

## 19.2 MAJOR AMENDMENT TO CITY PLAN: GENERAL MAJOR AMENDMENT PACKAGE

### Objective Reference:

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

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

**Report Author:** Daniel Martiri, Strategic Planner

**Attachments:**

1. Proposed Major Amendments to the City Plan
2. Assessment of Major Zone Change Amendments
3. Distribution of Lots Less than 400m<sup>2</sup> in the Low Density Residential Zone (Excluding LR1, LDR2 and LDR4 Precincts) across the city
4. New Attachment 4

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 seek Council's approval to:

1. Commence a major amendment pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*.
2. Outline the proposed contents of the General Major Amendment Package.
3. Submit the contents of the proposed General Major Amendment Package to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guidelines and Rules.
4. Maintain the contents and attachments of this report as confidential until such time that the amendment package is released for public consultation, subject to Council and Ministerial approval.

### BACKGROUND

- At a Councillor workshop on 8 May 2018, the Strategic Planning Unit (SPU) delivered a presentation on 'Proposed Major Amendments' to the City Plan. At the workshop, the SPU:
  - Identified a series of separate but concurrent amendment packages including the:
    1. General Major Amendment Package;
    2. Wildlife Corridor Plan Package;
    3. Victoria Point Local Structure Plan Package; and
    4. European Heritage Package (subject to budget approval);
  - Outlined the proposed content to be included within the General Major Amendment Package;
- On 6 July 2018, the City Plan was adopted by Council.

- At a General Meeting on 25 July 2018, Council resolved to:
  1. Confirm the scope of potential amendments that will be included within the General Major Amendment Package, as outlined in Attachment 1 as amended at the General Meeting; 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*.
- 8 October 2018 – the effective date of City Plan.

## ISSUES

Council's resolution from the 25 July 2018 identified thirty potential major amendments to City Plan for investigation. These included fifteen general City Plan amendments and fifteen site specific amendments (zone change requests). Since this time, Council officers have reviewed and assessed each of the amendments on their merit and made recommendations.

### General Major City Plan Amendments

An explanation of each of the fifteen general City Plan amendments and the proposed recommendations are outlined below. For full details of each of the fifteen proposed amendments, refer to Attachment 1.

#### **1. Modify AO4.1 in the Low Density Residential Zone Code, changing the setbacks from 5m to 10m for development in Precinct LDR2: Park Residential.**

This amendment proposes to increase the nominated side and rear boundary setback distances for dwelling houses in the Low Density Residential Zone (LDR2: Park Residential Precinct). Currently, the acceptable outcome nominates 5m as a setback for a dwelling house from a side or rear boundary. The amendment was identified during the submission review phase of the City Plan preparation process. At this time, it was identified that increasing the setbacks from 5m to 10m would ensure amenity outcomes were consistent with the rural landscape setting of the Park Residential Precinct.

The following options are presented to Council:

1. Increase the side and rear boundary setback in the acceptable outcome from 5m to 10m;
2. Do not proceed with the amendment (retain existing setback).

Based upon a review of the proposed amendment, officers recommend increasing the nominal side and rear setback distances to 10m, as outlined in Attachment 1.

#### **2. Modify AO6.1 in the Low Density Residential Zone Code, reducing the maximum site coverage requirements from 50% to 30% for development in Precinct LDR1: Large Lot Residential.**

This amendment proposes to reduce the site coverage requirements for development in the Low Density Residential Zone (LDR1: Large Lot Residential Precinct) from 50% to 30%. It is understood the rationale behind this amendment proposal is to ensure development footprints do not have an adverse impact on the character and amenity of the existing landscape in the Large Lot Residential Precinct (LDR1). Furthermore, this change reflects the previous site coverage requirements identified in the superseded *Redlands Planning Scheme 2006*.

Currently, the City Plan does not contain provisions for site coverage in the LDR1 Precinct. On this basis, the site coverage requirements revert to the standard specified in the relevant sections of the Queensland Development Code, which includes an acceptable solution stating:

*'The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area'.*

A reduction in site coverage from 50% to 30% is considered appropriate, given the larger sites in the LDR1: Large Lot Residential Precinct, to ensure development does not adversely impact on the character and amenity of these areas. To give effect to the amendment, it is proposed to introduce a new Performance and Acceptable Outcome that addresses site coverage in the LDR1 Precinct of the Low Density Residential Zone Code.

The following options are presented to Council:

1. Introduce new assessment provisions into the Low Density Residential Zone Code that identify a nominal maximum site cover of 30% for the LDR1 Precinct; or
2. Do not proceed with the amendment (utilise the site coverage requirements specified in the relevant parts of the Queensland Development Code).

Based upon a review of the proposed amendment, officers recommend introducing new assessment provisions into the Low Density Residential Zone Code that identify a nominal maximum site cover of 30% for the LDR1 Precinct, as outlined in Attachment 1.

**3. Modify AO6.1 in the Low density residential zone code, reducing the maximum site coverage from 50% to 30% for development in precinct LDR2: Park Residential.**

This amendment proposes to reduce the site coverage requirements for development in Low Density Residential Zone (LDR2: Park Residential Precinct) from 50% to 30%. It is understood the rationale behind this amendment is to ensure development footprints do not impact the character and amenity of the existing landscape in the Large Lot Residential Precinct (LDR1). Furthermore, this change reflects the previous site coverage requirements identified in the superseded *Redlands Planning Scheme 2006*.

Currently, the City Plan does not contain provisions for site coverage in the LDR1 Precinct. The site coverage requirements revert to the standard specified in the relevant sections of the Queensland Development Code, which includes an acceptable solution stating:

*'The maximum area covered by all buildings and structures roofed with impervious materials, does not exceed 50% of the lot area'.*

A reduction in site coverage from 50% to 30% is considered appropriate, given the larger sites in the LDR1: Large Lot Residential Precinct, to ensure development does not impact the character and amenity of these areas. To give effect to the amendment, it is proposed to introduce a new Performance and Acceptable Outcome that addresses site coverage in the LDR2 Precinct of the Low Density Residential Zone Code.

The following options are presented to Council:

1. Introduce new assessment provisions into the Low Density Residential Zone Code that identify a nominal maximum site cover of 30% for the LDR2 Precinct; or
2. Do not proceed with the amendment (utilise the site coverage requirements specified in the relevant parts of the Queensland Development Code).

Based upon a review of the proposed amendment, officers recommend introducing new assessment provisions into the Low Density Residential Zone Code that identify a nominal maximum site cover of 30% for the LDR2 Precinct, as outlined in Attachment 1.

**4. Modify the Medium Density Residential Zone Code front setback requirements for garages to require space for a tandem car park.**

This amendment proposes to require an increased front boundary setback for buildings adjacent to a garage in the Medium Density Residential Zone. It is understood the rationale of this amendment was to prevent the overhanging of larger vehicles into the street verge. Currently, the nominated distance for front boundary setbacks within the Medium Density Residential Zone code is 3m.

Officers have considered increasing the nominal setback distance to 5.5m where adjoining a garage to ensure there is sufficient space for a tandem car park within the property boundary. This change will also improve streetscape amenity by ensuring vehicles do not do not 'overhang' into the street verge and block the adjoining footpath.

The following options are presented to Council:

1. Amend the acceptable outcome by increasing the front boundary setback from 3m to 5.5m at ground level, where in line with a garage door, in the Medium Density Residential Zone code, along with the associated performance outcome; or
2. Do not proceed with the amendment (maintain existing setback provisions (3m) in the Medium Density Residential Zone).

Upon a balanced consideration of the options, officers recommend amending the acceptable outcome by increasing the setback from 3m to 5.5m in the Medium Density Residential Zone code, as outlined in Attachment 1.

**5. Amend the minimum frontage requirements to 10m for existing urban areas and 14m for greenfield areas (including the Low-Medium Density Zone (LMDR1 (South East Thornlands) and LMDR2 (Kinross Road) Precincts) and the Emerging Community Zone.**

This amendment considers including additional assessment criteria for minimum lot frontage widths in the Low-Medium Density Residential Zone (LMDR1: Kinross Road and LMDR2 Precincts) and the Emerging Community Zone, from 10m to 14m. It is understood the rationale behind this proposed amendment was to improve amenity outcomes in greenfield areas (i.e. Kinross Road, South East Thornlands and any other future Emerging Community areas), by requiring wider lot frontages. It is further understood that increasing the lot frontage width was seen as a way to encourage the provision of larger lots in greenfield areas and ensure the design and bulk of buildings do not dominate the streetscape.



The current assessment benchmarks, which apply universally across the Low-Medium Density Residential Zone, seek for the frontages of newly created lots in precincts LMDR1 (South East Thornlands) and LMDR2 (Kinross Road) to be a minimum of 10m. Currently, the City Plan does not identify a minimum lot size or minimum frontage width in the Emerging Community Zone.

Upon assessment of the proposed amendment, it is considered that increasing the minimum lot frontage width to 14m in the assessment benchmarks cannot guarantee achievement of the desired outcomes identified in the rationale. This is based on the following factors:

- Increased lot frontages will not ensure the provision of larger lot sizes, and may in practice, simply change the dimensions of newly created lots (i.e. wider and shallower, as opposed to narrower and deeper). Furthermore, wider lot frontage provisions may result in wider buildings;
- Counter intuitively, a wider lot frontage may reduce the efficiency of lot layouts (e.g. by requiring more roads) and increase the cost of providing new land to the market;
- Many 'off the shelf' home designs have been created to fit within standard lot dimensions (e.g. 10m x 40m). In this regard, customised housing design may be required, increasing the associated costs for new home construction; and
- Reconfiguration design cannot be addressed separately from building design – both aspects need to be given a balanced consideration.

Furthermore, for the Emerging Community Zone, undertaking a further amendment is considered unnecessary recognising that any reconfiguration of a lot proposal is impact assessable. Additionally, the overall outcomes of the Emerging Community Zone Code requires structure planning of the area to have been undertaken in advance of any reconfiguration or development for urban purposes. It is expected an appropriate mix of dwelling types as well as lot size and mix will be determined through the outcomes of the structure planning process.

It is important to note that while building design provisions are a key element in neighbourhood design, reconfiguration design is another key element. The Department of State Development, Manufacturing, Infrastructure and Planning are currently developing a Reconfiguring a Lot Code (currently a draft), which will provide a set of contemporary subdivision standards to achieve good urban design and attractive, accessible and safe neighbourhoods. The State Reconfiguring a Lot Code will provide standards on the design of reconfiguration development, so that it achieves a mixture of lot sizes, lot frontages and housing options, whilst also providing for standards aligned with street design and arrangement. The code will provide Council with the opportunity to review reconfiguration design requirements in the City Plan more broadly across the city. In this regard, a broader review of reconfiguration design and the State Reconfiguring a Lot code has been identified as a future body of work to be undertaken. This review may result in a future City Plan amendment.

The following options are presented to Council:

1. That:

- a. In the Low-Medium Density Residential Zone (LMDR1 and LMDR2 Precincts), the minimum lot frontage width remains as 10m;
  - b. In the Emerging Community Zone, the existing assessment benchmarks are maintained (i.e. they do not nominate a minimum lot frontage);
  - c. A broader review into Council's reconfiguration design requirements and the State Reconfiguring a lot Code is undertaken, with any proposed changes considered as part of a future amendment to the City Plan.
2. Increase the minimum lot frontage width to 14m in the Low-Medium Density Residential Zone (LMDR1 and LMDR2 Precincts) and Emerging Community Zone; or
  3. Nominate alternative minimum lot frontage widths in the Low-Medium Density Residential Zone (LMDR1 and LMDR2 Precincts) and Emerging Community Zone.

Upon a balanced consideration of the options, officers recommend retaining the current lot frontage width requirements for the Low-Medium Density Residential Zone (LMDR1 and LMDR2 Precincts) and the Emerging Community Zone, as well as undertaking a broader review of the State's Reconfiguring a lot code to inform a potential future amendment to the City Plan, in accordance with Option 1 above.

**6. Amend filling excavation and fill triggers in the Rural Zone, by increasing the thresholds for accepted development.**

This amendment investigates increasing the thresholds for excavation and fill activities that are accepted development in the Rural Zone. It is understood the rationale of this amendment was to provide for increased filling and excavation volume and area thresholds given the potential for reduced amenity impacts in these areas (i.e. due to larger average lot sizes).

