

## 19.2 CONTENTS OF THE CITY PLAN GENERAL AMENDMENT PACKAGE

### Objective Reference:

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

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

**Report Author:** Dean Butcher, Strategic Planner

**Attachments:** 1. Contents of the General Major Amendment Package - Confidential

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (h) *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.*

### PURPOSE

The purpose of this report is to confirm the scope of amendments that officers will assess for potential inclusion within the first Redland City Plan General Major Amendment Package.

### BACKGROUND

The Strategic Planning Unit (SPU) proposes to undertake a series of separate but concurrent amendments in 2018/2019. Each of these amendments will be presented to Council for consideration, in accordance with the *Planning Act 2016*, following commencement of the new Redland City Plan.

One of these proposed amendments is the General Major Amendment Package, which addresses matters raised during draft City Plan preparation and feedback from Councillors, Council officers and customers (e.g. private landowners) as reviewed by Council at a recent Councillor briefing. Direction by Council resolution is now required to progress this work.

### ISSUES

A comprehensive list of the potential amendment proposals is contained at Attachment 1. A resolution of Council is sought to confirm the scope of the potential amendments of the proposed General Major Amendment Package.

It is emphasised that at this stage the amendments in Attachment 1 are potential amendments only, to be further assessed by officers. A future report to Council will provide an officer assessment on the merits of these prior to the commencement of a formal amendment process under the *Planning Act 2016*. It is intended that this report will be on the General Meeting agenda on 10 October.

### STRATEGIC IMPLICATIONS

#### Legislative Requirements

All major amendment packages will be undertaken in accordance with the requirements of the Minister's Guidelines and Rules, a statutory document under the *Planning Act 2016* and *Planning Regulation 2017*.

## **Risk Management**

Undertaking amendments to the planning scheme will ensure the document remains current and consistent with community expectations. Mandatory public consultation requirements for major amendments will also ensure the community is given the opportunity to provide feedback on any proposed changes.

## **Financial**

The proposed amendments to the planning scheme will be funded as part of the operating budget of the City Planning and Assessment Group. They are not expected to require any additional financial resources.

## **People**

The staff resourcing required to make the proposed amendments to the Planning Scheme will be primarily drawn from the Strategic Planning Unit (SPU) of the City Planning and Assessment Group.

## **Environmental**

There are no known impacts associated with this report.

## **Social**

There are no known impacts associated with this report.

## **Alignment with Council's Policy and Plans**

The proposed amendments will align with the Wise Planning and Design goals contained in Council's Corporate Plan and the Redlands Community Plan. This includes managing population growth and improving efficiencies in the Redland City Plan.

## **CONSULTATION**

The information contained in this report and Attachment 1 outlines the potential contents of a future amendment package that will be presented to Council for consideration following commencement of the new City Plan. Prior to the report being presented to Council, the SPU will undertake broader consultation with relevant internal stakeholders.

## **OPTIONS**

### **Option One**

That Council resolves to:

1. confirm the scope of potential amendments that will be included within the General Major Amendment Package, as outlined in Attachment 1; and
2. maintain this report and attachments as confidential until the General Major Amendment Package is approved and the release of the report and attachments is determined to be in the public interest in accordance with the factors set out in the *Right to Information Act 2009*.

### **Option Two**

That Council resolves to modify the scope of potential amendments that will be included within the General Major Amendment Package, either by deleting or adding additional content.

**Option Three**

That Council resolves to not proceed with undertaking a General Major Amendment Package following commencement of the new Redland City Plan.

**OFFICER'S RECOMMENDATION**

That Council resolves to:

1. confirm the scope of potential amendments that will be included within the General Major Amendment Package, as outlined in Attachment 1; and
2. maintain this report and attachments as confidential until the General Major Amendment Package is approved and the release of the report and attachments is determined to be in the public interest in accordance with the factors set out in the *Right to Information Act 2009*.



