other land is retained as common property; (c) each individual lot has one boundary adjoining another individual lot; (d) no lots have direct access to the public road frontage; or (5) In the Conservation Zone - excluding sub-areas CN1 and CN2 - Community Management Statement reconfiguration allows 	<ul style="list-style-type: none"> (2) Internal accessways are designed in accordance with Schedule 1 - Access and Parking - Table 3 - Internal Accessways for Community Management Statement; (3) Lot size and frontage widths comply with Lot Sizes - Table 1 for the relevant zone; or (4) Provide for increased densities by - <ul style="list-style-type: none"> (a) each individual lot having at least one adjoining boundary with another individual lot; (b) no individual lot having direct access to a public street frontage; (c) the initial lot size being greater than 20 hectares; (d) individual lots being a maximum of 4000m²; (e) resulting density being 1 individual lot per 7.5 hectares; (f) all land, other than the individual lots, being held as common property; or (5) Provide for increased densities by - <ul style="list-style-type: none"> (a) each individual lot having at least one adjoining boundary

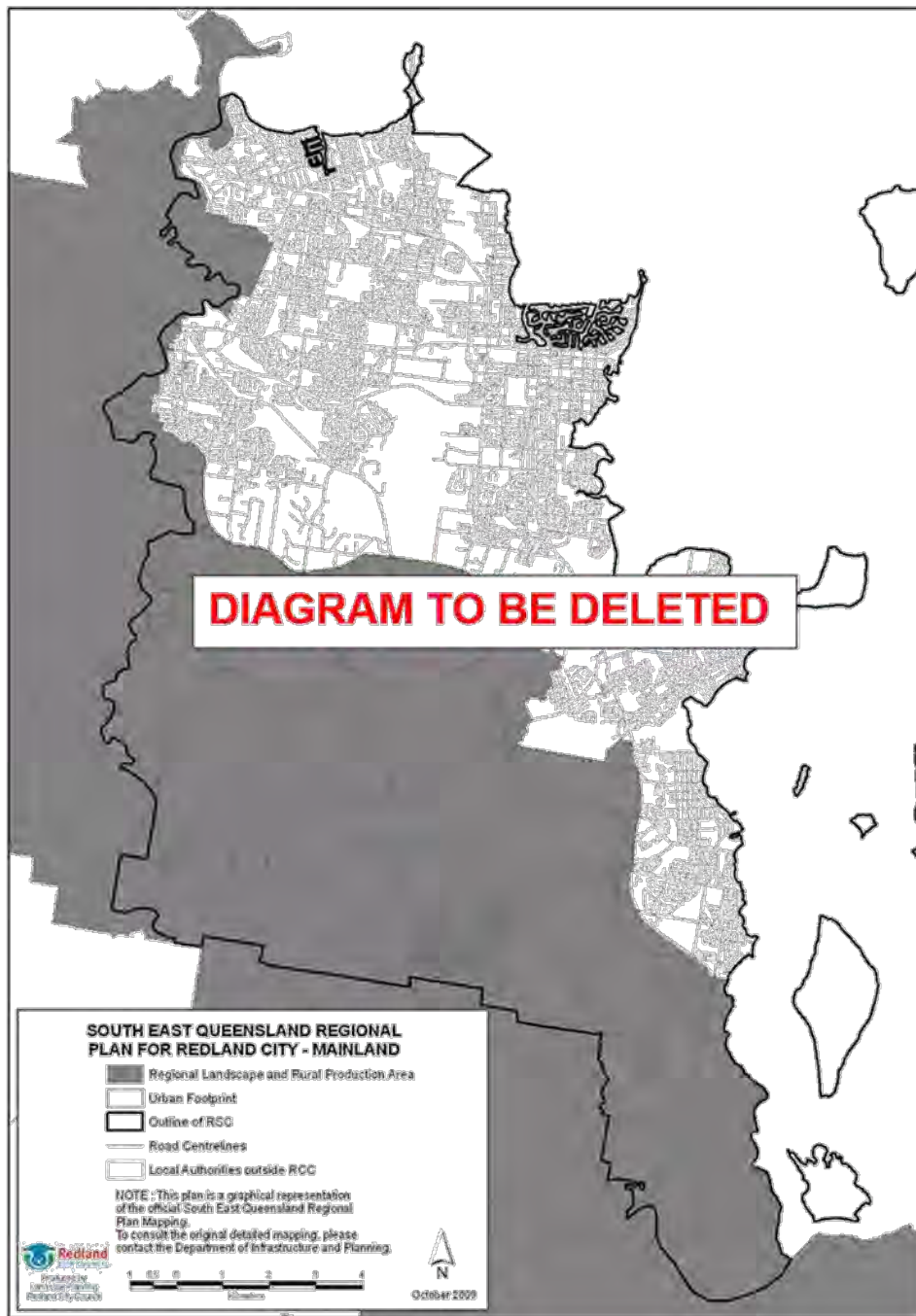
Assessable Development			
Specific Outcomes		Probable Solutions	
	for enhanced environmental outcomes where - (a) individual lots form a development cluster; (b) all other land is retained as common property; (c) each individual lot has one boundary adjoining another individual lot; (d) no lots have direct access to the public road frontage.		with another individual lot; (b) no individual lot having direct access to a public street frontage; (c) the initial lot size being greater than 40 hectares; (d) individual lots being a maximum of 4000m ² ; (e) resulting density being 1 individual lot per 10 hectares; (f) all land, other than the individual lots, being held as common property.
S6.	<u>Reconfiguration by Building Format Plan -</u> (1) Reconfiguration - (a) relates to the fitting of existing or approved use; (b) does not create a situation where the existing use of the land becomes unlawful as a result of the reconfiguration.	P6.	(1) No probable solution identified.
S7.	<u>Boundary Realignment -</u> (1) If rearranging boundaries of a lot, the useability of and access to all lots affected is improved or maintained.	P7.	(1) Boundary realignment - (a) where involving lots with areas and frontage less than those indicated in Table 1, the resulting lots does not reduce the area of any lot by greater than 10 percent; (b) improves the existing situation to result in - (i) the lot having a frontage to depth ratio that is greater than the existing lot; or (ii) access being provided or improved to a lot that previously had no access or access in a location that was constrained by slope, drainage or similar hazard.
S8.	<u>Volumetric Reconfiguration -</u> The reconfiguration of the space above or below the surface of the land is required to facilitate efficient development in accordance with the zone in which it is located.	P8.	No probable solution identified.
S9.	<u>Easements -</u> Reciprocal easements are established for internal lots that	P9.	No probable solution identified.

Reconfiguration

Assessable Development			
Specific Outcomes		Probable Solutions	
	ensure individual or communal access, utility infrastructure, stormwater drainage and other matters are fully addressed.		
S10.	<p><u>Entry Statements -</u></p> <p>(1) Where it is intended to incorporate an entry statement to an existing or proposed development, the entry statement -</p> <ul style="list-style-type: none"> (a) is located wholly within the property being reconfigured; (b) does not obstruct sight lines to the road(s) accessing the development; (c) is an architectural feature that reflects the character of the development; (d) is designed for low maintenance; (e) does not incorporate gates to residential development. 	P10.	<p>(1) No probable solution identified.</p> <p>Note -</p> <p>The local government does not support 'gated' development, with the exception of industrial estates where it can be demonstrated that a high level of security is necessary.</p>

Reconfiguration

Diagram 1 – Graphical Representation of the SEQ Regional Plan 2009 – 2031



Reconfiguration

Table 1 - Creating Lots by Standard Format Plan, whether or not having a Community Management Statement

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Urban Residential Zone			
Including sub-area UR1 and UR2	Standard (refer to Diagram 2 - Standard Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ 450-700m² 	<ul style="list-style-type: none"> ■ 15 metres
	Small	<ul style="list-style-type: none"> ■ 400-449m² (for minor reconfigurations) ■ 350-449m² (for major and medium reconfigurations) 	<ul style="list-style-type: none"> ■ 10 metres
	Corner	<ul style="list-style-type: none"> ■ 800m² 	<ul style="list-style-type: none"> ■ 20 metres - including any truncation
	Internal (refer to Diagram 4 - Internal Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ 800m² excluding accessway; or ■ 700m² excluding accessway and where having a boundary greater than 15 metres adjoining the Open Space Zone 	<ul style="list-style-type: none"> ■ Street front lot - 18 metres including any truncation; ■ Accessway - <ul style="list-style-type: none"> ▶ one internal lot - 4.5 metres; or ▶ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created
	Irregular (refer to Diagram 3 - Irregular Lot in Urban Residential Zone)	<ul style="list-style-type: none"> ■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 15 x 25 metre rectangle suitable for building 	<ul style="list-style-type: none"> ■ 9 metres at the front building line
Sub-area UR3 - Amity Point	Inconsistent in this sub-area		