Filling and excavation in the Rural Zone

The proposed amendments have been benchmarked against approaches from other Councils in South East Queensland. In summary the recommended changes would allow for accepted filling or excavation in the Rural Zone that:

- Does not exceed a volume of 600m<sup>3</sup>, an area of 2,000m<sup>2</sup> and a depth of 300mm;
- Does not propose any filling within 20 metres of the site boundary (which is consistent with the minimum setback for development in the Rural Zone);
- Does not propose filling or excavation in a mapped area of the Environmental Significance, Flood and Storm Tide Hazard, Waterway Corridors and Wetlands and Coastal Protection (Erosion Prone area) overlays.

The thresholds identified above will increase the minimum area for accepted filling and excavation from 500m<sup>2</sup> to 2,000m<sup>2</sup>, whilst increasing the volume from 50m<sup>3</sup> to 600m<sup>3</sup>. It is also proposed to increase the current depth requirements for accepted filling and excavation from 300mm to 750mm.

Recognising the proposed increase in the thresholds for filling and excavation in the Rural Zone, it is considered appropriate to elevate the level of assessment in areas covered by the following

overlays: environmental significance, flood and storm tide and the waterways and wetland overlays. This will ensure the potential impacts of excavation and fill are considered on existing land constraints or specific site values.

#### Filling and excavation in other zones throughout the city

Additionally, it is proposed to amend the thresholds for accepted filling and excavation in all other zones throughout the city (excluding the Conservation Zone, which has a concurrent proposed amendment in Item 9 of this report). The proposed changes incorporate an increase in filling depth from 300mm to 750mm; however the current volume and area thresholds will be maintained. The increase of depth to 750mm will ensure accepted filling and excavation triggers align with the nominal depth identified in the acceptable outcomes of the Infrastructure Works Code.

It is also proposed to only maintain accepted filling and excavation activities where not triggering the Environmental Significance, Flood Hazard, Waterway Corridors and Wetlands and Coastal Protection (Erosion Prone area) overlays. This will ensure that accepted filling and excavation activities can only occur in locations where there are no mapped constraints or values.

Furthermore, it is proposed to remove the provision in the tables of assessment that allows for accepted filling and excavation where proposing a retaining wall less than 1m in height. This is considered a redundant provision considering the maximum depth of filling and excavation is 750mm, as accepted development.

As a result of the increased depth (from 300mm to 750mm), it is proposed to remove the trigger allowing accepted subject to requirements filling and excavation. This is due to the tables of assessment mirroring the acceptable outcomes, making the category of accepted subject to requirements redundant. Therefore, in the event of non-compliance with the above accepted requirements, a code assessable development application would be required.

The following options are presented to Council:

1. Increase the thresholds for accepted development for filling and excavation in the Rural Zone, as well as changes to other zones throughout the city (further detail found in Attachment 1);  
or
2. Increase the thresholds for accepted development for filling and excavation in the Rural Zone, as well as changes to other zones throughout the city using alternative height, volume and/or area thresholds; or
3. Do not proceed with the amendment (maintain the existing provisions for filling and excavation in the Rural Zone).

In summary, it is recommended to proceed with Option 1, increasing the excavation and fill thresholds in the Rural Zone, whilst making changes to the filling and excavation accepted development triggers throughout the city. Overall, these changes will provide further flexibility for land owners wanting to undertake filling and excavation activities in both rural and urban zones.

However, they also ensure any filling and excavation activities will not compromise any mapped values or constraints. Details of these proposed amendments are outlined in Attachment 1.

**7. Modify Section 3.2.3 & 3.4.1.13 of the Strategic Framework (Birkdale Commonwealth Land), to identify additional possible uses for the land to include tourism, recreational and sporting activities.**

This amendment proposes to modify the commentary in the Strategic Framework for the Birkdale special enterprise area (Commonwealth Land). It is understood the rationale is to expand the list of uses that may be possible on the Birkdale Commonwealth Land, to include tourism, recreational and sporting activities. Specifically, it is proposed to amend the following parts of the Strategic Framework, Section 3.2.2: Economic Growth and Section 3.4.1.13: Birkdale special enterprise area.

The following options are presented to Council:

1. Modify the strategic framework commentary to expand the list of uses that may be possible on the Birkdale Commonwealth Land; or
2. Do not proceed with the amendment.

It is considered the amendment will provide Council with increased scope to consider additional development opportunities for the site. It is therefore recommended that Council amend the City Plan, as outlined in Attachment 1.

**8. Incorporate provisions from the former Adult Stores SPRP into the City Plan.**

In July 2017, a new planning framework commenced in Queensland, as the *Planning Act 2016* replaced the *Sustainable Planning Act 2009* (SPA). Under SPA, State Planning Regulatory Provisions (SPRPs) were statutory instruments used to regulate development. The State's new planning framework removed SPRPs as a statutory instrument to regulate development. Therefore, any SPRPs in effect were repealed upon commencement of the *Planning Act 2016* and are now defunct.

Under the former planning framework, Adult Stores were regulated through an SPRP, which contained provisions in relation to the location of Adult Stores, ensuring they were not located in close proximity to existing sensitive uses. Sensitive uses were defined by the Adult Stores SPRP as follows:

*Sensitive use includes a childcare centre, place of worship, kindergarten and all educational institutions that cater for children of primary and secondary school age.*

The provisions in the Adult Stores SPRP applied for any material change of use that was self-assessable or assessable development under the relevant planning scheme. The provisions were as follows:

*The distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following:*

- *more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or*
- *more than 100 metres measured in a straight line.*

The SPRP also gave Councils the option to adopt alternative provisions in their planning schemes, provided these were consistent with the policy objectives. For example, specifying a greater or lesser separation distance, or adding to or reducing the list of sensitive uses, would be an alternative provision to the SPRP.

The superseded *Redlands Planning Scheme 2006* did not contain specific provisions for the location of Adult Stores (as they were regulated through SPRP). In addition, no provisions for Adult Stores were incorporated into the City Plan, as the previous planning framework (including SPRPs) was in effect at the time of drafting. As a result, there are currently no provisions regulating the location of Adult Stores in the City Plan, due to the Adult Stores SPRP becoming defunct as a result of the *Planning Act 2016*.

This amendment proposes to incorporate provisions, similar to those contained in the former Adult Stores SPRP, into the City Plan. The proposed amendment will add an administrative definition into the planning scheme, which will be referred to in the categories of development for any development involving Adult Stores. The definition will reflect the provisions of the former Adult Stores SPRP through identifying separation distances between adult stores proposing to locate within a certain distance from an existing sensitive use. Additionally, it is proposed to elevate the category of development to impact assessment in circumstances where adult stores are proposed within the distance threshold set by the administrative definition. This means that if an adult store were to be proposed within 200 metres by vehicle or on foot (or 100 metres in a straight line) of an existing sensitive use, the application would be impact assessable, meaning that it would be subject to public notification.

The following options are presented to Council:

1. Incorporate the former Adult Stores SPRP provisions into the City Plan as outlined above (further detail provided in Attachment 1); or
2. Incorporate alternative provisions regulating the impact of Adult Stores into the City Plan; or
3. Do not proceed with the amendment.

Officers recommend proceeding with Option 1, incorporating the former SPRP provisions into City Plan and elevating the category of development to impact assessable, where proposed in an adult store sensitive use area. Details of these proposed amendments are outlined in Attachment 1.

**9. Elevate the level of assessment for excavation and filling in the Conservation Zone from accepted development to impact assessable.**

This amendment proposes to elevate the category of development for excavation and filling in the Conservation Zone, except where undertaken by Council. The Conservation Zone in the City Plan consists of properties which were previously zoned within the Conservation zone (CN1 precinct) under the superseded *Redlands Planning Scheme 2006*. These sites contain high ecological values and drainage constraints such as flooding or storm tide inundation and it is understood that the rationale behind this proposed amendment was to ensure filling and excavation activities do not have an impact on these values or constraints.

Given filling and excavation requires a technical assessment against provisions in the City Plan, it is considered elevating to impact assessment would result in additional costs and assessment requirements such as public notification, which is unlikely to add value to the assessment process. While the original scope of the amendment was to elevate the filling and excavation activities in the Conservation Zone to impact assessable, officers recommend only elevating this type of development to code assessment. Elevating the category of development to code is considered to be appropriate given that assessment against the City Plan would be required to ensure filling and excavation on these sites does not compromise any environmental values or result in worsening of existing hazard constraints

The following options are presented to Council:

1. Increase the category of development to code assessment; or
2. Increase the category of development to impact assessment; or
3. Do not proceed with the amendment (maintain existing provisions).

Upon a balanced consideration of the options, officers recommend increasing the category of development to code assessment for filling and excavation in the Conservation Zone, as outlined in Attachment 1.

**10. Review the performance outcomes in the Infrastructure Works Code, to take into account the impact of retaining walls on visual amenity.**

This amendment proposes to incorporate provisions to manage the amenity impacts of retaining walls in the Infrastructure Works Code. It is understood the rationale behind this amendment, is to ensure retaining walls in the city are designed appropriately and do not negatively impact on the amenity of residential neighbourhoods.

Currently, AO1.1 identifies thresholds for filling and excavation. Where exceeding the thresholds, the corresponding performance outcome would require any filling and excavation to demonstrate that there are no impacts on the amenity of the immediate locality. However, the performance outcome does not contain specific assessment criteria regarding the impacts of retaining wall or structure design on amenity.

The following options are presented to Council:

1. Incorporate an additional performance outcome regarding the impacts of retaining walls on visual amenity into the Infrastructure Works Code; or
2. Do not proceed with the amendment.

Officers recommend incorporating an additional performance outcome regarding the impacts of retaining walls on visual amenity into the Infrastructure Works Code. The proposed changes will only trigger when a retaining wall is greater than 1m in height. Details of these proposed amendments are outlined in Attachment 1.

**11. Amend 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 replace with a pedestrian connection.**

The performance and acceptable outcomes of the Medium Density Residential Zone code require the establishment of a road movement network in South East that is consistent with South East Thornlands - Road Movement Network diagram (Figure 6.2.3.3.5 refers). Currently, the diagram shows a future collector street as being required along the north eastern boundary of 18-22 Beveridge Road. This amendment proposes to amend the Road Movement Network diagram by removing the road connection shown on the subject lot. It is also recommended the secondary pedestrian cycle link identified through the subject lot, as reflected in the 'South East Thornlands – pedestrian, cycle and public transport network' diagram (Figure 6.2.3.3.6) is retained.

#### Background

Under the former *Redlands Planning Scheme 2006*, 18-22 Beveridge Road was included in the Local Centre Zone with a proposed road connection included in the Community Purpose Zone. The former scheme also included a South East Thornlands overlay code which included specific outcomes that required principal streets and access places to be provided generally in accordance with a Road Movement Network Map. This map identified a collector road through the subject land linking Beveridge Road and Freshwater Street

In response to submission lodged on the draft City Plan, Council resolved to remove the subject lot from the Local Centre Zone, Community Purpose Zone and include the whole site within the Medium Density Residential Zone. However the Medium Density Residential Zone Code within the draft City Plan continues to require through its performance outcomes and acceptable outcomes the establishment of a movement network in accordance with the road movement network reflected in Fig 6.2.3 .3.6. This figure continues to identify a collector road through the subject land linking Beveridge Road and Freshwater Street. In addition a pedestrian/cycling link is also shown through the subject site.

At the time of the submission review process the proposed link through the subject site was identified in the Priority Infrastructure Plan as part of the trunk infrastructure network. However road upgrades in the area (including the upgrade of Rachow Street and its intersection with Beveridge Road, which delivered the new Edina Street connection in response to initial development in the area), lead to removal of the proposed link through 18-22 Beveridge Road from the Local Government Infrastructure Plan, which commenced on 1 July 2018.

At its General Meeting on 25 July 2018, Council resolved to include a review of the need to provide a collector street through 18-22 Beveridge Road as one of the potential amendments to City Plan for inclusion in a General Major Amendment Package.

A development application for a child care centre has recently been lodged on the subject site.

#### Issues

Provision of a collector street through 18-22 Beveridge Road was originally intended to provide easy access to the local centre and local park as well as ensuring an easy and direct route to future residents within the eastern sector of SE Thornlands from Beveridge Road. With the removal of the local centre and previous decisions not to provide a community facility adjacent to the local park it is reasonably justified to reconsider the need or otherwise for the proposed collector street. In this regard the recently constructed Edina Street linking onto Rachow Street and then onto Beveridge, Road, although slightly longer, is generally considered sufficient to deal with



expected traffic volumes for the area. However some on street parking limitations may be necessary in the future to be imposed on both Edina and Rachow Streets to ensure the efficiency of traffic movements.