## Attachment 1 – List of amendments to form part of the General Major Amendment Package



General
Low Density Residential Zone Precinct LDR2: Consider whether the side and rear setback should be 10 metres (currently 5m in City Plan).
Low Density Residential Zone Precinct LDR1 (Large Lot Residential): Amend site coverage from 50% to 30%.
Low Density Residential Zone Precinct LDR2 (Park Residential): Amend site coverage from 50% to 30%.
Medium Density Residential Zone: Consider whether there should be a different front setback for garages than building walls to allow space for a tandem car park.
Require 10m frontage for existing urban areas and 14m frontage for “greenfield” areas, including the Emerging Community (EC) Zone and Precincts LMDR1 (SET) and LMDR2 (Kinross).
Review excavation and fill trigger where in the Rural Zone (i.e. increase the exempt threshold to reflect the larger lot size and reduced impacts).
Section 3.2.3 & 3.4.1.13 (Strategic Framework– Birkdale Commonwealth Land) – list additional possible uses for this land to include tourism, recreational and sporting activities.
Incorporate provisions from the former Adult Stores SPRP into the Redlands City Plan.
Elevate the level of assessment for excavation and filling in the conservation zone from accepted (exempt) to impact assessable.
Review excavation and fill performance outcomes to take into account the impact of retaining walls on visual amenity.
Consider amending the ‘Road Movement Network’ and ‘Pedestrian, Cycle and Public Transport Network’ diagrams for South East Thornlands by removing the collector street road connection at 18-22 Beveridge Road, Thornlands (between Beveridge Road and Edina Street), and replacing it with a pedestrian connection.
With the removal of compliance assessment under the new legislative planning framework, consider making certain operational works (e.g. those subsequent to an MCU) code assessable.
Make ‘accepted subject to requirements’ the lowest level of assessment for dwelling houses. <b>NB.</b> The lowest level of assessment under the (now) draft Redland City Plan is accepted.
Make reconfiguration of a lot impact assessable where a reconfiguration is proposed on land that is partially covered by Recreation and Open Space zoning.





Review the minimum lot size provisions in the Low Density Residential Zone (not including precincts 1, 2 and 4) to ensure minimum lot sizes in established low density residential areas are not reduced below 400m<sup>2</sup>.



Include additional provisions regarding amenity and visual impacts of development along canal and lake frontages.

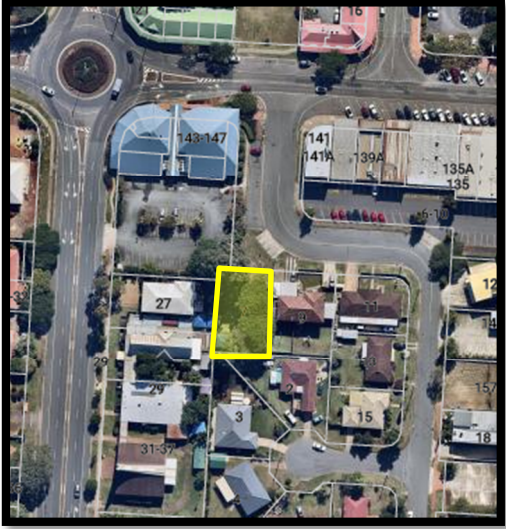

Zoning		
Location and Owner	Description	Thumbnail
<p>267-275 Wellington Street, Ormiston</p> <p><b>Owner:</b> The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane</p>	<p>From Recreation and Open Space to part Recreation and Open Space/ part Community Facilities (precinct CF5)</p>	
<p>Pear Street, Redland Bay</p> <p><b>Owner:</b> (Multiple): Merino Super Pty Ltd as Trustee, Inner City Mercy Mission Community Life Ltd, Michael Anthony Ford, Breanna Joanne Stewart, Redland City Council, Redland City Council City Infrastructure, Redland City Council City Spaces, Patricia Margaret Neilsen.</p>	<p>From Conservation to Rural</p>	