Reconfiguration

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Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Investigation Zone			
Inconsistent in this zone - except where complying with Part H - Regulatory Provisions of the SEQ Regional Plan 2005 - 2016			
Medium Density Residential Zone			
Including sub-area MDR1, MDR2 and MDR3	Standard and Corner	800m ²	20 metres including any truncation
	Internal	Not preferred - amalgamate to facilitate standard or corner lots of the required size	
	Irregular	Not preferred	
Low Density Residential Zone			
	Standard	2000m ²	30 metres including any truncation
	Corner		
	Internal	2000m ² - excluding accessway	<ul style="list-style-type: none"> ■ Street front lot - 20 metres including any truncation; ■ Accessway - <ul style="list-style-type: none"> ▶ one internal lot - 4.5 metres; or ▶ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created
Irregular	<ul style="list-style-type: none"> ■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 20 x 30 metre rectangle suitable for building 	15 metres at the front building line	
SMBI Residential Zone			
including sub-area SR1	Inconsistent in this zone		

Reconfiguration

Reconfiguration

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Emerging Urban Community Zone			
	Inconsistent in this zone		
Point Lookout Residential Zone			
	Standard	<ul style="list-style-type: none"> ■ 450-700m²; or ■ For small lot - 350 - 449m² 	<ul style="list-style-type: none"> ■ 18 metres; or ■ For small lot - 14 metres
	Corner	<ul style="list-style-type: none"> ■ 800m² 	20 metres
	Internal	<ul style="list-style-type: none"> ■ 800m² - excluding accessway; or ■ 700m² - excluding accessway and where having a boundary greater than 15 metres adjoining the Open Space Zone 	<ul style="list-style-type: none"> ■ Street front lot - 18 metres including any truncation; ■ Accessway - <ul style="list-style-type: none"> ▶ one internal lot - 4.5 metres; or ▶ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created.
	Irregular	<ul style="list-style-type: none"> ■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 15 x 25 metre rectangle suitable for building 	9 metres at the front building setback
Point Lookout Tourist Zone			
Including sub-areas PT1 - 7	Inconsistent in this zone		
All Centre Zones			
Including all sub-areas - except those listed below	<ul style="list-style-type: none"> ■ Lot size as required to - <ul style="list-style-type: none"> ▶ comply with the overall outcomes of the zone; ▶ facilitate uses proposed in these zones; ▶ maintain or enhance social and economic values 		

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Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Local Centre - sub-area LC1	Inconsistent in this sub-area		
Commercial Industry Zone			
Including sub-area CM1	Standard and Corner	1000m ²	25 metres
	Internal	1000m ²	<ul style="list-style-type: none"> ■ Street front lot - 15 metres ■ Accessway - 10 metres
	Irregular	Not preferred	
General Industry Zone			
Including sub-area GL1 and sub-area GL2	Standard and Corner	4000m ²	40 metres
	Internal	4000m ²	<ul style="list-style-type: none"> ■ Street front lot - 30 metres ■ Accessway - 10 metres
	Irregular	Not preferred	
Island Industry Zone			
Including sub-area IS1	<ul style="list-style-type: none"> ■ Lot size as required to - <ul style="list-style-type: none"> ▶ comply with the overall outcomes of the zone; ▶ facilitate uses proposed in this zone; ▶ maintain or enhance economic values 		
Marine Activity Zone			
Including sub-areas MA1 and MA2	<ul style="list-style-type: none"> ■ Lot size as required to - <ul style="list-style-type: none"> ▶ comply with the overall outcomes of the zone; ▶ facilitate uses proposed in this zone; ▶ maintain or enhance economic values 		
sub-area MA3	Inconsistent in this sub-area		
Rural Non-Urban Zone			
Including sub-areas RN1 and RN2	Standard, Corner and Irregular	20 hectares	100 metres
	Internal	20 hectares	<ul style="list-style-type: none"> ■ Street front lot - 100 metres ■ Accessway - 10 metres
Sub-area RN3	Inconsistent in this sub-area		
Park Residential Zone			
	Standard, Corner and Irregular	6000m ²	40 metre
	Internal		<ul style="list-style-type: none"> ■ Street front lot - not specified; ■ Accessway - <ul style="list-style-type: none"> ▶ one internal lot - 6 metres; or ▶ two internal lots - 10 metres

Reconfiguration

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Environmental Protection Zone			
	Standard, Corner and Irregular	20 hectares	Not specified
	Internal		<ul style="list-style-type: none"> ■ Street front lot - 100 metres ■ Accessway - 10 metres
Conservation Zone			
Excluding sub-areas	Standard, Corner and Irregular	40 hectares	Not specified
	Internal		<ul style="list-style-type: none"> ■ Street front lot - 100 metres ■ Accessway - 10 metres
In sub-areas CN1 and CN2	(2) Inconsistent in these sub-areas, except where - <ul style="list-style-type: none"> (a) required to transfer land into the ownership of the local government; (b) to maintain and enhance environmental values 		
Community Purposes Zone			
Including all sub-areas	<ul style="list-style-type: none"> ■ Lot size as required to - <ul style="list-style-type: none"> ▶ comply with the overall outcomes of the zone; ▶ facilitate uses proposed in the zone; ▶ maintain or enhance economic values 		
Open Space Zone			
	<ul style="list-style-type: none"> ■ Inconsistent in this zone, except where - <ul style="list-style-type: none"> ▶ required to transfer land into the ownership of the local government; ▶ to maintain and enhance social and recreational values 		

Reconfiguration

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Diagram 2 - Standard Lot in Urban Residential Zone -

Lot size and frontage width will vary depending on the relevant zone.



Diagram 3 - Irregular Lot in Urban Residential Zone -

Size of rectangle and lot frontage at front building line will vary depending on the relevant zone.

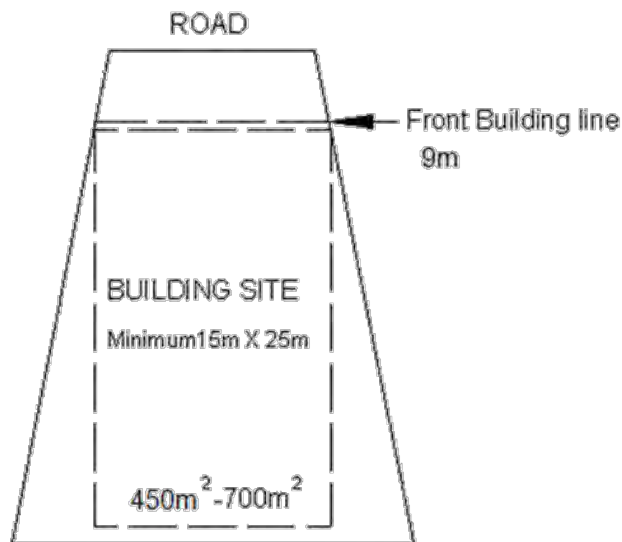


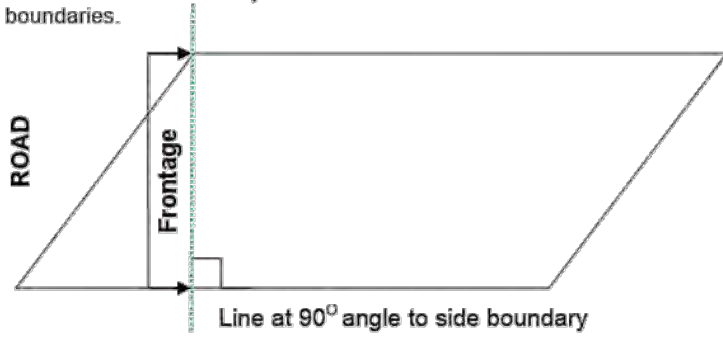
Diagram 4 - Internal Lot in Urban Residential Zone -

Size of internal lot, frontage width of street front lot and accessway width will vary depending on the relevant zone.

Reconfiguration

Diagram 4.5 – Measuring frontage – non-standard lot

Where the front boundary is not at 90° to the side boundaries.



Reconfiguration

Division 8 - Display Dwelling

6.8.1 Introduction

- (1) This division contains the provisions for the Display Dwelling Code, that incorporates -
- (a) Compliance with the Display Dwelling Code (section 6.8.2);
 - (b) Overall Outcomes of the Display Dwelling Code (section 6.8.3);
 - (c) Acceptable Solutions applicable to Self-Assessable Development (section 6.8.4);
 - (d) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.8.5).

6.8.2 Compliance with the Display Dwelling Code

- (1) Development that is consistent with the following complies with the Display Dwelling Code -
- (a) acceptable solutions in section 6.8.4 where self-assessable development; or
 - (b) specific outcomes in section 6.8.5 where assessable development.

6.8.3 Overall Outcomes of the Display Dwelling Code

- (1) The overall outcomes are the purpose of the Display Dwelling Code.
- (2) The overall outcome sought for the Display Dwelling Code is the following -
- (a) to ensure the use -
 - (i) has a limited duration of operation;
 - (ii) maintains the character and amenity of the surrounding area.

6.8.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>(1) The use -</p> <ul style="list-style-type: none"> (a) is approved as a dwelling unit by the local government; (b) hours of operation do not commence before 8am or extend beyond 7pm; (c) is used as a dwelling unit within 5 years of being constructed; (d) if offered as a prize - its operation is limited to a maximum period of 6 months; (e) complies with the criteria detailed in Table 1 - Minimum On-site Vehicle Parking Requirements in Part 9 - Schedule 1 - Access and Parking; <p>(2) Is located on a collector or higher order road or within a display village comprising an estate sales office;</p> <p>(3) Signage associated with the use is -</p> <ul style="list-style-type: none"> (a) not greater than 1m²; (b) less than 2 metres in height above ground level; (c) not illuminated; (d) located on-site or on a fence facing a primary road frontage.