Recognising these circumstances it may be difficult for Council to require the construction of a collector road through the site at the applicant's expense, particularly recognising significant intersection works would be required at both the intersections to Beveridge Road and Freshwater Street/ Edina Street. However it is considered important that the pedestrian/cycling link continues to be identified in the movement network plans for South East Thornlands called up through the relevant performance and acceptable outcomes of the Medium Density Residential zone code. The provision of a pedestrian/cycling link will improve connectivity in the area linking with the school in Beveridge Road, the local park and the Moreton Bay Cycleway.

The following options are presented to Council:

1. Remove the collector street and retain a pedestrian/cycle link. Amend the South East Thornlands road movement network diagram in City Plan accordingly,
2. Remove the collector street and remove the pedestrian cycle link. Amend the South East Thornlands road movement network and South East Thornlands pedestrian, cycle and public transport diagrams in City Plan accordingly.
3. Do not proceed with the amendment (retain the collector street and pedestrian cycle link on the South East Thornlands road movement network and South East Thornlands pedestrian, cycle and public transport diagrams in City Plan).

In summary it is recommended that Figure 6.2.3.3.5 South East Thornlands: road movement network as referenced in the performance and acceptable outcomes of the Medium Density Residential zone code be amended by removing the proposed collector street from the subject site. To ensure consistency other references to the South East Thornlands: road movement network in other Codes in the City Plan be amended as follows:

- Figure 6.2.3.3.4 South East Thornlands: road movement network – referenced by the Low-medium density residential zone code;
- Figure 9.4.4.3.3 South East Thornlands: road movement network - referenced by the Reconfiguring a lot code.

**12. Due to the removal of compliance assessment under the *Planning Act 2016*, review the levels of assessment for certain types of operational works (e.g. those subsequent to a material change of use).**

Under the category of development tables in City Plan works associated with a material change of use are not subject to operational works assessment. Instead, either applicants are required to submit full construction detail when applying for a high level planning approval, or approval conditions require subsequent conditioned works assessment. These approaches are not practical as outlined below.

The logical sequence of development is that the design of infrastructure and works takes place after the high level details of a proposal are resolved. It is not practical or feasible for an applicant to undertake the detailed design of infrastructure works until there is some certainty about a development. Details such as layout and yield can change throughout the assessment process and

if detailed design of infrastructure and works is required upfront it will require subsequent revision which is an unnecessary cost and complication to development.

Similarly, there are limitations to the current use of Conditional Works Assessment to assess details of infrastructure and works after a development permit is issued. As there is no set process or timeframes for Conditional Works Assessment under the *Planning Act 2016*, the scope is usually limited to assessing documents and works and therefore provides both Council and applicant a lower level of certainty about process and outcome. This process will continue to remain until the completion of any future amendments to City Plan.

Having a separate operational works application and approval process following a material change of use gives applicants the certainty of the high level planning approval before engaging in the detailed design of works, and gives council greater scope to direct outcomes than the existing practice of conditioned works assessment. This would better reflect the logical sequence of development and bring City Plan in line with the development assessment process of other South East Queensland Councils.

An amendment to resolve this issue would involve changes to the tables of assessment for operational works as well as changes to the infrastructure works code and the infrastructure works planning scheme policy. The scope of this is beyond what can be achieved in time for this amendment package.

The following options are presented to Council:

1. Do not proceed with the amendment; or
2. Modify the categories of development (i.e. levels of assessment) for certain types of operational works in the City Plan to account for the removal of compliance assessment under the *Planning Act 2016*.

Accordingly, it is recommended that Council do not proceed with the amendment at this time and consider pursuing a future amendment to the planning scheme, if deemed appropriate by officers. This means that the current process (as described above), will remain until any future amendments to City Plan are completed.

**13. Elevate level of assessment for reconfiguration development proposed on land that is partially covered by the Recreation and Open Space Zone, to impact assessable.**

This amendment proposes to modify the tables of assessment for Reconfiguring a lot in the Recreation and Open Space Zone. Specifically the amendment will elevate the category of development of a reconfiguration to impact if the proposed reconfiguration involves creating additional lots either partly or wholly within the Recreation and Open Space Zone. It is understood that the rationale for this amendment proposal is to ensure that any application subject to a potential change in the extent of the Recreation and Open Space Zone would go through impact assessment, including requisite public notification activities.

Currently the category of development for Reconfiguring a lot in the Recreation and Open Space Zone is code assessment. Under the superseded *Redland Planning Scheme 2006* creating lots within the Open Space Zone was impact assessable. This approach required developers proposing residential lots which either partly or wholly encroached into the Open Space Zone to publically consult on their application.

Under the *Planning Act 2016*, development applications subject to code assessment can only be assessed against the applicable codes, this is known as 'bounded code assessment'. This means that other parts of the scheme, e.g. the strategic framework, cannot be used to determine an application. The purpose and outcomes of the Recreation and Open Space Zone seek to provide for areas for recreational activities and ecological functions. Given this zoning intent, proposals which seek to create additional lots such as residential lots, either partly or wholly in the zone may potentially be inconsistent with the zoning intent and therefore not capable of being approved. While elevating to impact assessment would introduce the public notification component, it would also require assessment against the entire planning scheme. In some circumstances, a whole of planning scheme assessment may potentially increase the likelihood of obtaining development approval, regardless of consistency with the zone intent.

The following options are presented to Council:

1. Do not proceed with the amendment (retain the category of development for Reconfiguring a lot in the Recreation and Open Space Zone as code assessable); or
2. Elevate the category of development from code assessable to impact assessable for sites partially identified in the Recreation and Open Space Zone.

Upon a balanced consideration of the options, it is recommended that the category of development for a proposed reconfiguration involving the creation of additional lots either partly or wholly within the Recreation and Open Space Zone is retained as code assessable.

**14. 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 areas are not reduced below 400m<sup>2</sup>.**

This amendment report has been prepared in response to a Council resolution made on 6 July 2018, following adoption of the then draft City Plan. The resolution read as follows:

*Immediately on adoption of Redland City Plan, expedite a potential future amendment to the minimum lot size provisions in the Low Density Residential Zone (not including Precinct LDR1: large lot residential, Precinct LDR2: park residential and Precinct LDR4: Kinross Road) to ensure minimum lot sizes in established low density residential zoned areas are not reduced below 400m<sup>2</sup>.*

### Background

During the public consultation period for the draft City Plan, a number of submissions were received in relation to minimum lot sizes. In response to these concerns, Council sought to further strengthen the minimum lot size requirements in the assessment benchmarks across a range of residential zones. This included identification of a minimum lot size of 400m<sup>2</sup> in the Low Density Residential Zone Code, which was reflected in the code's overall, performance and acceptable outcomes. These changes were incorporated into the document, known as the 'post-consultation version' of the draft City Plan and submitted to the State for the second state interest review. In June 2018, the Minister for State Development, Manufacturing, Infrastructure and Planning (the

Minister) granted approval for Council to proceed to adopt the draft City Plan, subject to several conditions.

On 25 June 2018, Council held a special meeting in relation to the adoption of the draft City Plan. The meeting was adjourned in response to concerns regarding the following Ministerial condition:

- ‘Amend the following sections of the Low Density Residential Zone Code:
  - Section 6.2.1.2 (2)(c) to state *where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*” (Note: the change which was required is underlined).’

On 3 July 2018 (prior to adoption of the City Plan), Council received a letter from officers at the Department of State Development, Manufacturing, Infrastructure and Planning (the Department), on behalf of the Minister, providing further clarification on the reason for imposing the Ministerial Condition. The letter states that “the way in which the Council made the changes to the proposed minimum lot sizes did not meet the legal requirements of the Planning Act 2016 (the Act) and specifically, the purpose of the Act”. This advice from departmental officers stated that the approach taken by Council to establish a minimum lot size in the overall outcomes of the code, was effectively prohibitive of development in that it did not allow lots less than 400m<sup>2</sup> to be considered and was therefore considered. This was therefore considered by the departmental officers to be contrary to the intention of Queensland’s performance based planning system, which is regulated by the Act.

The letter from the Department encourages Council to undertake an amendment to City Plan in accordance with the requirements of the Act (i.e. the performance based system), to meet community expectations. It also identifies alternative approaches that Council could adopt, which departmental officers suggested this would allow Council to achieve the outcome it was seeking but in a way that they consider would meet the legal requirements of the Act. It suggests utilising the approach undertaken by Logan City Council for establishing minimum lot sizes, by elevating the category of development to impact assessable for newly created lots that are proposed to be less than the minimum lot size. Regardless of the advice from departmental officers, Council officers do acknowledge that this is an option for the City Plan. An assessment of this approach, as well as other approaches is provided later in this report.

Subsequently, on 6 July 2018, Council resolved to adopt the City Plan, in accordance with the conditions imposed by the Minister and set a commencement date for 8 October 2018. Additionally, Council made a resolution to expedite a future amendment to ensure minimum lot sizes in established low density residential zoned areas were not reduced below 400m<sup>2</sup>.

#### Current Provisions for Reconfiguration of a Lot in Low Density Residential Zone in City Plan

In the current City Plan, Reconfiguring a lot within the Low Density Residential Zone would be subject to the following assessment provisions regarding lot size:

- Code assessable – therefore bounded code assessment applies;
- Acceptable outcome for minimum lot size is 400m<sup>2</sup>;
- Performance outcome states: “Reconfiguration maintains the low density character of the street. Lots less than 400m<sup>2</sup> are not created”;

- Overall outcome states: “where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood”.

For information purposes, a map showing the distribution of lots less than 400m<sup>2</sup> in the Low Density Residential Zone is provided in Attachment 3. This attachment illustrates the current distribution and numbers of lots within the Low Density Residential Zone which are less than 400m<sup>2</sup>. As Attachment 3 shows, the lots less than 400m<sup>2</sup> in area are generally scattered throughout the City, with the exception for a few parts of the city where clusters exist. Furthermore, Table 1 summarises the distribution by suburb.

**Table 1 Distribution of lots less than 400m<sup>2</sup> in the Low Density Residential Zone (excluding LDR1, LDR2 and LDR4 Precincts)**

Suburb	Number of Lots (Less than 400m <sup>2</sup> in LDR)
Alexandra Hills	10
Birkdale	17
Capalaba	56
Cleveland	22
Coochiemudlo Island	2
Mount Cotton	81
Ormiston	13
Point Lookout	4
Redland Bay	44
Thornlands	5
Victoria Point	47
Wellington Point	15

#### Approaches by Other Local Governments

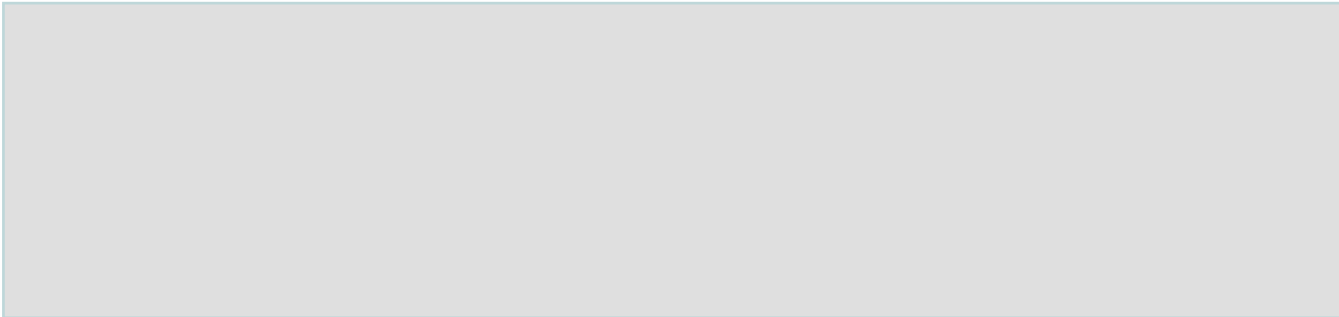
##### *Moreton Bay Regional Council Planning Scheme*

The Moreton Bay Regional Council (MBRC) planning scheme contains similar provisions to those in City Plan. The equivalent of the Low Density Residential Zone for City Plan is the General Zone (Suburban Neighbourhood Precinct) in the MBRC planning scheme. The lot size provisions are identified in the Reconfiguring a lot (Suburban Neighbourhood Precinct) code, and are as follows:

- Code assessable – therefore bounded code assessment applies;
- Acceptable outcome: minimum lot size of 600m<sup>2</sup> in this precinct;
- Performance outcome states: “Reconfiguring a lot does not exceed a net residential density of 11 lots per hectare unless the resultant lot/s are consistent with the low density and established character of the surrounding neighbourhood.”
- Overall outcome states: Reconfiguring a lot maintains the low density character of the Suburban neighbourhood precinct by not exceeding a net residential density of 11 lots per hectare *unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*”

As identified above, the MBRC scheme contains the same wording as imposed by the Minister on the City Plan - of “unless the resultant lot/s are consistent with the density and character of the

surrounding established neighbourhood” in the overall outcomes. MBRC officers have advised that the statement was provided in the scheme as prior to MBRC’s amalgamation, different neighbourhoods throughout the city contained various lot sizes. While the planning scheme identifies a preferred maximum dwelling density of 11 dwellings per hectare (minimum lot size of 600m<sup>2</sup>), the editor’s note provides flexibility for the Council to approve smaller lots where the character of the neighbourhood was of a higher density.