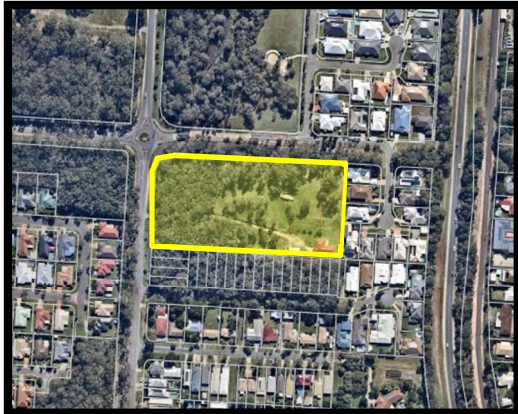

Zoning		
Location and Owner	Description	Thumbnail
<p>174-180 &amp; 182-186 Wellington Street</p> <p><b>Owner:</b> Ormiston Retirement Village Ltd as Trustee</p>	<p>Adjust the alignment of the Medium Density Residential and Recreation and Open Space zone</p>	
<p>4-10 Windemere Road, Alexandra Hills</p> <p><b>Owner:</b> Goodlife Alex Hills Pty Ltd</p>	<p>From Recreation and Open Space to Medium Density Residential</p>	

Zoning		
Location and Owner	Description	Thumbnail
<p>85 Finucane Road, Alexandra Hills</p> <p><b>Owner:</b> Redland City Council as Trustee City Spaces</p>	<p>From Community Facilities (precinct CF3) to Recreation and Open Space. Also consider residential opportunities in unconstrained areas</p>	
<p>188 Wellington Street, Ormiston</p> <p><b>Owner:</b> Chantell Carmen Sharp</p>	<p>From Low Density Residential to Medium Density Residential</p>	



Zoning		
Location and Owner	Description	Thumbnail
<p>488 – 494 Old Cleveland Road East, Birkdale</p> <p><b>Owner:</b> (Multiple): Duffville Pty Ltd, Elizabeth Patricia Sharon Stubbs, Ryan Anthony Mussio (x2)</p>	<p>From Neighbourhood Centre &amp; Medium Density Residential to Low Density Residential</p>	
<p>130 &amp; 138 Allenby Road, Wellington Point</p> <p><b>Owner:</b> Christopher Bruce Dumble, Terence William Harris</p>	<p>From Low Density Residential to Medium Density Residential</p>	

Zoning		
Location	Description	Thumbnail
<p>7 John Street, Cleveland</p> <p><b>Owner:</b> Redland City Council City Spaces</p>	<p>From Recreation and Open Space to Principal Centre</p>	
<p>85-87 Lyndon Road, Capalaba</p> <p><b>Owner:</b> Redland City Council City Spaces</p>	<p>From Recreation and Open Space to Conservation</p>	

Zoning		
Location	Description	Thumbnail
<p>10 – 14 Napier Street, Birkdale</p> <p><b>Owner:</b> Redland City Council City Spaces</p>	<p>From Community Facilities (precinct CF3) to Community Facilities (precinct CF6)</p>	
<p>159-169 Delancey Street, Ormiston</p> <p><b>Owner:</b> Redland City Council City Spaces</p>	<p>From Environmental Management to part Low Density Residential/ part Environmental Management</p>	
<p>46-48 and 42-44 Sturgeon Street, Ormiston</p> <p><b>Owner:</b> Vjekoslav Puljic, Stoliv Holdings Pty Ltd</p>	<p>From Low-medium Density Residential to a zoning configuration that also supports the establishment of a park 'n' ride facility.</p>	



Zoning		
Location	Description	Thumbnail
<p>3-53 Cowley Street, Ormiston</p> <p><b>Owner:</b> Wilham Cheung</p>	<p>From Low Density Residential to Conservation <b>or</b> part Low Density Residential/ part Conservation.</p>	