6.8.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p>S1.</p> <p>(1) The use does not adversely impact on the character and amenity of the surrounding area;</p> <p>(2) The use operates for a limited duration to promote and sell dwelling units or offer a dwelling unit as a prize;</p> <p>(3) Signage for the use is minimal;</p> <p>(4) Adequate car parking is provided for single display dwellings and display villages.</p>	<p>P1.</p> <p>(1) The use -</p> <ul style="list-style-type: none"> (a) has been approved as a dwelling unit by the local government; (b) hours of operation do not commence before 8am or extend beyond 7pm; <div style="border: 1px solid gray; background-color: #d3d3d3; padding: 5px; margin: 5px 0;"> <p>Note -</p> <p>Refer to the relevant zone code to establish if the use is consistent with that zone</p> </div> <p>(2) The use -</p> <ul style="list-style-type: none"> (a) is used as a dwelling unit within five years of being constructed; or (b) if offered as a prize - operates for a maximum of 6 months; <p>(3) Signage associated with the use is -</p> <ul style="list-style-type: none"> (a) not greater than 1m²; (b) less than 2 metres in height above ground level; (c) not illuminated; (d) located on-site or on a fence facing a primary road frontage; <div style="border: 1px solid gray; background-color: #d3d3d3; padding: 5px; margin: 5px 0;"> <p>Note -</p> <p>Refer to Part 7 - Division 1 - Advertising Devices Code for additional assessment criteria.</p> </div> <p>(4) Car parking -</p> <ul style="list-style-type: none"> (a) complies with Table 1 - Minimum On-site Vehicle Parking Requirements in Part 9 - Schedule 1 - Access and Parking; (b) where more than 3 display dwellings - directional signage is provided to a temporary off-street car parking area.

Display Dwelling

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Display Dwelling

Schedule 3 - Dictionary

Division 1 - Uses

Note -

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Schedule 3 - Uses

Schedule 3 - Uses

Use	Definition
Aged Persons and Special Needs Housing	<p>Means the use of premises for residential accommodation that caters for persons having special or age related needs and do not have children living permanently with them. The term includes -</p> <ul style="list-style-type: none"> (a) retirement villages, nursing homes, respite centres, hostel, group home, or uses of a like nature; (b) any ancillary facilities, such as medical, nursing, and personal care services to meet the needs of residents, dining and recreation facilities, administrative offices, laundries, kitchens, and residential accommodation for persons associated with the operation of the use.
Agriculture	<p>Means the use of premises for the production of horticulture or livestock. The term includes packing or handling of the raw produce to a standard suitable for transport from the premises, outbuildings and other ancillary facilities.</p>
Airport	<p>Means the use of a public or private landing area for aircraft, including helicopters. The term includes ancillary facilities such as the -</p> <ul style="list-style-type: none"> (a) housing, servicing, maintenance and repair of aircraft; (b) assembly of passengers or goods prior to, or the dispersal of passengers or goods subsequent to the embarkation, or disembarkation of such passengers or goods; (c) convenience and refreshment of passengers and their guests.
Animal Keeping	<p>Means the use of premises for the commercial keeping, breeding, training or boarding of companion animals such as cats, dogs, horses, caged birds or the like. The term includes a kennel, cattery, stable or aviary. The term does not include the keeping of companion pets where ancillary to a dwelling unit.</p> <p>Note -</p> <p>Refer to <i>Local Law No.2 - Keeping and Control of Animals</i>, for the keeping of companion pets where ancillary to a dwelling unit.</p>
Apartment Building	<p>Means the use of premises for three or more dwelling units in a building that -</p> <ul style="list-style-type: none"> (a) is three or more storeys in height; (b) results in another dwelling above or below; (c) has a common foyer entrance; (d) has communal facilities including outdoor spaces, car parking and waste collection. <p>Apartment buildings are reconfigured as a community title scheme, generally horizontally^{9.2}.</p>
Bed and Breakfast	<p>Means the use of premises for the provision of short-term accommodation on a commercial basis within a dwelling house, where such accommodation is not self-contained.</p>
Brothel	<p>Has the meaning given to it in the <i>Prostitution Act 1999</i>.</p>
Bulky Goods Showroom	<p>Means the use of premises for the purpose of display, retail sale or hire of goods of a bulky nature that generally require delivery by a vehicle and where the gross floor area of the use is no less than 400m². The term includes, but is not limited to, large electrical appliances, furniture and carpets.</p>

^{9.2} Community Title is defined in the *Body Corporate and Community Management Act, 1997*.

Use	Definition
Caretakers Dwelling	Means the use of premises for caretaker purposes, where a person residing in the dwelling unit is employed on the site and the dwelling unit is used in connection with a non-residential use conducted on the site. The term does not include any dwelling unit made available for private rental purposes.
Car Wash Facility	Means the use of premises for the cleaning of motor vehicles by a manual, automatic or partly automatic process, including high-pressure washing. The term includes, but is not limited to, the washing of cars, motorcycles, boats and trucks.
Cemetery	Means the use of premises for the burial or cremation of deceased people or animals. The term includes - (a) a graveyard, columbarium and burial ground; (b) any ancillary facilities such as a funeral chapel or parlour.
Child Care Centre	Means the use of premises for the minding or care, but not residence, of children under school age. The term includes a kindergarten, crèche, preschool and after school care.
Commercial Office	Means the use of premises for a business or office where the principal activity provides - (a) business or professional advice; (b) services or goods that are not physically on the premises; (c) the office based administrative functions of an organisation.
Community Facility	Means the use of premises for the provision of cultural, social or community services. The term includes community centre, community hall, cultural centre, library, museum and welfare premises. Premises used for providing artistic, social or cultural facilities and community support services to the public and may include the ancillary preparation and provision of food and drink.
Display and Sale Activity	Means the use of premises for displaying and offering for sale by retail, auction or hire goods such as - (a) building and construction materials, equipment and plant but not including general hardware; or (b) farming goods and equipment; or (c) vehicles including cars, trucks, motorcycles, boats, caravans, trailers and mobile homes.
Display Dwelling	Means the temporary use of premises for displaying a type of dwelling house or unit to be built or displaying a dwelling house or unit as a prize.
Drive Through Restaurant	Means the use of premises for the preparation of food to takeaway or consume on the premises where that premises includes a drive through facility.
Dual Occupancy	Means the use of premises for residential accommodation that comprises two dwelling units whether attached or detached.
Dwelling House	Means the residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling, a community residence or family day care.
Education Facility	Means the use of premises for the systematic training and instruction designed to impart knowledge and develop skill. The term includes - (a) a primary school, secondary school, university, academy, boarding school, college, lecture hall, sheltered workshop, and technical college; (b) ancillary facilities such as residential accommodation associated

Schedule 3 - Uses

Schedule 3 - Uses

Use	Definition
	with the primary use.
Emergency Service	Means the use of premises for a fire station, ambulance station, first aid station, police station or State Emergency Service and uses of a like nature.
Estate Sales Office	Means the use of premises within a subdivision estate or development site, to assist in the display and sale of that land and/or buildings on that land.
Extractive Industry	<p>Means the use of premises for dredging, excavating, quarrying, sluicing or otherwise mining materials including sand, gravel, soil, rock, stone and similar substances from the earth and the removal of these materials from the premises. This term includes -</p> <ul style="list-style-type: none"> (a) the treatment and storage of extracted material on the premises, including the crushing or screening of materials, where that material has been won from the subject land only; (b) the rehabilitation and restoration works associated with the use. <p>The term does not include the winning and processing of minerals authorised under the <i>Mineral Resources Act 1989</i>.</p>
Forestry	Means the use of premises for the establishment, silviculture and harvesting of tree species that have been planted in a regular spacing on cleared land, for the primary purpose of producing and extracting timber products. The term includes the primary processing of trees grown on the premises to produce products such as pulp, poles, posts and sawlogs.
Funeral Parlour	Means the use of premises to arrange and conduct funerals, memorial services and uses of a like nature. The term includes ancillary facilities such as a mortuary, crematorium, funeral chapel or administration area used in connection with the primary use.
Garden Centre	<p>Means the use of premises for the display and retail sale of plants for use in gardening and landscaping where not including bulk storage and sale of landscaping material such as sand, soil, screenings, gravel, logs, sleepers, boulders and other similar landscaping materials.</p> <p>The term includes the ancillary display and retail sale of associated garden supplies such as seeds, pots, garden tools, garden furniture and ornaments, packaged fertilisers and packaged potting mixes.</p>
General Industry	<p>Means the use of premises for any industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site -</p> <ul style="list-style-type: none"> (a) Chemical, products and activities - <ul style="list-style-type: none"> (i) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods up to 10 m³; (b) fabricated metal product activities - <ul style="list-style-type: none"> (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing up to 20 tonnes a year; (ii) boiler making or engineering - commercial boiler making, electrical machine manufacturing or building or assembly of agricultural equipment, motor vehicles, trains, trams or heavy machinery; (iii) metal forming - pressing, forging, extending, extruding or rolling metal, forming metal into plate, wire or rods or fabricating sheet metal;