Redland City Council officers were advised that the intent behind this amendment is to refine the definition of a ‘surrounding established neighbourhood’ to ensure greater consistency in interpretation, to assist both developers and assessment staff.

*Logan City Council Planning Scheme*

The Logan City Council Planning Scheme uses a different approach to the City Plan. In particular, Logan seeks to manage lot sizes through the categories of development (i.e. the levels of assessment). Table 2 outlines the categories of development in the Low Density Residential Zone in the Logan Planning Scheme.

**Table 2 Categories of development for Reconfiguring a lot in the Logan Planning Scheme**

Code assessable	Impact assessable
Where: <ul style="list-style-type: none"> <li>• Average lot size is greater than 500m<sup>2</sup>, and;</li> <li>• Minimum lot size is greater than 350m<sup>2</sup>.</li> </ul>	Where either/both of the following apply: <ul style="list-style-type: none"> <li>• Proposed lot size is less than 350m<sup>2</sup>, or;</li> <li>• The average minimum lot size is less than 500m<sup>2</sup>.</li> </ul>

This means that any proposed reconfiguration of a lot that does not meet the code assessable requirements is elevated to impact assessable and is subject to assessment against the whole planning scheme (including the strategic framework) as well as requiring public notification.

Discussion of Options

A number of options have been evaluated in response to Council’s resolution. They are:

Option 1: Further define ‘Surrounding established neighbourhood’ (Approach undertaken by Moreton Bay Regional Council)

As previously discussed, the condition imposed by the Minister effectively requires the assessment manager (Council) to determine on a case by case basis whether or not any proposed lots less than 400 m<sup>2</sup>, “are consistent with the density and character of the surrounding established neighbourhood.” Recognising, as indicated in Attachment 3 the limited number of lots less than 400 m<sup>2</sup> in size within the Low Density Residential Zone across the city, such an assessment should



be relatively simple to undertake. However, in locations where lots less than 400 m<sup>2</sup> may exist, this assessment is more difficult as the assessment manager will need to determine what constitutes the surrounding established neighbourhood. As previously identified, to address issues with interpretation of the same statement in the planning scheme, MBRC are currently pursuing an amendment which involves incorporating an additional note in their Planning Scheme which simply defines what constitutes a 'surrounding established neighbourhood'. If this option is pursued the following statement could be included in City Plan as follows:

*Note – The 'surrounding established neighbourhood' for the purposes of the above overall outcome, is taken to be land within the same zone and precinct, and within a defined street block or within 100m of the subject site.*

#### Option 2: Elevate the category of development to impact where lots less than 400 m are proposed (Approach undertaken by Logan City Council)

As previously discussed, Council received a letter from the Department that referenced the approach undertaken by Logan as "an example of lawfully applying provisions for establishing minimum lot sizes." The approach involves elevating the category of development from code to impact assessment where the nominal minimum lot size threshold is not achieved. If Council were to adopt this approach, the following categories of development would apply for reconfiguration of a lot:

- Code assessable: where any proposed lots are 400m<sup>2</sup> or greater, or;
- Impact assessable: where any proposed lots are less than 400m<sup>2</sup>.

The key benefit of this approach is that it allows community input through the public notification process. However, unlike code assessable development where the assessment is bounded by the relevant codes, impact assessable development is required to be assessed against the entire planning scheme including the strategic framework. Potentially this may expand the scope in which lots less than less than 400m<sup>2</sup> may be approved. This would appear to have occurred in Logan where a desktop review of impact assessable applications found a number of cases where lots smaller than the nominated minimum lot size have been approved.

#### Option 3: Maintain current provisions

This approach would involve maintaining the existing provisions in City Plan as conditioned by the Minister. As indicated in Attachment 3, the distribution of lots less than 400m<sup>2</sup> in the Low Density Residential Zone is fairly limited. With the exception of a few pockets in the city, lots less than 400m<sup>2</sup> are generally interspersed and are not considered to be a determinative factor with regard to the density and character of these neighbourhoods. Nevertheless, the current provisions may, as experienced by Moreton Bay Regional Council, present some challenges in the development assessment process. These challenges are associated with ambiguity and a lack of definition around 'character' and 'surrounding established neighbourhood' within the planning scheme. Therefore, while it is considered the current limited distribution of lots across the city is not likely to generate major issues, the ambiguity of the term neighbourhood may be a point of conjecture between prospective applicants and assessment officers.

#### Option 4: Continue to request the Minister removes lot size condition

This approach would involve Council continuing to request that the Minister removes the provisions that were conditioned in relation to minimum lot size. To achieve this, further liaison



between Council and the State would be required. To achieve this, further liaison between Council and the State would be required. It is recognised previous correspondence from departmental officers advised that they considered Council's proposed changes to establish a minimum lot size of 400m<sup>2</sup> would effectively prohibit development, contrary to the requirements of Queensland's performance based planning system. Therefore it is considered that any request to establish a minimum lot size of 400m<sup>2</sup> is unlikely to be supported by the Minister. Given this, it is not recommended that Council proceed with this option.

#### Recommended Option

Based on the analysis it is recommended Council adopt Option 1: Further define 'Surrounding established neighbourhood'. This approach will ensure the category of development for lots less than 400m<sup>2</sup> remains code assessable. This will ensure a bounded assessment against the relevant codes and avoid an assessment against the whole planning scheme, which would be the case if applications for lots less than 400m<sup>2</sup> were elevated to impact assessable. Importantly, the proposed option also does not change the Minister's condition rather it simply provides clarity through a note regarding what is meant by the term surrounding established neighbourhood. This will ensure a consistent interpretation and greater clarity for prospective applicants and assessment officers.

While it is recognised that Council's resolution was to "ensure minimum lot sizes were not reduced in established neighbourhoods", it is reiterated that the Act requires for the assessment provisions to be 'performance based'. In other words, any further tightening of the provisions would, in practice, result in the prohibition of development, which the departmental officers have said a planning scheme is not able to do. Given the State's position on this matter, it is unlikely that any further changes would be approved by the Minister and providing further clarity on the definition of a 'surrounding neighbourhood' will be an effective mechanism to manage minimum lot sizes in most cases in the Low Density Residential zone across the city.

Details of these proposed amendments are outlined in Attachment 1.

#### **15. Include additional provisions in City Plan to manage the amenity and visual impacts of development along canal and lake frontages.**

Redland City contains a number of canal and lakeside estates. Currently in City Plan, specific provisions exist for sites within Raby Bay, Aquatic Paradise and Sovereign Waters areas (the Canal and Lakeside Estates). These provisions seek to protect the revetment walls (in terms of their structural integrity) and to ensure development does not compromise the existing amenity of the neighbourhoods. This amendment, in two parts, proposes to further strengthen the provisions in the City Plan in protecting the structural integrity of revetment walls, residential amenity and character within the canal and lakeside estates.

##### Part 1: Building work associated with a dual occupancy

Currently in City Plan, there are specific triggers in the tables of assessment for dwelling houses and dual occupancies located within Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body. More specifically, these triggers are in place to ensure development located within 9m of a revetment wall do not have an adverse impact on the structural integrity of the revetment wall network or amenity impacts for adjoining properties.

While the tables of assessment for building work associated with a dwelling house currently elevates the category of development from accepted development (no planning scheme

requirements) to accepted subject to requirements, this is not the case for building work associated with a dual occupancy. This is considered to be an omission, and may result in such development causing adverse impacts on the structural integrity of the revetment wall network or amenity impacts for adjoining properties. Accordingly, this amendment seeks to make building works associated with a dual occupancy accepted subject to requirements where in the canal and lakeside estates.

#### Part 2: Inclusion of additional provisions relating to amenity along canal and lake frontages

Future development within the canal and lakeside estates, whether it is an extension to an existing dwelling, a new dwelling or a dual occupancy may, unless appropriately designed and sited, impact upon the views and amenity of existing adjoining properties along a canal or lake frontage. To seek to address these impacts an amendment is proposed to incorporate additional assessment benchmarks that require development within nominated setbacks from a canal or lakeside frontage to encompass an open air design.

Under City Plan, sites within the Raby Bay, Aquatic Paradise and Sovereign Waters that adjoin a canal or artificial water body are predominantly located within the Low Density Residential Zone. Given the unique character of the canal and lakeside estate areas, the preferred approach is to establish a specific precinct within this zone, to establish consistent provisions for all these areas. To achieve this, the preferred approach is to incorporate an additional precinct in the Low Density Residential zone, called LDR5 (Canal and Lakeside Estates). This precinct will formally identify sites that are located in canal and lakeside estate and adjoin a canal or artificial waterbody and result in users of the City Plan being able to easily identify the associated provisions.

#### Proposed Changes

In order to protect the unique setting and amenity of residential lots adjoining a canal or lake, this amendment proposes to incorporate additional provisions into City Plan. These provisions specifically relate to the categories of development and assessment benchmarks with regards to setbacks and design. The proposed changes are as follows:

- Elevating the category of development for building work for dual occupancies to accepted subject to requirements (to correct the current anomaly whereby only dwelling houses are triggered for building work in these areas). This will ensure dual occupancies are assessed against the same requirements as dwelling houses in the proposed LDR5 precinct;
- Changing references to the 'Raby Bay, Aquatic Paradise or Sovereign Waters' within the tables of assessment and assessment benchmarks for the Low Density Residential Zone, to reflect the newly created LDR5 precinct;
- Modifications to the assessment benchmarks in the Low Density Residential Zone code, with respect to the proposed LDR5 precinct, in relation to setbacks, view lines and incorporation of open air design.

It is acknowledged that in Raby Bay there are two sites zoned as Principal Centre Zone (which contains numerous retail outlets) and Medium Density Residential Zone (which contains a Townhouse complex) that adjoin the canal. These sites are not currently subject to any specific provisions in the City Plan in relation to canal and lakeside estates. This amendment does not propose to incorporate the abovementioned amenity provisions into these zone codes.

The following options are presented to Council:

1. Incorporate proposed provisions as discussed above and outlined in Attachment 1 into the City Plan, to manage the amenity and visual impacts of development in the canal and lakeside estates; or
2. Incorporate alternative provisions into the City Plan to manage the amenity and visual impacts of development in the canal and lakeside estates; or
3. Do not proceed with the amendment (maintain existing provisions).

Upon a balanced consideration of the options, it is recommended that Council proceed with incorporating the provisions outlined above into City Plan. Details of these proposed amendments are outlined in Attachment 1.

### **Zone Change Amendments**

This section of the report seeks to address each of the fifteen potential zone changes identified by Council in its confidential resolution from 25 July 2018. Further details on each of the proposed zone changes are included in Attachment 2: Assessment of Major Zone Change Amendments.

#### **16. Pear Street, Redland Bay (change from Conservation Zone to Rural Zone)**

The subject site identified as Pear Street, Redland Bay and described as Lots 59-63 and 88 on RP72092, Lots 70 and 89 on SL5946, Part of Lot 91 on SL5946, are owned by a combination of public (Redland City Council) and private owners. Currently, the site is situated within the Conservation Zone within City Plan.

An analysis of the environmental context has revealed the site contains numerous environmental values. The subject site has been identified as containing Regional Biodiversity Values and Regional Biodiversity Corridors under the South East Queensland Regional Plan 2017. Additionally, the site contains Matters of State Environmental Significance, including: wildlife habitat and regulated vegetation (Category B – Remnant Vegetation) and regional ecosystem values (Category B – Endangered Regional Ecosystems). The site also contains Matters of Local Environmental Significance, including: Not of Concern Regional Ecosystems and Remnant Koala Vegetation. As the site is in the Conservation Zone, any clearing would require assessment against the provisions of the City Plan.