Use	Definition
	<ul style="list-style-type: none"> (iv) abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; (v) metal surface coating - enameling, electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; (vi) metal recovery - commercially operating a scrap metal yard or dismantling automotive or mechanical equipment including debonding brake or clutch components; (vii) metal recovery from disassembling and dismantling electrical equipment such as computers; (c) non metallic mineral product manufacturing - <ul style="list-style-type: none"> (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to 10 tonnes per year; (ii) concrete batching - commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials; (d) food processing - <ul style="list-style-type: none"> (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works producing up to 1,000 tonnes per year; (iv) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of up to 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of up to 200 tonnes or more a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of up to 1000 tonnes; (viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; (e) wooden product manufacturing - <ul style="list-style-type: none"> (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example, a product made by a cabinet maker, joiner or other wood worker, in a facility; (ii) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including the manufacture of chipboard, laminated board and wood veneer products up to

Schedule 3 - Uses

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Use	Definition
	<p>2500 tonnes per year;</p> <ul style="list-style-type: none"> (iii) sawmilling or wood-chipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; (f) miscellaneous industrial activities - <ul style="list-style-type: none"> (i) battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; (ii) boat building construction; (iii) commercially manufacturing substrate for mushroom growing; (iv) plastic manufacturing - commercially manufacturing plastic or plastic products in works producing up to 5 tonnes per year; (v) plaster manufacturing - manufacturing or processing plaster in works producing up to 200 tonnes per year. This includes the production of plasterboard and other plaster products; (vi) tyre recycling - operating a facility for receiving and commercially recycling or reprocessing tyres including retreading; (vii) printing - commercially screen printing or printing, other than photocopying and photographic printing, including advertising material, magazines, newspapers, packaging and stationery; (viii) storage of building, construction materials, equipment and plant as part of a contractors depot where those goods and materials are not available for sale or hire to the general public. <p>The term does not include any use defined as a large dangerous goods location or major hazard facility^{9.3}.</p>
Health Care Centre	<p>Means the use of premises for the medical care or treatment of persons not resident on the premises. The term includes premises used for the following like activities - maternal and child welfare clinic; acupuncturist; chiropodist; chiropractor; dentist; medical practitioner; naturopath clinics and alternative therapies; nursing service; optometrist; pathologist; physiotherapist and radiologist.</p>
Heavy Industry	<p>Means the use of any premises for a large scale industrial activity which is intended to provide industry services to other industries or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site -</p> <ul style="list-style-type: none"> (a) chemical, coal and petroleum products activities - <ul style="list-style-type: none"> (i) alcohol distillation - commercially distilling alcohol in works having a design production capacity of up to 2,500 litres per year. This does not include the distilling of alcohol for the production of fuel; (ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products by dilution with water, in a plant or works with a design production capacity of up to 200 tonnes per year; (iii) paint manufacture - manufacturing paint in works producing up to 10,000 litres per year; (iv) petroleum products - storing under 100 000 litres of petroleum products in tanks or containers, other than at service stations;

^{9.3} As defined in the *Dangerous Goods Safety Management Regulation* 2001.

Use	Definition
	<ul style="list-style-type: none"> <li data-bbox="660 293 1278 344">(v) fuel burning - any process involving the use of fuel burning equipment, for example a standby power generator; <li data-bbox="660 344 1310 418">(vi) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods greater than 10 m³; <li data-bbox="620 445 1007 472">(b) fabricated metal product activities - <ul style="list-style-type: none"> <li data-bbox="660 472 1310 546">(i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing greater than 20 tonnes a year; <li data-bbox="660 546 1310 620">(ii) metal surface coating - enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of greater than 10,000 tonnes; <li data-bbox="620 647 1099 674">(c) non metallic mineral product manufacturing - <ul style="list-style-type: none"> <li data-bbox="660 674 1305 775">(i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 10 tonnes per year and less than 100 tonnes per year; <li data-bbox="620 801 831 828">(d) food processing - <ul style="list-style-type: none"> <li data-bbox="660 828 1294 929">(i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works with a design production capacity of greater than 200,000 litres per year; <li data-bbox="660 929 1299 1052">(ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works with a design production capacity of greater than 200 tonnes per year; <li data-bbox="660 1052 1270 1126">(iii) edible oil processing - commercial vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per year; <li data-bbox="660 1126 1286 1200">(iv) bottling or canning - bottling or canning food in works with a design production capacity of greater than 200 tonnes per year; <li data-bbox="660 1200 1310 1323">(v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of greater than 100 tonnes per year; <li data-bbox="660 1323 1315 1480">(vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of greater than 200 tonnes a year; <li data-bbox="660 1480 1310 1554">(vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of greater than 1000 tonnes; <li data-bbox="660 1554 1286 1677">(viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatine works, in works with a design production capacity of greater than 200 tonnes a year; <li data-bbox="660 1677 1310 1778">(ix) poultry meat processing - slaughtering poultry for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of poultry meat or poultry meat products for human consumption; <li data-bbox="660 1778 1310 1830">(x) sugar milling or refining - crushing sugar cane or manufacturing sugar or sugar cane products from sugar cane;

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Use	Definition
	<p>(e) wooden product manufacturing -</p> <p>(i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, in works producing greater than 2500 tonnes and less than 5000 tonnes per year;</p> <p>(ii) chemically treating timber - commercially treating timber for preservation using chemicals, including, for example copper, chromium, arsenic, borax and creosote;</p> <p>(f) commercial waste management activities -</p> <p>(i) waste disposal - operating a facility for -</p> <p>a. disposing of general waste or limited regulated waste;</p> <p>b. disposing of regulated waste;</p> <p>c. disposing of untreated clinical waste;</p> <p>d. disposal of waste by incinerating - operating a waste incineration facility for incinerating vegetation, clean paper and cardboard, general waste, clinical waste or regulated waste;</p> <p>(ii) recycling or reprocessing regulated waste - operating a facility for the recycling or reprocessing of regulated waste to produce a saleable product, excluding battery or tyre recycling;</p> <p>(iii) regulated waste - operating a facility for the receiving and storing of regulated waste, excluding battery or tyre recycling;</p> <p>(g) miscellaneous activities -</p> <p>(i) plastic manufacturing - commercially manufacturing plastic or plastic products, including fibreglass products, in works producing greater than 5 tonnes per year;</p> <p>(ii) plaster manufacturing - manufacturing or processing plaster in works producing greater than 200 tonnes per year;</p> <p>(iii) rendering operation - commercially processing or extracting substances including, for example, fat, tallow, derivatives of fat or tallow or proteinaceous matter, from animal wastes or by products;</p> <p>(iv) soil conditioner manufacturing - commercially manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including for example, animal manures, sewage, septic sludges and domestic waste;</p> <p>(v) tanning - commercially operating a tannery or works for curing animal skins or hides, or commercially finishing leather;</p> <p>(vi) textile manufacturing - commercial carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;</p>
High Impact Industry	<p>Means the use of any premises for a large, high impact industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site</p> <p>(a) chemical, coal and petroleum products activities -</p> <p>(i) alcohol distillation - commercially distilling alcohol in works producing greater than 2,500 litres per year;</p> <p>(ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products</p>

Use	Definition
	<p>by dilution with water, in a plant or works producing greater than 200 tonnes per year;</p> <p>(iii) paint manufacture - manufacturing paint in works producing greater than 10,000 litres per year;</p> <p>(iv) petroleum products - storing over 100,000 litres of petroleum products in tanks or containers, other than at service stations;</p> <p>(v) oil refining or processing - refining or processing crude oil or shale oil;</p> <p>(vi) gas production - refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas;</p> <p>(vii) fuel gas refining or processing - refining or processing of fuel gas;</p> <p>(b) electricity and fuel burning activities -</p> <p>(i) power station;</p> <p>(ii) coke production - producing, quenching, cutting, crushing or grading coke;</p> <p>(c) fabricated metal product activities -</p> <p>(i) metal works - commercially smelting or processing ores or ore concentrates to produce metal in works;</p> <p>(ii) mineral processing - commercially processing, classification, mixing or concentration of mineral ores to produce mineral concentrates;</p> <p>(d) non metallic mineral product manufacturing -</p> <p>(i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 100 tonnes per year;</p> <p>(ii) manufacturing facility producing any of the following -</p> <p>a. tyres;</p> <p>b. asbestos products;</p> <p>c. asphalt;</p> <p>d. cement;</p> <p>e. glass or glass fibre for large scale commercial distribution;</p> <p>f. mineral wool or ceramic fibre for large scale commercial distribution;</p> <p>(e) food processing -</p> <p>(i) meat processing other than poultry meat processing - slaughtering animals for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of meat or meat products for human consumption, including abattoirs and knackerries;</p> <p>(f) wooden product manufacturing-</p> <p>(i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, producing in works greater than 5000 tonnes per year;</p> <p>(ii) sawmilling or woodchipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing greater than 500 tonnes per year;</p> <p>(g) commercial waste management activities -</p> <p>(i) chemical or oil recycling - operating a facility for receiving and commercially recycling or reprocessing used chemicals, oils or</p>

Use	Definition
	<p>solvents to produce saleable products;</p> <p>(ii) drum reconditioning - operating a facility for receiving and commercially reconditioning metal or plastic drums;</p> <p>(h) miscellaneous activities -</p> <p>(i) battery manufacturing - manufacturing batteries of any kind;</p> <p>(ii) crushing milling or grinding - processing products including for example, uncured rubber and chemicals, by crushing or grinding or milling;</p> <p>(iii) pulp or paper manufacturing;</p> <p>(iv) tobacco processing - processing tobacco or manufacturing products from tobacco or a tobacco derivative.</p> <p>The term includes any use defined as a large dangerous goods location or major hazard facility^{9.3}.</p>
Home Business	<p>Means the use of a premises for a business activity which is located within a dwelling unit, a domestic outbuilding, or the curtilage of the dwelling unit, where the business is:</p> <p>(a) subordinate to the residential use of the dwelling unit;</p> <p>(b) owned and operated by a person permanently living in the dwelling unit.</p>
Hospital	<p>Means the use of premises for medical or psychiatric care and the treatment and residence of patients. The term includes ancillary facilities such as administrative offices, canteens and kitchens.</p>
Hotel	<p>Means the use of premises for the sale of liquor. The term includes -</p> <p>(a) hotels, taverns, licensed clubs and wine bars;</p> <p>(b) ancillary facilities such as short term accommodation, betting agency outlet and dining/entertainment activities.</p>
Indoor Recreation Facility	<p>Means the use of premises for playing of a game, recreation, athletics, sport and entertainment where these activities take place primarily in a building. The term includes theatres, cinemas, amusement centres, function and convention centres, sport and fitness centres and gyms.</p>
Institution	<p>Means the use of premises as a penal institution, a reformatory, a prison or any other institution for the reform or training of persons committed by a Court.</p>
Intensive Agriculture	<p>Means the use of premises for intensive agricultural production that has specific treatment, management, infrastructure or built form requirements. The term includes -</p> <p>(a) livestock enterprises such as piggeries, feedlots, poultry farms, aquaculture or the like;</p> <p>(b) horticultural enterprises such as hydroponic or greenhouse production.</p>
Landscape Supply Depot	<p>Means a premises used for the bulk storage and sale of landscaping materials including, ornamentation, furniture or structures for gardens, plants and propagative material suitable for use in gardening or landscaping.</p>

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Use	Definition
Marine Services	Means the use of premises for any coastal dependent activity on land adjoining Moreton Bay or that part of a waterway subject to tidal influence. The term includes premises used for the launching, berthing, storage, fuelling, servicing and repairing of boats.
Minor Utility	<p>Means the use of premises by or on behalf of an entity authorised under law to undertake the provision or maintenance of infrastructure associated with -</p> <ul style="list-style-type: none"> (a) collection, treatment, storage, transmission or distribution of water, sewerage, waste, electricity, gas or communications services; (b) facilities required to mitigate hazards from flood waters or to collect, store, dispose or enhance water quality of stormwater; (c) movement networks including road, rail, air, water, pedestrian or cycle and associated controls and facilities, such as bus shelters, signage, traffic lights and the like; <p>where these activities are limited to the following -</p> <ul style="list-style-type: none"> (a) general - <ul style="list-style-type: none"> (i) works below the surface of the ground of a road reserve, such as a conduit or pipe installation; or (ii) the installation or maintenance of plant or equipment inside an existing building or structure of an existing facility or service; or (iii) the construction or use of any building or structure having a gross floor area of less than 50m² and a height less than 5 metres; or (iv) the use of land less than 1000m² in area; or (b) for electricity purposes - <ul style="list-style-type: none"> (i) the installation or erection of an electricity distribution or supply network, and any components of such a network, which operates at voltages less than 33 kilovolts, such as poles and lines; or (ii) the installation or erection of a new or replacement electrical transmission line on land on which such a line has already been erected and which is identified as a future line for the electricity provider; or (c) for gas purposes - <ul style="list-style-type: none"> (i) the installation of a gas supply system, including tanks, on private land in order to serve a use on that premises; (ii) does not involve generators or similar to infuse air into the liquid gas; or (d) for communication purposes - <ul style="list-style-type: none"> (i) "low impact facilities" as defined by the Telecommunications Act 1997, Telecommunications (Low Impact Facilities) Determination 1997 and Amendment No. 1 of 1999.
Mobile Home Park	Means the use of premises for permanent and long-term residential accommodation such as caravans or mobile homes that also have on-site management. The term includes ancillary facilities such as communal and recreational facilities.
Multiple Dwelling	Premises which contains three or more dwelling units where the use is primarily residential. The term includes flats, units and townhouses. The term does not include apartments, rooming accommodation, dual occupancy, residential care facility, aged persons and special needs housing.
Night Club	Means the use of premises for listening and/or dancing by the general public to live or recorded music, predominantly during night hours. The term includes the ancillary sale of liquor for consumption on the premises.

Schedule 3 - Uses

Schedule 3 - Uses

Use	Definition
Outdoor Recreation Facility	Means the use of premises either publicly or privately owned, for playing of a game, recreation, instruction, athletics, sport and entertainment where these activities take place primarily outdoors whether they are used for the purpose of gain or not. The term includes - (a) sporting fields, athletics tracks, race tracks, equestrian uses, swimming pools, golf courses, driving ranges and tennis courts, but excludes private tennis courts; (b) ancillary facilities including a clubhouse, whether licensed or not.
Park	Means the use of premises to which the public has rights of access free of charge for recreation and enjoyment. The term includes ornamental gardens, environmental or scenic reserves, any infrequent use for a sport or form of athletics conducted on an informal basis, picnic areas and children's play areas.
Passenger Terminal	Means the use of premises as a bus, rail or coach station or water transport passenger terminal.
Place of Worship	Means a premises used for a church, chapel, mosque, temple, synagogue or similar place of worship. This term includes ancillary facilities such as religious training, accommodation, social, welfare and recreational facilities.
Produce Store	Means the use of premises for the display and retail sale of goods which are normally used in carrying out agriculture or intensive agriculture. This term includes in combination, animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies and farm clothing.
Refreshment Establishment	Means the use of premises for a cafe, fast food outlet, milk bar, refreshment kiosk, restaurant, snack bar, take-away food premises, tea garden, tea room or uses of a like nature. The term includes ancillary activities that involve entertainment or the consumption of liquor.
Retail Warehouse	Means the use of premises for the display, retail sale or hire of goods, where the gross floor area of the use is no less than 400m ² . The term includes, but is not limited to, the sale of liquor, clothing, footwear and sporting goods.
Road	Means as in accordance with the <i>Transport Infrastructure Act 1994</i> - (a) an area of land dedicated to public use as a road; or (b) an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or (c) a bridge, culvert, ferry, ford, tunnel or viaduct; or (d) a pedestrian or bicycle path; or (e) any part of a bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in (a)-(d).
Roadside Stall	Means the use of premises for the display and retail sale of agricultural products grown on the premises or on nearby sites, and where the area of the use is not greater than 40m ² gross floor area.
Rural Enterprise	Means the use of premises for the handling, treating, packing and distribution of unprocessed agricultural products, whether or not they are grown or produced on the premises, which does not include retail sale.
Service Industry	Means the use of premises for a small scale, low impact industrial activity which is intended to provide industry services to the general public or is similar to those activities set out below and ancillary activities that support

Use	Definition
	<p>the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site -</p> <ul style="list-style-type: none"> (a) making of the following - <ul style="list-style-type: none"> (i) artificial flowers; (ii) bread, cakes and pastry; (iii) dental prostheses; (iv) fashion accessories; (v) garments; (vi) jewellery; (vii) optical goods, being spectacles and the like; (viii) soft furnishings; (ix) toys; (b) assembling the following from components manufactured elsewhere - <ul style="list-style-type: none"> (i) aids and appliances for people with a disability; (ii) audio-visual equipment; (iii) barbeques; (iv) blinds; (v) furniture; (vi) portable domestic electrical appliances; (vii) domestic light fittings and accessories; (viii) scientific instruments; (ix) sports equipment, other than ammunition, vehicles and water craft; (x) television and video equipment; (c) repairing and servicing the following - <ul style="list-style-type: none"> (i) blinds; (ii) cameras or other photographic equipment; (iii) canvas goods, tents and camping soft goods; (iv) computers and computer equipment; (v) electronic instruments and equipment; (vi) garments; (vii) mowers, including motor mowers and portable gardening equipment; (viii) optical goods, being spectacles and the like; (ix) domestic electrical appliances; (x) power and other tools; (xi) scientific instruments; (d) providing the following services - <ul style="list-style-type: none"> (i) book binding; (ii) document duplicating or copying or photocopying; (iii) engraving by hand; (iv) laboratory facilities; (v) locksmith services; (vi) photographic film processing; (vii) picture framing; (viii) plan printing; (ix) restoration of small articles of a personal or domestic nature or works of art; (x) studio facilities for film, theatre or television. <p>The term does not include any use defined as a dangerous goods location, large dangerous goods location or major hazard facility.^{8.3}</p>