The *Planning Act 2016* regulates new assessable development identified as having important koala habitat values. Koala habitat value mapping indicates that the site contains High Value Bushland and High Value Other habitat values. In accordance with the provisions of the *Planning Regulation 2017*, High Value Bushland is the highest order of protected koala habitat value. Approximately 95% of the site is designated within this category.

The site is also subject to the following development constraints:

- Storm tide inundation hazard – the eastern portion of the site is subject to storm tide inundation hazards;
- Flooding hazard – the northern and western portion of the site is subject to flooding hazards;

- Bushfire hazard – the entire site is mapped as either being situated within the High Risk Potential Bushfire Intensity or Medium Risk Potential Bushfire Intensity categories on the State Planning Policy mapping;
- Coastal erosion hazard – the eastern part of the site is identified as being erosion prone.

The significant environmental (including protected vegetation and koala habitats), bushfire, flooding/storm tide inundation and coastal protection constraints significantly limit potential development on the site. Furthermore, sites in the Conservation Zone have historically been included in a rating category which recognises the inherent drainage and or conservation constraints and the limited development potential.

The following options are presented to Council:

1. Retain the subject allotments in the Conservation Zone; or
2. Remove the subject allotments from the Conservation Zone and include the site in the Rural Zone.

Recognising the above facts and it is recommended the subject allotments are retained within the Conservation Zone.

**17. 145–167 Panorama Drive, Thornlands (change from Environmental Management Zone and Community Facilities (CF6 – Infrastructure Precinct) Zone to Environmental Management Zone, Community Facilities (CF6 – Infrastructure Precinct) Zone and Low Density Residential Zone)**

The subject site, which is identified as 145-147 Panorama Drive, Thornlands (formally described as Lot 140 on S31258), is owned privately. The site is situated within an existing residential area, with residential communities located immediately to the north and west.

Under the superseded *Redlands Planning Scheme 2006* (Version 1), the site was originally zoned as a combination of the following zones:

- Low Density Residential (in the north-east parts of the site);
- Conservation (in the central and south-east parts of the site);
- Environmental Protection (in the western parts of the site).

Through the development of the Kinross Road Structure Plan under the former planning scheme, the site was rezoned to Conservation (CN1). This was to preserve the environmental values. Additionally, a small amount of the land was zoned Community Purposes (CP7) to facilitate a future road widening of Panorama Drive. Currently, under the City Plan, the site is situated in the Environmental Management Zone and Community Facilities zone (CF6 – Infrastructure Precinct).

An analysis of the environmental context has confirmed a large portion of the site contains numerous environmental values. These include Matters of State Environmental Significance and Matters of Local Environmental Significance. In addition, the site is identified on the Koala Habitat Values mapping, containing both Bushland habitat and Rehabilitation values.

The site is also subject to numerous development constraints identified under City Plan. These include:

- Bushfire hazard – a large portion of the site is identified as being at risk to High Potential and Medium Potential Bushfire Intensity;
- Waterway corridor – a large waterway corridor runs through the centre of the site;
- Flood hazard – the site is subject to flooding risk, primarily through the centre and along the northern and southern boundaries.
- Regional infrastructure corridors – the site contains an existing trunk water pipeline.

There is a small portion of the site in the north-eastern corner which is generally free of environmental and development constraints. The unconstrained area is approximately 7,000m<sup>2</sup> in size. This portion of the site broadly aligns with the location of the previous Urban Residential zoning portion prior to the amendment in Version 4.0 of the *Redlands Planning Scheme 2006*. Opportunities exist to rezone this part of the site to Low Density Residential to facilitate residential development, while increasing protection to the balance of the lot by including this area in the Conservation Zone.

If the unconstrained portion of the site was rezoned to Low Density Residential, access to the site would need to happen off the Lorikeet Drive cul-de-sac adjoining the site's northern boundary. This would need to be done via an easement that would need to be designed in a manner that does not impact on existing native trees in the Goddard Road reserve (including vegetation identified in the environmental significance overlay), which adjoins the site's northern boundary. Due to the shape of the unconstrained area and the access requirements, it is appropriate that limitations are necessary on the size of any new lots that could be provided in a future subdivision. Given this, it is considered the Low Density Residential Zone (LDR4 Precinct – Kinross Road), is an appropriate zoning for the site. The LDR4 Precinct contains numerous nearby sites, establishes a minimum 1,600m<sup>2</sup> lot size, and seeks to retain habitat and assist in the safe movement of koalas.

Furthermore, if the zone of the balance area remained as Environmental Management, the land owner may potentially be able to develop a dwelling house (which is accepted development); although an application for vegetation clearing would be required. Recognising these circumstances and the significant matters of environmental significance which exist within this balance area, it is appropriate to include this area within the Conservation Zone.

It is important to note that if Council supports a zone change for the property, there is no certainty that a developer of the site included in the Low Density Residential Zone would dedicate the balance area to Council. This may be successfully negotiated as part of the development assessment process, however cannot be guaranteed. Including the balance of the lot in the Conservation Zone would offer a greater level of protection over this part of the site than the current Environmental Management Zone in private ownership.

The following options are presented to Council:

1. Remove the site from the Environmental Management Zone and include the 'unconstrained development area' of the site in the Low Density Residential Zone (LDR4: Kinross Road Precinct), include the balance of the site in the Conservation Zone and retain current Community Facilities Zone (CF6 – Infrastructure Precinct); or
2. Retain the current zoning designations on the site (Environmental Management and Community Facilitates (CF6 – Infrastructure Precinct).



It is recommended that the zoning be amended to include land within the Low Density Residential (LDR4 Kinross Road Precinct), Conservation and Community Facilities (CF6 – Infrastructure Precinct) zones as depicted on Figure 1 below.



**Figure 1 Proposed zoning at 145-147 Panorama Drive, Thornlands**

**18. 4–10 Windemere Road, Alexandra Hills (change from Recreation and Open Space Zone to Medium Density Residential Zone)**

The subject site, identified as 4-10 Windemere Rd, Alexandra Hills (formally described as Lot 10 on RP843978), currently accommodates Indoor and Outdoor Sport and Recreation facilities (operated by a private aquatic centre and gym operator). These facilities provide opportunities for sport and recreation for the local community. Accordingly, a loss of this facility would likely reduce accessibility to sport and recreation opportunities by residents and user groups (e.g. schools) in this part of the city.

Recently as part of the City Plan review process Council reviewed all zones across the city. No submissions, regarding the proposed inclusion of the subject land in the Recreation and Open Space Zone were received during the statutory public consultation phase.

The following options are presented to Council:

1. Retain the subject site within the Recreation and Open Space Zone; or
2. Remove the site from the Recreation and Open Space Zone and include the site in the Medium Density Residential Zone.

Recognising the current zoning reflects the current use of the site and no request or supporting information justifying a possible change of zoning has been provided from the owner, it is recommended that the site be retained in the Recreation and Open Space Zone. Furthermore, while it is considered that a change in zoning is not required at this time, circumstances may change in the future and Council could consider a future amendment as required.

**19. 85 Finucane Road, Alexandra Hills (change from Community Facilities Zone (CF3 – Educational Establishment Precinct) to Recreation and Open Space Zone. Also consider residential opportunities in unconstrained area)**

The subject site identified as 85 Finucane Rd, Alexandra Hills (formally described as Lot 177 on SL12817), is currently utilised as a park. The site adjoins a State Controlled Road (Finucane Road) and also provides an important pedestrian linkage to the Alexandra Hills State High School and TAFE facilities from Finucane Road.

The site is currently identified as being situated within the Community Facilities Zone (CF3 – Educational Facility Precinct) of the City Plan. Given that the site is currently primarily used as a park that is owned by Council, the zoning does not reflect the existing use of the site.

A large portion of the site is constrained by flooding and Matters of Local Environmental Significance. The flooding extent would make it difficult to undertake a development on the site that did not extend into the hazard area. The western portion of the site that is not affected by these two overlays currently connects pedestrians on Finucane Road to Alexandra Hills State High School and the Alexandra Hills TAFE. It also provides access from the educational facilities to a TransLink bus stop, which in its current form contains a 30m long bus bay immediately along the northern frontage of the site. The Department of Transport and Main Roads (TransLink) have advised relocation of the bus stop is not supported due to a number of factors. Additionally, TransLink advised it would cost an estimated [REDACTED] for the bus stop to be relocated, which would need to be funded by Council. In addition, the eastern section of the site is located in very close proximity to an existing signalised T intersection.

The following options are presented to Council:

1. Remove the site from the Community Facilities Zone (CF3 – Educational Establishment Precinct) and include the site in the Recreation and Open Space Zone; or
2. Remove the site from the Community Facilities Zone (CF3 – Educational Establishment Precinct) and include the site in the Recreation and Open Space Zone (in part) and in the Low Density Residential Zone (in part); or
3. Retain the subject site within the Recreation and Open Space Zone; or

The matters discussed above significantly limit the suitability of part of the site for future residential use. Given the reasons outlined above and the fact that the subject site is currently used as a park, it is recommended that the site be removed from the CF3 – Community Facilities Zone and included in the Recreation and Open Space Zone.

**20. 188 Wellington Road, Ormiston (change from Low Density Residential Zone to Medium Density Residential Zone)**

The subject site identified as 188 Wellington Street, Ormiston (formally described as Lot 1 on RP165282), currently accommodates a dwelling house. The site is situated within an established residential area that includes detached dwellings, aged care developments and townhouse developments. Currently, the site is identified within the Low Density Residential Zone. Land immediately to the south has been developed as an aged care facility.

The following options are presented to Council:



1. Remove the site from the Low Density Residential Zone and include the site in the Medium Density Residential Zone; or
2. Retain the subject site within the Low Density Residential Zone.

A change in zoning would facilitate the rationalisation of Medium Density Residential sites on Wellington Street. This is considered a logical change, given the existing spatial extent of the Medium Density Residential spans to the western and southern boundaries of the subject site. Additionally, rezoning of the site may assist with facilitating opportunities to expand the existing aged care facility. On this basis, it is recommended the site be removed from the Low Density Residential Zone and be included in the Medium Density Residential Zone.

**21. 488–494 Old Cleveland Road East, Birkdale (change from Neighbourhood Centre Zone and Medium Density Residential to Low Density Residential Zone)**

The subject site identified as 488-494 Old Cleveland Road East, Birkdale (formally described as Lots 3 and 4 RP107986 and Lots 1 RP108640 and 2 RP108640), currently accommodates a shop and dwelling unit on Lot 3 on RP107986 and dwelling houses on the remaining lots.

The site is located within an area characterised by residential development (predominantly detached dwellings), which are generally zoned as Low Density Residential under the City Plan. Adjoining the site's eastern and northern boundaries is an aged care facility, which is situated on sites that are zoned as Medium Density Residential under the City Plan.

Currently, Lots 3 and 4 on RP107986 are situated within the Neighbourhood Centre Zone of the City Plan. Lots 1 and 2 on RP108648 are situated within the Medium Density Residential Zone of the City Plan.

Recognising the existing zoning provides for more intense forms of development than currently exists on each of the allotments, Council should be mindful that a change in zoning to the Low Density Residential zone may be considered to be an 'adverse planning change' under the *Planning Act 2016*.

In addition, Council has previously resolved to undertake a Centres Strategy Review across the city. This body of work will critically examine the role and function of the existing centres network and determine the need to potentially increase or in some instances remove centre zoned land across the city.

Once completed, this review will help inform Council regarding the appropriateness of the current centre zoning on the subject site. Recognising these circumstances it would be prudent to defer any decisions requiring potential Zone changes in this area until this work is completed. Similarly, it would be premature to consider amending the Medium Density Residential Zoning on Lots 1 and 2 RP108640 until this review is completed.

The following options are presented to Council:

1. Retain the current zoning designations over the subject site; or
2. Remove the subject allotments from the current zoning designations and include the subject allotments in the Low Density Residential Zone.

Given the above matters, it is recommended the current zoning designations over the site are retained.