Schedule 3 - Uses

Schedule 3 - Uses

Use	Definition
Service Station	<p>Means the use of premises primarily for refueling motor vehicles. The term includes the ancillary use of premises for one or more of the following -</p> <ul style="list-style-type: none"> (a) the retail sale to the travelling public of - <ul style="list-style-type: none"> (i) fuels, lubricants, oils and grease; (ii) spare parts and auto accessories; (iii) a range of convenience items; (b) the carrying out of - <ul style="list-style-type: none"> (i) maintenance, service and repair of motor vehicles; (ii) hire of a limited number of vehicles and trailers; (iii) cleaning of motor vehicles including facilities provided to the public to clean their own vehicles; (c) car wash.
Shop	<p>Means the use of premises for the purpose of displaying or offering goods or personal services for retail sale or hire. The term includes supermarkets, chemists, newsagent, boutiques or the like and the incidental storage of such goods on the same premises. The term excludes a Discount Department Store, which for the Shoreline POD is an undefined use.</p>
Telecommunications Facility	<p>Means the use of premises for the installation of any equipment or infrastructure used to receive and transmit telecommunications that is constructed by a carrier licensed by the Commonwealth Government. This term includes cables, telephones, freestanding towers, poles, dishes, antennae and equipment shelters. The term does not include 'Low Impact Facilities' as defined by the <i>Telecommunications Act 1997</i>, <i>Telecommunications (Low Impact Facilities) Determination 1997</i> and <i>Amendment No.1 of 1999</i>.</p>
Temporary Use	<p>Means the irregular or infrequent use of premises for sport, recreation, entertainment or cultural activities that does not require the construction of a permanent building or the installation of permanent infrastructure or services. A temporary use does not exceed 21 days in any 12 month period with not one single period exceeding 10 days duration.</p> <p>A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services.</p>
Tourist Accommodation	<p>Means the use of premises for short-term accommodation for tourists. The term includes self-contained motel, serviced apartments, guesthouse, backpackers hostel and resort.</p>
Tourist Park	<p>Means the use of premises for holiday and recreational purposes, involving the setting up of short-term and easily removable accommodation for travelers or holiday cabin. The term includes ancillary communal, management and recreational facilities.</p>

Use	Definition
Utility Installation	<p>Means the use of premises for any of the following -</p> <ul style="list-style-type: none"> (a) a public facility that collects, stores and treats water, wastewater, sewage or other solid or liquid waste; such as a sewerage treatment plant, water reservoir, water treatment plant, waste management facility or the like; or (b) a facility that commercially generates electricity using energy derived from water, wind or sun; or (c) a facility that distributes energy derived from electricity, gas, oil or the like; such as an electrical substation, gas storage facility or the like; or (d) a public or commercial facility for the broadcasting of television or other medium, such as radio; or (e) a movement network and associated facilities for transport by rail or air. <p>This term includes maintenance and storage depots used in conjunction with the use.</p>
Vehicle Depot	<p>Means the use of premises for the storage, for commercial or public purposes, of more than one motor vehicle, including taxis, buses, trucks and uses of a like nature. The term includes the ancillary servicing, repair and cleaning of vehicles stored on premises.</p>
Vehicle Parking Station	<p>Means the use of premises for the parking of vehicles where the parking is not ancillary to some other use on the same premises.</p>
Vehicle Repair Premises	<p>Means the use of premises for the carrying out, either with or without servicing, of repairs to motor vehicles, including motor vehicle components such as radiators and windscreens, farm machinery or boats. The term includes panel beating, spray painting and car detailing.</p>
Veterinary Surgery	<p>Means the use of premises for the veterinary care, surgery and treatment of animals whether or not provision is made for the accommodation of animals on the premises.</p>
Warehouse	<p>Means the use of premises for the storage of goods, merchandise or materials in a building or buildings not associated with another use on the premises. The term includes a self-storage facility and freight depot.</p>

Schedule 3 - Uses

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Schedule 3 - Uses

ASSESSMENT MANAGER CONDITIONS	TIMING
<p>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.</p>	
Approved Plans and Documents	
<p>Amended condition:</p> <p>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.</p>	<p>Prior to the use commencing and Ongoing.</p>

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 Bureau	June 2014
Shoreline Plan of Development	Version H (Draft D)	Saunders Havill Group	20 January 2019
Precinct Plan	14009_SK015	Lat 27	20 October 2016
Master Plan	14009_SK013(24)	Lat 27	20 October 2016
Shoreline Open Space Landscape Strategy	0345-003 Version 3	BAAM	November 2016
Biting Insect Management Plan	140906v	FRC Environmental	March 2017
Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice	Version 6	Design Flow	30 November 2016
Assessment of the impacts at the Heinemann Road/Double Jump intersection	14S07.45.SAH	Holland Traffic Consulting	9 September 2016
Conceptual Road and Cycle Hierarchy Plan	UD-7558-025-E	Jensen Bowers	11 April 2017
Shoreline Redlands Typical Cross Sections (as marked in red)	CD13-053-TC1J	Civil Dimensions	22 December 2017
Wallum Froglet Habitat Assessment Shorelines Stage 1B & 1C (Lot 11 on	N/A	BAAM	8 November 2011

SP268704)			
Sport and Recreation Layout Plan	UD-7558-031-A	Jensen Bowers	30 November 2016
EPBC Listed Migratory Shorebird Survey Shoreline	N/A	BAAM	8 November 2016

Table 1: Approved Plans and Documents

Infrastructure Agreement	
3. Comply with the Infrastructure Agreement relating to the subject land.	Ongoing
Updated Plans	
Deleted condition:	
<p>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 G.</p> <p><i>Note: This should include the full Plan of Development, including all appended and updated codes.'</i></p>	Prior to the lodgement of a development application on the subject land
<p>Amended condition:</p> <p>4. Submit to Council, and have approved, an updated Plan of Development (Version H, draft D), incorporating the amendments listed in Appendix 1.</p> <p><i>Note: This should include the full Plan of Development, including all appended and updated codes.</i></p>	Prior to the lodgement of a development application on the subject land
Deleted condition	
<p>5. Comply with the approved Plan of Development (Version G).</p>	Ongoing
<p>Amended condition:</p> <p>5. Comply with the approved Plan of Development (Version H, Draft D).</p>	Ongoing
Deleted condition:	
<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"> • Remove all Conceptual Land for District Sports Parks; • Remove all Land for Local / District / Citywide Community Facilities; • Remove the Town Centre Frame Precinct on Lot 1 on RP133830 and identify the land as Open Space Precinct; • Identify sub-area 1 on Lot 74 on S31102 in accordance with the updated description in the Plan of Development, being 100m 	Prior to the lodgement of a development application on the subject land

<p>north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830; and</p> <ul style="list-style-type: none"> Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval. 	
<p>Deleted condition:</p> <p>7. Comply with the approved Precinct Plan (14009_SK015 [21])</p>	<p>Ongoing</p>
<p>Deleted condition:</p> <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"> Remove all Conceptual Land for District Sports Parks; Remove all Land for Local / District / Citywide Community Facilities; Amend the legend to remove "(Neighbourhood Recreation Park and District Sports Park)" from Open Space Corridor Remove the Conceptual Minor Collector Road from Lot 1 on RP133830, Lot 3 on RP105915 and Lot 4 on RP105915; Remove the Urban Development layer from Lot 1 on RP133830 and identify the entire lot as Conservation Park; Include the land on Lot 74 on S31102, identified as red in appendix 2, in the Conservation Park; and Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval. 	<p>Prior to the lodgement of a development application on the subject land</p>
<p>Deleted condition:</p> <p>9. Comply with the approved Master Plan (14009_SK013 [24])</p>	<p>Ongoing</p>
<p>Deleted condition:</p> <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>	<p>Prior to the lodgement of a development application on the subject land</p>
<p>Deleted condition:</p> <p>11. Comply with the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3).</p>	<p>Ongoing</p>
<p>Deleted condition:</p> <p>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).</p>	<p>Prior to the lodgement of a development application on the subject land</p>

<p>Deleted condition:</p> <p>13. Comply with the approved Shoreline Billing Insect Management Plan (140906v)</p>	<p>Ongoing</p>
<p>Deleted condition:</p> <p>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):-</p> <ul style="list-style-type: none"> • Remove the Dams and Waterways map; • Add a note to the Catchments Plan identifying it is 'Preliminary only – subject to change'; • Amend the WSUD Strategy plan – Focus areas 1, 2 and 3 are to be crossed out and the detailed plans removed; • 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 • Appendix III refers to QDUM, amend to QUDM (Queensland Urban Drainage Manual). 	<p>Prior to the lodgement of a development application on the subject land</p>
<p>Deleted condition:</p> <p>15. Comply with the approved Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)</p>	<p>Ongoing</p>
<p>Roads and Cycleways</p>	
<p>Deleted condition:</p> <p>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.</p>	<p>Prior to the lodgement of a development application on the subject land</p>
<p>Amended condition:</p> <p>16. Submit to Council, and have approved, the design for an upgraded signalised intersection at Heinemann Road and Double Jump Road generally in accordance with the recommendations of the approved 'Assessment of Impacts at the Heinemann Road / Double Jump Road Intersection' report prepared by HTC Consulting (report ref: 14S07.45.SAH). 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</p>	<p>Prior to the lodgement of a development application on the subject land</p>

<p>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.</p>	
<p>Deleted condition:</p> <p>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.</p>	<p>Prior to the sealing of the first lot, or commencement of any use, on the subject land.</p>
<p>Amended condition:</p> <p>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</p>	<p>Prior to the sealing of the first lot, or commencement of any use, on the subject land, with the exception of a Temporary Use and/or Community Facility established on Lot 2 on SP226358 or Lot 83 on S312432.</p>
<p>Deleted condition:</p> <p>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 Sheraline Master Plan (14009_SK013[24]).</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>The plan must also incorporate the layout amendments required by the conditions of this approval and be prepared in consideration of:</p> <ul style="list-style-type: none"> • 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 	<p>Prior to the lodgement of the first development application on the parent lot for each catchment.</p>

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
- Lot 256 on S312432
- Lot 259 on S312432
- Lot 86 on S312432
- Lot 252 on S312432
- Lot 247 on S312432

Stormwater Management

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:
- The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)
 - The amended Stormwater Management Code within the approved Plan of Development;
 - The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental
 - The Shoreline Open Space Landscape Strategy (0345-003 Version 3)
 - Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and
 - Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.