**22. 130 and 138 Allenby Road, Wellington Point (change from Low Density Residential Zone to Medium Density Residential Zone)**

The subject site identified as 130-138 Allenby Road, Wellington Point (formally described as Lots 10 and 11 on RP111285), currently accommodates two dwelling houses (one on each lot). The site is situated within an established residential area, which primarily includes detached dwellings to the east and south and vacant Medium Density Residential zoned land to the north and west.

Adjoining the site to the north and west are large parcels of land (~1.7Ha in total) owned by a private company and zoned Medium Density Residential, however, no development has occurred on these allotments. The same private company also owns the established nursing home (Wellington Park Private Care) that is located further west on Allenby Road. Including the subject allotments within the Medium Density Residential Zone would serve to rationalise the spatial extent of the zone of the undeveloped land adjoining the site, and potentially facilitate the opportunity to integrate any new medium density development forms with the subject site. Additionally, an additional access road abuts the eastern boundary of 138 Allenby Road. This access road, adjacent to Allenby Road, provides an opportunity to potentially extend the access road. This would provide a potential connection to the development sites located to the east.

The following options are presented to Council:

1. Remove the subject allotments from the Low Density Residential Zone and include the subject allotments in the Medium Density Residential Zone; or
2. Retain the site within the Low Density Residential Zone.

Given these points, it is considered the subject site should be removed from the Low Density Residential Zone and included to Medium Density Residential Zone.

**23. 85–87 Lyndon Road, Capalaba (change from Recreation and Open Space Zone to Conservation Zone )**

The subject site identified as 85-87 Lyndon Road, Capalaba (formally described as Lot 603 on RP226130), is owned by Redland City Council and is currently identified within the Recreation and Open Space Zone of City Plan. While the site is used for recreation purposes, no formal park embellishments have or are planned to be provided to the site. Nearby Council owned sites are zoned as Conservation and Environmental Management.

The site is also identified as containing Matters of Environmental Significance (both State and Local), as well as mapped koala habitat values. It is considered that amending the zoning to conservation would recognise the environmental values on the site and contribute to a consistent zoning designation for publicly owned land within the environmental corridor network.

The following options are presented to Council:

1. Remove the subject site from the Recreation and Open Space Zone and include the subject site in the Conservation Zone; or
2. Retain the subject site within the Recreation and Open Space Zone.

Given the above matters, it is recommended the site is removed from the Recreation and Open Space Zone and included in the Conservation Zone.

**24. 10–14 Napier Street, Birkdale (change from Community Facilities Zone (CF3 – Educational Establishment Precinct) to Community Facilities Zone (CF6 – Infrastructure Precinct))**

The subject site identified as 10-14 Napier Street, Birkdale (formally described as Lot 166 on SL6548), is currently vacant. The site is owned by Queensland Rail Limited, directly adjoins a railway corridor and is situated between the railway's Park 'n' Ride facilities for Birkdale Railway Station. The site is situated in close proximity to an-established residential area, with a Shopping Centre and Council park facilities also located nearby.

Historically, the site has been identified as being situated within the Community Purposes Zone (sub-area CP3 – Educational Facilities) of the superseded *Redlands Planning Scheme 2006*. The City Plan reflects a similar zoning, namely the Community Facilities Zone (CF3 – Educational Establishment Precinct).

The following options are presented to Council:

1. Remove the subject site from the Community Facilities Zone (CF3 – Educational Establishment Precinct) and include the subject site in the Community Facilities Zone (CF6 – Infrastructure Precinct); or
2. Retain the subject site within the Community Facilities Zone (CF3 – Educational Establishment Precinct).

Given that the site is not being used for educational facilities, is owned by Queensland Rail Limited and directly adjoins the railway corridor, it is likely that this zoning has been an anomaly. Thus, it is recommended the site is removed from the Community Facilities Zone (CF3 – Educational Facilities Precinct) and included in the Community Facilities Zone (CF6 – Infrastructure Precinct), as it would better reflect the potential future use of the land.

**25. 7 John Street, Cleveland (change from Recreation and Open Space Zone to Principal Centre Zone)**

The subject site identified as 7 John Street, Cleveland (formally described as Lot 3 on SP143012), is owned by Redland City Council. The site is situated within the Cleveland Principal Regional Activity Centre, which contains a diverse range of commercial and retail uses, as well as a diverse range of residential housing options.

Under the superseded *Redlands Planning Scheme 2006*, the site was zoned as Open Space. When the draft City Plan was released for public consultation, the subject site was proposed to be rezoned from Recreation and Open Space to Principal Centre. During public consultation, Council received numerous issues opposing the proposed rezoning. Council subsequently resolved to amend the proposed zoning at a Special Meeting on 28 February 2017.

Until the end of 2017, the subject site had been leased by an adjoining child care centre run by the Lutheran Church of Australia. As this child care centre has now ceased operations, 7 John Street now exists as an unembellished vacant lot that is not used by the wider community for open space purposes. In the Open Space Strategy 2026, a key recommendation for the John Street Park was to

'discuss with St James Lutheran Child Care Centre whether they would consider taking control of John Street Park'.

The following options are presented to Council:

1. Remove the subject site from the Recreation and Open Space Zone and include the subject site in the Principal Centre; or
2. Retain the subject site within the Recreation and Open Space Zone.

Given the cessation of child care operations and confirmation that the site is considered surplus to requirements in this location, it is considered appropriate to amend the zoning of the subject site to achieve consistency with the surround allotments (zoned as Principal Centre). It is therefore recommended the site is removed from the Recreation and Open Space Zone and included in the Principal Centre Zone.

**26. 159–169 Delancey Street, Ormiston (change from Environmental Management Zone to part Low Density Residential Zone and part Environmental Management Zone)**

The subject site identified as 159 – 169 Delancey Street, Ormiston (formally described as Lot 19 on SP157235), is owned privately. It contains a large amount of vegetation, particularly in the western and northern parts. A dwelling house is situated in the south-eastern corner of the site, where approximately 8,000m<sup>2</sup> of vegetation has been cleared. It is situated within an established area containing residential, parks, schools and sport and recreation facilities.

Under the superseded *Redlands Planning Scheme 2006*, the site was zoned Environmental Protection. This zoning intent was carried forward into the City Plan, where the allotment is currently zoned Environmental Management. During the public consultation period for the draft City Plan, Council received a submission requesting for the site to be rezoned as Low-Medium Density Residential. At a Special Meeting dated 28 February 2017, Council subsequently resolved to retain the Environmental Management zoning recognising the environmental values and constraints (namely flooding) that exist.

The Environmental Significance Overlay shows that the site contains numerous environmental values, including Matters of State and Local Environmental Significance. Additionally, the site is identified as containing koala habitat values identified through the *Planning Regulation 2017*, including a large portion of Medium Value Bushland in the central and western parts of the site. Council's Wildlife Connections Plan 2018-2028 also identifies that the site contains an Enhancement Wildlife Habitat Corridor which traverses the western and southern boundaries.

The site is also impacted by a number of development constraints, including bushfire hazard, wetlands and flood hazard. Flooding in particular presents a major constraint to developing the site, namely in the densely vegetated areas on the western side of the allotment. This side of the site is where access to the existing dwelling house is taken.

Despite the above, approximately 8,000m<sup>2</sup> of land in the south-eastern corner of the site has been cleared to facilitate the existing dwelling house and associated structures. This portion of the site is the least constrained and considered to be the only part of the site that could facilitate higher intensity development. If Council were to support rezoning this part of the site, the following considerations are relevant:

**Access:** Currently, access to the dwelling house is taken from a driveway connected to the western boundary on Delancey Street. This access way traverses the flood prone and most densely

vegetated portion of the site and would therefore not be the most appropriate access point for more intense forms of development on the site (if supported). An alternative and more logical future access point to service such development could be taken from Dundas Street on the northern boundary. However, this portion of the site, including the adjoining road reserve, contains some environmental values including koala habitat trees that would potentially need to be cleared to facilitate such access.

**Balance of Lot:** It is also important to note that including part of the subject lot in a Low Density Residential Zone does not mean the balance constrained area would be dedicated to Council as part of any development application.

The following options are presented to Council:

1. Retain the subject site within the Environmental Management Zone; or
2. Remove the site from the Environmental Management Zone and include a portion of the site in the Low Density Residential Zone and the balance of the site in the Environmental Management Zone; or
3. Remove the site from the Environmental Management Zone and include a portion of the site in the Low Density Residential Zone and the balance of the site in the Conservation Zone.

Given the abovementioned factors, it is recommended the site be entirely retained in the Environmental Management Zone.

**27. 10 Burwood Road, Alexandra Hills (change from Low Density Residential Zone to Recreation and Open Space Zone)**

The subject site 10 Burwood Road, Alexandra Hills (formally described as Lot 14 on RP182980), is currently zoned Low Density Residential. It is owned by Redland City Council and is situated within an established residential area.

The site previously contained a dwelling house. This was demolished in late 2017 and the site now forms part of the Burwood Road Park.

The following options are presented to Council:

1. Remove the subject site from Low Density Residential Zone and include the subject site in the Recreation and Open Space Zone; or
2. Retain the subject site within the Low Density Residential Zone.

Given the site is owned by Council and is being used as a park; it is considered that the Recreation and Open Space Zone would be more appropriate.

**28. 3–53 Cowley Street, Ormiston (change from Low Density Residential Zone to Conservation Zone or part Low Density Residential Zone and part Conservation Zone)**

The subject site identified as 3-53 Cowley Street, Ormiston (formally described as Lots 141-166 on RP1703 and Lots 1-4 on RP893081), is owned privately. The site contains a large amount of mature eucalypts, particularly in the western and eastern parts of the site. It is situated within an established residential area, which contains community facilities such as schools and parks.

Under the superseded *Redlands Planning Scheme 2006*, the site was zoned as Urban Residential. This zoning has been translated to the Low Density Residential Zone in the City Plan. The Low

Density Residential Zoning facilitates the erection of a dwelling house on each of the 26 vacant lots.

The site contains numerous environmental values, including mapped regional ecosystem and koala habitat values. In addition, the site is situated within a coastal foreshore corridor under the Wildlife Connections Plan 2018-2018. However, it is not identified in the Environmental Significance Overlay under City Plan. This is as all allotments included in the Low Density Residential Zone which were less than 1,000m<sup>2</sup> in size were removed (clipped) from the Environmental Significance Overlay map.

Based upon a review of the site's values and observations from the site inspection, the following options are presented to Council:

- Option 1: retain existing zoning. This option will enable development over the site in accordance with current zoning, unless Council intervenes and pursues other non-planning scheme measures such as a potential purchase utilising the environmental levy;
- Option 2: include the entire site within the Conservation Zone. This option would facilitate protection of the environmental values on the site however incurs a significant compensation risk.
- Option 3: partial rezoning to Conservation (western and eastern portions). This option would preserve most mature vegetation to the west and denser vegetation to the south. However, vegetation to the west would likely become isolated habitat and the eastern vegetation would lose the existing link to the southern corridor. A compensation risk would still occur on the portion of the site proposed for rezoning;
- Option 4: partial rezoning to Conservation (eastern portion only). This option would consolidate Council ownership/trusteeship however it would only protect a small a number of the koala habitat trees distributed across the site. It would also connect to the existing wildlife corridor that extends through Raby Bay Esplanade Park. This would not protect the majority of the mature habitat trees on the site. However, it would provide for the protection and rehabilitation of mature vegetation on a small scale and maintain a connection to southern habitat via Hansen Court and Bainbridge Street. As in the case option a compensation risk would still occur on those lots proposing a zoning change.

While the environmental values of the site are evident, it is questionable whether the planning scheme on its own represents an appropriate mechanism in isolation to seek to protect the existing vegetation on the site. Other mechanisms, such as an environmental levy, may be more appropriate to facilitate the protection of vegetation on the site if determined a priority by Council. Recognising these circumstances, it is recommended the allotments be retained in the Low Density Residential Zone.

**29. 267–275 Wellington Street, Ormiston (change from Recreation and Open Space Zone to part Recreation and Open Space Zone and part Community Facilities (CF5 – Places of Worship Precinct))**

The subject site identified as 267-275 Wellington Street, Ormiston (formally described as Lot 1 on RP176653) currently accommodates a Spirituality Centre (place of worship). The site is owned by



The Corporation of the Trustees of the Roman Catholic Archdiocese of Brisbane and is situated within an established residential area.

Previously, the site was zoned Open Space under the superseded *Redlands Planning Scheme 2006*. The City Plan carried forward this zoning intent, assigning the site to the Recreation and Open Space Zone. Given that the site is currently utilised as a place of worship, it is considered the Community Facilities Zone (CF5 – Places of Worship Precinct) is a zone that better reflects the current use of the site. A modification to this zone would lower the category of development for any future place of worship development from impact assessable to code assessable. In addition, the zone would facilitate a lowered category of development for additional uses that may be ancillary to the place of worship in the future.

The following options are presented to Council:

1. Remove the subject site from being entirely identified Recreation and Open Space Zone and include the subject site in the Community Facilities (CF5 – Places of Worship Precinct) in part and include in the Recreation and Open Space Zone (in part); or
2. Retain the subject site entirely within the Recreation and Open Space Zone.

Given the environmental and development constraints that exist on the site (predominantly on the eastern side), it is recommended to implement a split zoning on the site (as depicted Figure 2). It is recommended that the zoning alignment is defined by the site's embankment. This means that the western portion of the site is modified to Community Facilities Zone (CF5 – Places of Worship), and that the Recreation and Open Space zoning is maintained on the eastern portion of the site. Additionally, this aligns with the written request received by Council, which suggests a split zone defined by the site's embankment. This approach will reflect the existing use of the site and facilitate the protection of ecological values and flood related functions of the site, as well as minimising the potential erosion risks into the future. The recommendation is consistent with adjoining blocks to the south of the site, which are also split zoned blocks containing a portion of Recreation and Open Space zoning in the eastern part of the site.



**Figure 2 Proposed zoning at 267-275 Wellington Street, Ormiston**

- 30. 174–186 Wellington Street, Ormiston (adjust the alignment of the Medium Density Residential Zone and Recreation and Open Space Zone on the site)**



This proposed amendment relates to the site 174-186 Wellington Street, Ormiston, formally known as Lot 10 on SP277819.

### Background

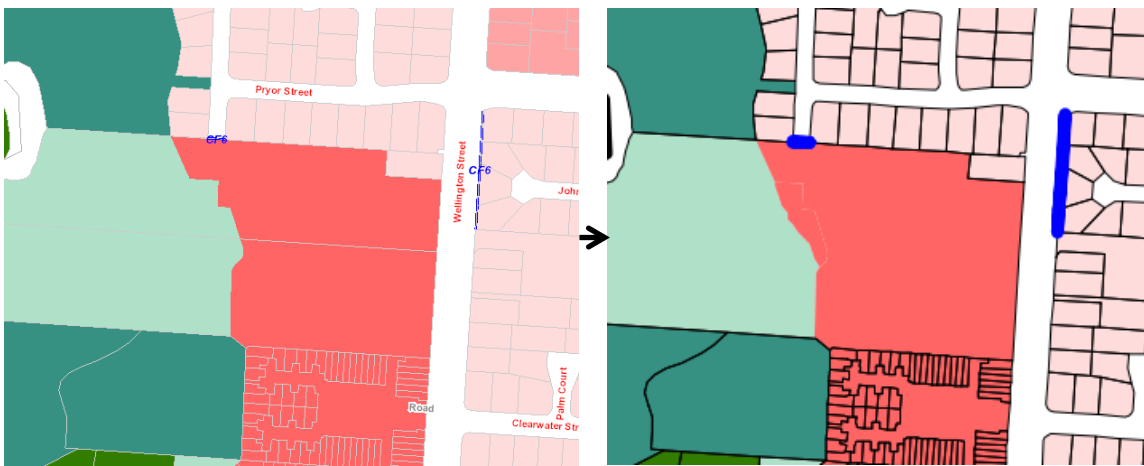
On 6 April 2005, Planning and Environment Judgement BD1358 of 1997 approved the rezoning of part of the land from Public Open Space to Residential A. The judgement made reference to a Survey Plan, which indicated the alignment of the two zones over the subject land.

Upon commencement of the *Redlands Planning Scheme 2006*, the Residential A portion of the site was amended to the Medium Density Residential and Open Space. Subsequently, approvals have been obtained over the site for an Aged Person and Special Needs Facility over multiple stages. An aerial of the site is shown in Figure 3, highlighting the existing development and site's topographical features.



**Figure 3 Aerial of 174-186 Wellington Street, Ormiston in August 2018.**

The draft City Plan (prior to public consultation) reflected the zoning of the previous planning scheme, i.e. the Medium Density Residential and Recreation and Open Space zones. During public consultation, a properly made submission was received over the site. The submission referenced the history of zoning decisions on the site, including the court judgment that identified that the current zoning boundary (based upon the court judgment) was not based upon any scientific reason or based upon any topographical or ecological features on the site. Additionally, the submission contained advice from an ecological assessment, which identified significant vegetation along and adjacent to a bank. As part of the submission, it was requested that the zoning boundary be altered to reflect the 'top of bank' on the site, arguing the bank was a logical zoning boundary. Council supported the submission and subsequently resolved to amend the zoning boundary. This amended zoning boundary is currently in effect in Version 1.0 of City Plan. The zoning map prior to the change and the current zoning map are shown in Figure 4.



**Figure 4 Zoning for site prior to public consultation (left) and in Version 1.0 of City Plan (right).**

Request to Amend Zoning

In June 2017, Council received further correspondence from the submitter advising that the amended zoning boundary in the City Plan did not accurately reflect the ‘top of bank’ as surveyed. This is shown in Figure 5, which depicts the boundary prior to the initial City Plan change (in red), the current boundary in the City Plan, after public consultation (in blue), and the surveyed proposed boundary (in orange). This correspondence requested that the zoning boundary be further amended to correctly reflect the site’s surveyed topographical features.

The following options are presented to Council:

1. Amend the zoning boundary alignment between the Medium Density Residential and Recreation and Open Space Zones, as per the Survey Plan in Figure 5; or
2. Retain existing zoning boundary alignment.

Given these points, it is recommended the zoning boundary alignment is amended to reflect the ‘top of bank’, as per Figure 5.

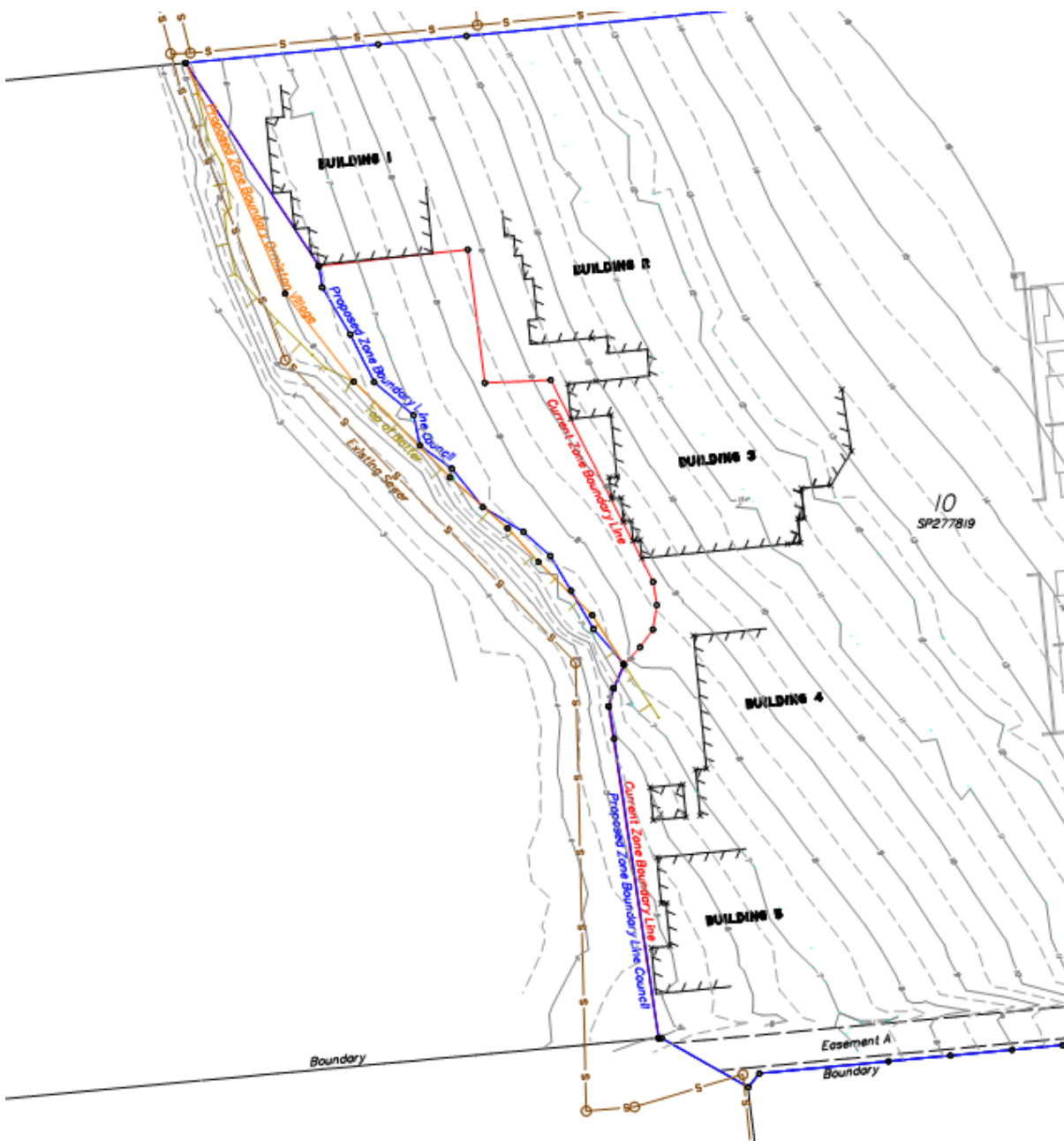


Figure 5 Survey plan showing the zoning boundary anomaly for 172 – 186 Wellington Street, Ormiston.

**STRATEGIC IMPLICATIONS**

**Legislative Requirements**

The General Major Amendment Package 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 planning scheme 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.

## People

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

## Environmental

Environmental matters have been discussed, where relevant, in the report (see attachments).

## Social

Social matters have been discussed, where relevant, in the report (see attachments).

## 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 City Plan.

## CONSULTATION

Consultation on the proposed major amendments has been undertaken with relevant Groups in Council including Economic Sustainability and Major Projects, City Infrastructure and City Spaces.

## OPTIONS

### Option One

That Council resolves to:

1. commence a major amendment pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*;
2. undertake amendments to the City Plan as identified in Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 14 and 15 of this report, and as outlined in Attachment 1: Proposed Major Amendments to the City Plan;
3. not undertake major amendments to the City Plan as identified in Items 5, 12 and 13 of this report;
4. undertake major zone change amendments as identified in Items 17, 19, 20, 22, 23, 24, 25, 27, 29 and 30 of this report;
5. not undertake major zone change amendments as identified in Items 16, 18, 21, 26 and 28 of this report;
6. submit the contents of the proposed General Major Amendment Package to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guidelines and Rules;

7. maintain the contents and attachments of this report as confidential until such time that the amendment package is released for public consultation, subject to Council and Ministerial approval.

### **Option Two**

That Council resolves to proceed with part of the General Major Amendment Package.

### **Option Three**

That Council resolves to not proceed with the General Major Amendment Package.

## **OFFICER'S RECOMMENDATION**

That Council resolves to:

1. commence a major amendment pursuant to Part 4 Section 16.1 of the Minister's Guideline and Rules under the *Planning Act 2016*;
2. undertake amendments to the City Plan as identified in Items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 14 and 15 of this report, and as outlined in Attachment 1: Proposed Major Amendments to the City Plan;
3. not undertake major amendments to the City Plan as identified in Items 5, 12 and 13 of this report;
4. undertake major zone change amendments as identified in Items 17, 19, 20, 22, 23, 24, 25, 27, 29 and 30 of this report;
5. not undertake major zone change amendments as identified in Items 16, 18, 21, 26 and 28 of this report;
6. submit the contents of the proposed General Major Amendment Package to the Planning Minister for the purpose of completing the State Interest Review, in accordance with the process outlined in the Minister's Guidelines and Rules;
7. maintain the contents and attachments of this report as confidential until such time that the amendment package is released for public consultation, subject to Council and Ministerial approval.

# Attachment 1: Proposed Major Amendments to the Redland City Plan

## ITEM 1: SIDE AND REAR SETBACKS IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses</b>	
Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<b>PO4</b> Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.	<b>AO4.1</b> In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and <b>510m</b> from a side or rear boundary.

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.