As part of the lodgement of the first development application affecting each catchment.

<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>Deleted condition:</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>
<p>Amended condition:</p> <p>20. Unless otherwise approved by Council through subsequent development applications, 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><i>As part of the lodgement of the first development application affecting each catchment, except interim or temporary uses on the subject land.</i></p>
<p>Open Space and Recreation</p>	
<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"> a. <ul style="list-style-type: none"> i. The vegetation areas that will be retained; ii. The areas of vegetation that will be cleared; iii. The plans for rehabilitation and revegetation (weed removal and planting); iv. Compliance with the following approved documents: <ul style="list-style-type: none"> 1. Shoreline Open Space Landscape Strategy (0345-003 Version 3); 2. Shoreline Biting Insect Management Plan (140906v); and 3. Stormwater Management Plan for each catchment; and v. A detailed staging plan for the dedication of the open space corridors and foreshore open space. <p>b. 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.</p> <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>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>Deleted condition:</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"> • The Community and Destination Recreation Park; • Each District Sports Park; and • Each Neighbourhood recreation park; <p>And must include:</p> <ul style="list-style-type: none"> • A detailed staging plan for the dedication of all the recreation parks in accordance with the Infrastructure Agreement requirements. 	<p>Prior to the lodgement of a development application on the subject land</p>
Environmental	
<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>Deleted condition:</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>	
<p>Amended condition:</p> <p>24. <i>Dedicate the land within Lot 1 on SP289245 shown on the approved Master Plan, Shoreline (14009_SK013[24]) as 'Conservation Park' to the State, with Council as trustee, as Public Use Land for conservation purposes.</i></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>	
Koala Habitat Trees	
<p>Deleted condition:</p> <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>Ongoing</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>	
<p>Amended condition:</p> <p>25. Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in Schedule 11 of the Planning Regulation 2017.</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>	<p>Ongoing</p>
<p>Deleted condition:</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 Environmental Offsets Act 2014.</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>	<p>Ongoing</p>
<p>Amended condition:</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 Schedule 11 of the Planning Regulation 2017, 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>	<p>Ongoing</p>
<p>Development Staging</p>	
<p>27. Development of lots 3 and 4 on RP105915 must not proceed until vehicular access can be obtained from Scenic Road</p>	<p>Ongoing</p>

<p>Deleted condition:</p> <p>28. Submit to Council either:</p> <p style="padding-left: 40px;">a. Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or</p> <p style="padding-left: 40px;">b. Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land.</p>	<p>Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000th lot</p>
<p>Amended condition:</p> <p>28. Submit to Council either:</p> <p style="padding-left: 40px;">a. Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or</p> <p style="padding-left: 40px;">b. Evidence that a non-state primary school to service the proposed Shoreline community has the appropriate approvals to be delivered either within the subject land, or within 1km of the Shoreline boundary.</p>	<p>Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000th lot</p>
Biting Insect Management	
<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>	<p>Ongoing</p>
Lot 74 on S31102	
<p>30. Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.</p>	<p>Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.</p>
Prescribed Period	
<p>31. For the purposes of section 343(3)(a) of the <i>Sustainable Planning Act 2009</i> (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)</p> <p>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.</p>	
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 803 772. Further information is available from Environment Australia's website at 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.

-
- **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.
-

ATTACHMENT 8 – Poultry Industry Overlay buffers





Redland City Council
 ABN 86 058 929 428
 Orr Bloomfield & Middle Sts.
 Cleveland Qld 4163
 PO Box 21,
 Cleveland Qld 4163
 Telephone 07 3829 8999
 Facsimile 07 3829 8765
 Email rcc@redland.qld.gov.au
 www.redland.qld.gov.au

11 May, 2017

Your Ref N/A
 Our Ref. BM.KP
 File No. MCU013287
 Contact Planning Assessment

Shoreline Redlands Pty Ltd
 PO Box 649
 Cleveland QLD 4163
 Attn: Chris Barnes

Dear Sir,

Proposed Development:	Material Change of Use to vary the effect of a local planning instrument for a masterplanned urban community comprising town centre, town centre frame, residential and open space precincts.
Application Reference No:	MCU013287
Legal Description:	Lot 2 on RP149309 Lot 8 on R1291 Lots 69, 70, 71, 72, 73 & 74 on S31102 Lot 1 on RP133830 Lots 1, 3 & 4 on RP105915 Lot 11 on SP268704 Lot 2 on SP226358 Lot 1 on RP 212251 Lot 1 on RP103265 Lots 1 & 2 on RP140163 Lot 1 on RP71630 Lots 83, 84 & 86 on S312432 Lot 247, 252, 255, 256, 257 & 259 on S312432
Site Location:	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

I refer to the above Preliminary Approval granted by Council on 18 November 2015. Conditions of this approval required a number of documents and plans to be submitted to Council for approval prior to the lodgement of first development applications over the site. Council has received the following documents in response to the conditions of the approval relevant to Stage 1a, b & c:

Condition (MCU013287)	Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
4	Shoreline Plan of Development	Version G	Urban Systems	22/03/2017
6	Precinct Plan	14009_SK015 (21)	Lat 27	20/10/2016
8	Master Plan	14009_SK013 [24])	Lat 27	20/10/2016
10	Shoreline Open Space Landscape Strategy	0345-003 Version 2	BAAM	Nov 2016
12	Biting Insect Management Plan	140906v	FRC Environmental	March 2017
14	Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice	Version 6	Design Flow	30/11/2016
16	Assessment of impacts at the Heinemann Road / Double Jump Road intersection	14S07.45.SAH	Holland Traffic Consulting	09/09/2016
18	Conceptual Road & Cycle Hierarchy Plan	UD-7558-025-E	Jensen Bowers	11/04/2017
18	Shoreline Redlands Proposed Typical Cross Sections (as marked in red)	CD13-053-TC1J	Civil Dimensions	22/12/2017
21 (part b)	Wallum Froglet Habitat Assessment Shorelines Stage 1B & 1C, (Lot 11 on SP268704)	N/A	BAAM	08/11/2011
22	Sport and Recreation Layout Plan (as marked in red)	UD-7558-031-A	Jensen Bowers	30/11/2016
23	EPBC Listed Migratory Shorebird Survey Shoreline	N/A	BAAM	08/11/2016

Council can confirm that the information provided demonstrates compliance with the conditions relevant to Stages 1a, b & c.

For further information in regards to this letter, please contact your assessment manager on 07 3829 8708.

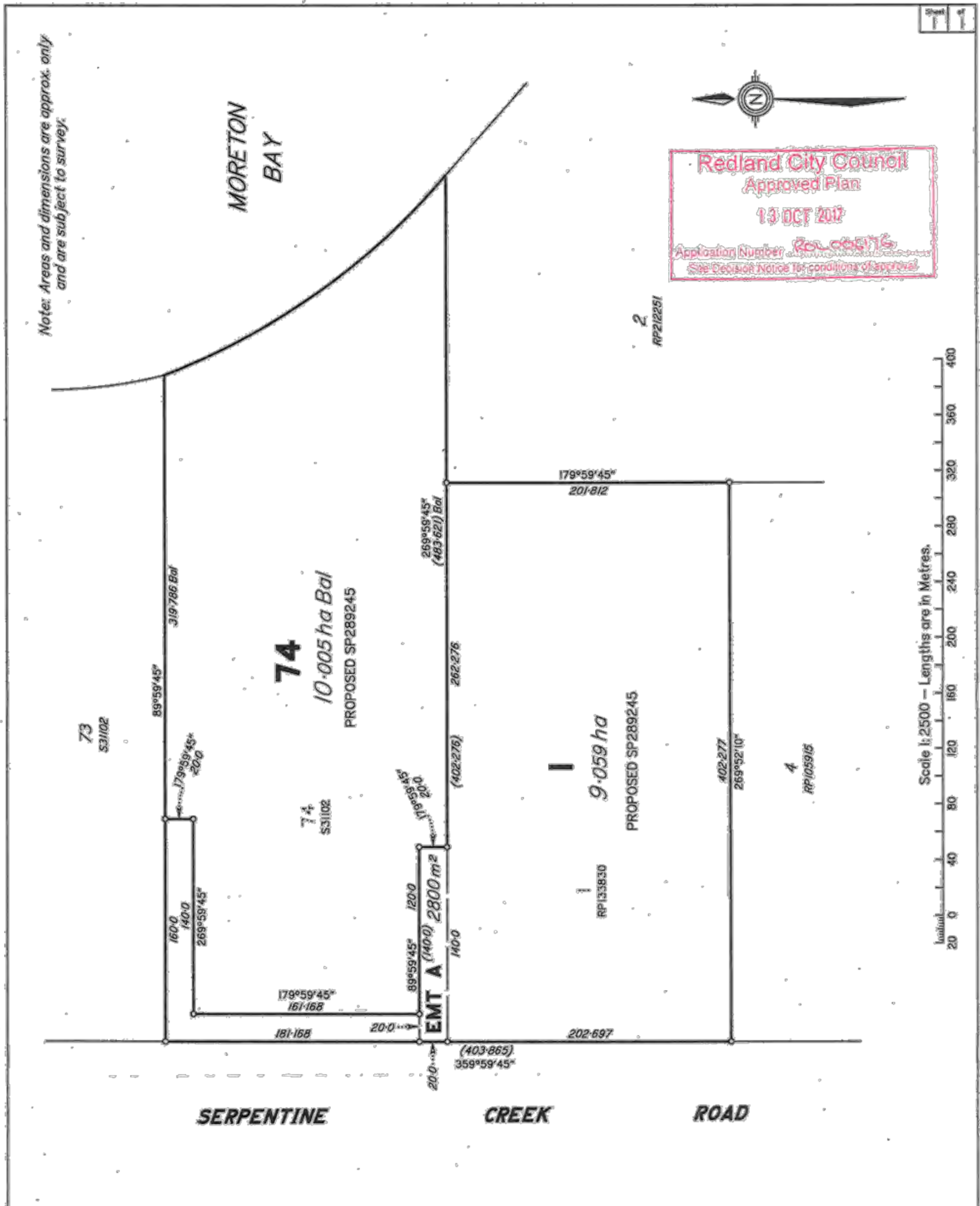
Yours sincerely

A handwritten signature in black ink, appearing to read 'Brendan Mitchell', with a horizontal line extending to the right.

Brendan Mitchell
Senior Planner Delegate
Planning Assessment

ATTACHMENT 10 – Lot 2 on SP226358 and Lot 83 on S312432

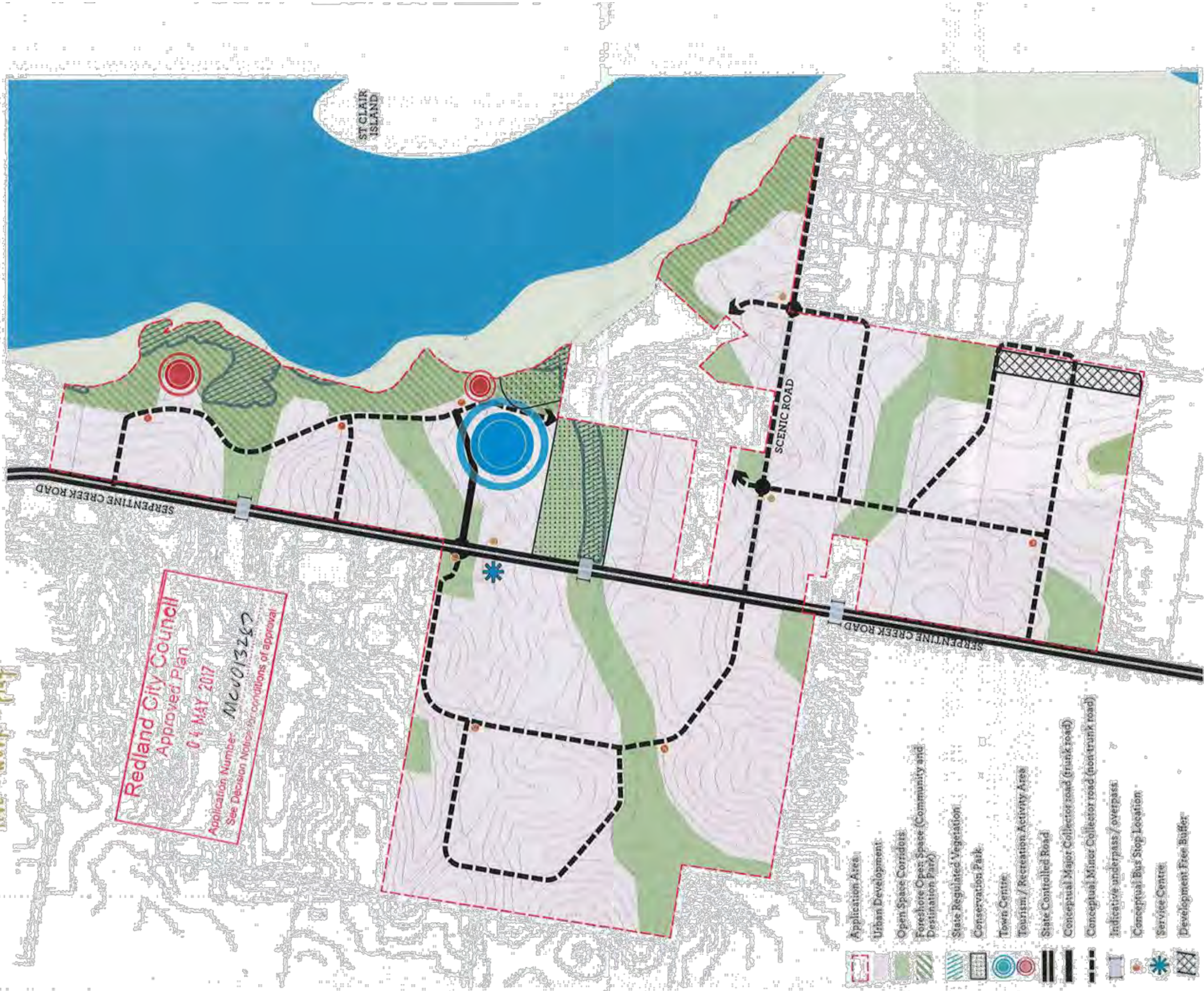




CLIENT	Shoreline Pty Ltd	DESCRIPTION:	PROPOSED SUBDIVISION SERPENTINE CREEK ROAD, REDLAND BAY Lots 1,74 and Emt A in Lot 1 Cancelling Lot 1 on RP133830 and Lot 74 on S31102	DATE:	8/12/2016
LOCALITY	REDLAND BAY			DRAWN	LB 16469
LOC.AUTH	REDLAND C C			MAP REF.	9542-13421
			L J Hewitt & Co Pty Ltd Consulting Surveyor & Development Consultant	Scale	1:2500
			PO BOX 4184, GUMDALE, QLD. 4154 Ph: Mobile: 0418 721 530 Email: len@jhewitt.com.au	JOB NO.	3609
AMENDMENTS					



Redland City Council
Approved Plan
04 MAY 2017
Application Number: M20013280
See Decision Notes for conditions of approval



- Application Area
- Urban Development
- Open Space Corridors
- Foreshore Open Space (Community and Destination Park)
- State Regulated Vegetation
- Conservation Park
- Town Centre
- Tourism / Recreation Activity Area
- State Controlled Road
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road (non-trunk road)
- Indicative underpass / overpass
- Conceptual Bus Stop Location
- Service Centre
- Development Free Buffer



1:10000 @ A3



Master Plan. Shoreline
20 October 2016 : 14009_SK013 [24]

14 REPORTS FROM INFRASTRUCTURE & OPERATIONS

There are no reports from Infrastructure & Operations.

15 MAYORAL MINUTE

In accordance with s.22 of POL-3127 Council Meeting Standing Orders, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

16 NOTICES OF MOTION TO REPEAL OR AMEND A RESOLUTION

In accordance with s.262 Local Government Regulation 2012.

17 NOTICES OF MOTION

17.1 NOTICE OF MOTION - CR EDWARDS - SMBI SWIMMING POOL MOU

In accordance with s.3(4) of POL-3127 Council Meeting Standing Orders, notice is hereby given, that at the General Meeting scheduled for 6 March 2019, I intend to move as follows:

That Council resolves to engage with the SMBI community about their needs for the future use of the swimming pool on Russell Island prior to entering into a new Memorandum of Understanding with the Department of Education and Training.

Background

Redland City Council has a Memorandum of Understanding (MOU) with the Department of Education and Training in regards to the operation and responsibilities of the Russell Island Swimming Pool. The MOU expires on 19 April 2020.

18 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council make?		
Can the matter wait to be placed on the agenda for the next Council Meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or a General Manager Previously?		

19 CONFIDENTIAL ITEMS

COUNCIL MOTION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with Section 275(1) of the *Local Government Regulation 2012*:

19.1 Redland Investment Corporation 2018/2019 YTD Financial Report

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.2 Minor Amendment to City Plan

This matter is considered to be confidential under Section 275(1)(h) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

19.3 Barro Group Pty Ltd v Redland City Council P&E Appeal 1506/18

This matter is considered to be confidential under Section 275(1)(f) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with starting or defending legal proceedings involving the local government.

19.4 Tender Consideration Plan for Joint Local Government Activity - Regional Approach to Waste and Resource Management

This matter is considered to be confidential under Section 275(1)(e) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with contracts proposed to be made by it.

19.5 Request for Delegated Authority to Chief Executive Officer for the William Street Breakwater Project

This matter is considered to be confidential under Section 275(1)(e) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with contracts proposed to be made by it.

20 MEETING CLOSURE