## ITEM 2: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR1 PRECINCT)

### Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct</b>	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<b>PO6</b> Buildings have a limited site cover in order to maintain an open, low density character.	<b>AO6.1</b> Site cover does not exceed 30% of site area.

### Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 3: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct</b>	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
<b>PO6</b> Buildings have a limited site cover in order to maintain an open, low density character.	<b>AO6.1</b> Site cover does not exceed 30% of site area.

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 4: FRONT BOUNDARY SETBACKS IN THE MEDIUM DENSITY RESIDENTIAL ZONE

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 6.2.3.3.1—Benchmarks for assessable development**

Performance outcomes	Acceptable outcomes
<b>For assessable development</b>	
<b>Built form</b>	
<p><b>PO10</b> Building setbacks (other than basements):</p> <ol style="list-style-type: none"> <li>(1) create an attractive, consistent and cohesive streetscape;</li> <li>(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</li> <li>(3) do not prejudice the development or amenity of adjoining sites;</li> <li>(4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</li> <li>(5) provide useable open space for the occupants; and</li> <li>(6) provide space for service functions including car parking and clothes drying; and</li> <li>(7) allow for tandem car parking spaces provided in front of garages to be contained wholly within the property boundary.</li> </ol>	<p><b>AO10.1</b> The front boundary setback is a minimum of:</p> <ol style="list-style-type: none"> <li>(1) 5.5m at ground level, where in line with a garage door; and</li> <li>(2) 3m otherwise.</li> </ol>
	<p><b>AO10.2</b> The side boundary setback: At the side boundary:</p> <ol style="list-style-type: none"> <li>(1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and</li> <li>(2) otherwise, buildings are set back a minimum of:               <ol style="list-style-type: none"> <li>(a) 1.5m for a wall up to 4.5m high;</li> <li>(b) 2m for a wall up to 7.5m high; and</li> <li>(c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m.</li> </ol> </li> </ol> <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p>
	<p><b>AO10.3</b> The rear boundary setback is a minimum of:</p> <ol style="list-style-type: none"> <li>(3) 4m for a wall up to 13m high; and</li> <li>(4) 6m where above 13m high.</li> </ol>

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 5: LOT FRONTAGES FOR NEW LOTS IN THE LOW-MEDIUM DENSITY RESIDENTIAL ZONE AND EMERGING COMMUNITY ZONE

## **Proposed City Plan Amendments**

No amendments are proposed.

# ITEM 6: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE RURAL ZONE

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.8.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Excavation and Filling</b>		
<p><b>All zones except the Rural and Conservation Zones</b></p>	<b>Accepted</b>	
	<p>If carried out by Redland City Council; or</p> <p>(1) the excavation or filling proposed does not exceed a depth of <del>300mm</del> 750mm on its own or when combined with any previous excavation or filling;</p> <p>(2) the excavation or filling does not exceed:</p> <p>(a) 600m<sup>2</sup> in area; or;</p> <p>(b) a volume of 50m<sup>3</sup>; and</p> <p><del>(3) where involving a retaining wall, the retaining wall is not greater than 1m in height</del></p> <p>(3) the excavation or filling is not located in an area mapped by any of the following overlays:</p> <p>(a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or</p> <p>(b) Environmental Significance Overlay; or</p> <p>(c) Coastal Protection (Erosion Prone Area) Overlay; or</p> <p>(d) Waterway Corridors and Wetlands Overlay.</p>	
	<b>Accepted subject to requirements</b>	
	<p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).outcome (refer section 5.3.3 (2)-(c)).</p>	
	If not accepted or code assessable	Infrastructure works code
	<b>Code assessment</b>	
If not accepted	<p>Healthy waters code</p> <p>Infrastructure works code</p>	
<b>Rural Zone</b>	<b>Accepted</b>	
	If carried out by Redland City Council;	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>or</p> <p>(1) the excavation or filling proposed does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling;</p> <p>(2) the excavation or filling does not exceed:</p> <p>(a) 2000m<sup>2</sup> in area; or and;</p> <p>(b) a volume of 600m<sup>3</sup>; and</p> <p>(3) the excavation or filling is not located in an area mapped by any of the following overlays:</p> <p>(a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or</p> <p>(b) Environmental Significance Overlay; or</p> <p>(c) Coastal Protection (Erosion Prone Area) Overlay; or</p> <p>(d) Waterway Corridors and Wetlands Overlay.</p>	
	<p><b>Accepted subject to requirements</b></p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	
	If not accepted or code assessable	Infrastructure works code
	<p><b>Code assessment</b></p>	
	If not accepted	<p>Healthy waters code</p> <p>Infrastructure works code</p>

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.



# ITEM 7: PERMITTED USES ON THE BIRKDALE COMMONWEALTH LAND SITE (IN STRATEGIC FRAMEWORK)

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

### 3.2.3 Economic Growth

'A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of:

- clean, export-oriented industries;
- training and tertiary education facilities; and
- tourism, recreation and sporting activities.

An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College'.

### 3.4.1.13 Birkdale special enterprise area

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

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 8: INTEGRATING ADULT STORES SPRP PROVISIONS INTO CITY PLAN

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table S**Error! No text of specified style in document..**1—Index of administrative definitions**

Index for administrative definitions		
<ul style="list-style-type: none"> <li>• Adjoining premises</li> <li>• <b>Adult store sensitive use area</b></li> <li>• Advertising device</li> <li>• Affordable housing</li> <li>• Average width</li> <li>• Base date</li> <li>• Basement</li> <li>• Boundary clearance</li> <li>• Building height</li> <li>• Defined flood event</li> <li>• Defined storm tide event</li> <li>• Demand unit</li> <li>• Development footprint</li> </ul>	<ul style="list-style-type: none"> <li>• Domestic outbuilding</li> <li>• Dwelling</li> <li>• Gross floor area</li> <li>• Ground level</li> <li>• Household</li> <li>• Minor building work</li> <li>• Minor electricity infrastructure</li> <li>• Net developable area</li> <li>• Netserv plan</li> <li>• Non-resident workers</li> <li>• Outermost projection</li> <li>• Planning assumptions</li> </ul>	<ul style="list-style-type: none"> <li>• Plot ratio</li> <li>• Projection area(s)</li> <li>• Rear lot</li> <li>• Secondary dwelling</li> <li>• Service catchment</li> <li>• Setback</li> <li>• Site</li> <li>• Site cover</li> <li>• Storey</li> <li>• Temporary use</li> <li>• Ultimate development</li> <li>• Urban purposes</li> </ul>

**Table S**Error! No text of specified style in document..**2—Administrative definitions**

Administrative term	Definition
<b>Adult store sensitive use area</b>	<p>Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following:</p> <ul style="list-style-type: none"> <li>200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or</li> <li>100 metres of an Adult Store Sensitive Use measured in a straight line.</li> </ul>

**Table 5.4.1—Principal centre zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<p><b>Accepted subject to requirements</b></p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	
	<p>If:</p> <ul style="list-style-type: none"> <li>(1) change of use within an existing building and involving only minor building work;</li> <li>(2) not located in an <i>adult store sensitive use area</i>.</li> </ul>	<p><b>Principal centre zone code</b></p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p><b>Code assessment</b></p> <p>If:</p> <p>(1) not accepted subject to requirements;</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4; and</p> <p>(3) not located in an <i>adult store sensitive use area</i>.</p>	<p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>
<p><b>Adult store</b></p> <p>Bar</p> <p>Caretaker's accommodation</p> <p>Child care centre</p> <p>Club</p> <p>Community care centre</p> <p>Community residence</p> <p>Community use</p> <p>Dwelling unit</p> <p>Educational establishment</p> <p>Emergency services</p> <p>Food and drink outlet</p> <p>Function facility</p> <p>Health care services</p> <p>Hospital</p> <p>Hotel</p> <p>Indoor sport and recreation</p> <p>Market</p> <p>Multiple dwelling</p> <p>Nightclub entertainment facility</p> <p>Office</p> <p>Place of worship</p> <p>Residential care facility</p> <p>Retirement facility</p> <p>Rooming accommodation</p> <p>Service industry</p> <p>Shop</p> <p>Shopping centre</p> <p>Short term accommodation</p> <p>Showroom</p>	<p><b>Accepted subject to requirements</b></p> <p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p> <p>If a change of use within an existing building and involving only minor building work</p> <p><b>Code assessment</b></p> <p>If:</p> <p>(1) not accepted subject to requirements; and</p> <p>(2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4</p>	<p>Principal centre zone code</p> <p>Principal centre zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre Veterinary services		

Table 5.4.2—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an <i>adult store sensitive use area</i> .	Major centre zone code
	<b>Code assessment</b>	
	<b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an <i>adult store sensitive use area</i> .	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> <b>Bar</b> <b>Caretaker's accommodation</b> <b>Child care centre</b> <b>Club</b> <b>Community care centre</b> <b>Community residence</b> <b>Community use</b> <b>Dwelling unit</b> <b>Educational establishment</b> <b>Emergency services</b> <b>Food and drink outlet</b> <b>Function facility</b> <b>Health care services</b> <b>Hospital</b> <b>Hotel</b> <b>Indoor sport and recreation</b> <b>Market</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Major centre zone code
	<b>Code assessment</b>	
	If not accepted subject to requirements and building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Nightclub entertainment facility Office Place of worship Rooming accommodation Service industry Short term accommodation Showroom Theatre Veterinary services		

Table 5.4.3—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<b>Accepted subject to requirements</b>	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an <i>adult store sensitive use area</i> .	District centre zone code
	<b>Code assessment</b>	
<b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an <i>adult store sensitive use area</i> .	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code	
<b>Adult store</b> <b>Bar</b> <b>Caretaker's accommodation</b> <b>Child care centre</b> <b>Club</b> <b>Community care centre</b> <b>Community residence</b> <b>Community use</b> <b>Dwelling unit</b> <b>Educational</b>	<b>Accepted subject to requirements</b>	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	<b>Code assessment</b>	
If not accepted subject to requirements and building height does not exceed 17m	District centre zone code Healthy waters code	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Nightclub entertainment facility Office Place of worship Service industry Showroom Theatre Veterinary services		Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.4—Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult store</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	<b>If:</b> (1) change of use within an existing building and involving only minor building work; and (2) not located in an <i>adult store sensitive use area</i> .	Local centre zone code
	<b>Code assessment</b>	
	<b>If:</b> (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (1) not located in an <i>adult store sensitive use area</i> .	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> Bar Caretaker's accommodation Child care centre Club	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing	Local centre zone code



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community care centre Community residence Community use Dwelling unit Emergency services Food and drink outlet Health care services Indoor sport and recreation Market Office Place of worship Service industry Veterinary services	building and involving only minor building work	
	<b>Code assessment</b>	
	If not accepted subject to requirements and building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.5—Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<b>Code assessment</b>	
<b>Adult Store</b>	If not located in an <i>adult store sensitive use area</i> .	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Adult store</b> Brothel Bulk landscape supplies Car wash Crematorium Indoor sport and recreation Funeral parlour Parking station Service station Transport depot	<b>Code assessment</b>	
		Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.6—Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult Store</b>	<b>Code assessment</b>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not located in an <i>adult store sensitive use area</i> .	<p>Medium impact industry zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>
<p><b>Adult store</b></p> <p>Brothel</p> <p>Car wash</p> <p>Crematorium</p> <p>Funeral parlour</p> <p>Service station</p>	<b>Code assessment</b>	
		<p>Medium impact industry zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>

Table 5.4.7—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Adult Store</b>	<b>Accepted subject to requirements</b>	
	<p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	
	<p>If:</p> <p>(1) change of use within an existing building and involving only minor building work; and</p> <p>(2) not located in an <i>adult store sensitive use area</i>.</p>	<p>Mixed use zone code</p> <p>Adult stores code</p>
	<b>Code assessment</b>	
	<p>If:</p> <p>(1) not accepted subject to requirements; and</p> <p>(2) not located in an <i>adult store sensitive use area</i>.</p>	<p>Mixed use zone code</p> <p>Healthy waters code</p> <p>Infrastructure works code</p> <p>Landscaping code</p> <p>Transport, servicing, access and parking code</p>
<p><b>Adult store</b></p> <p>Agricultural supplies store</p> <p>Bulk landscape supplies</p> <p>Emergency services</p>	<b>Accepted subject to requirements</b>	
	<p>Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).</p>	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Garden centre</b> <b>Hardware and trade supplies</b> <b>Indoor sport and recreation</b> <b>Low impact industry</b>	If change of use within an existing building and involving only minor building work	Mixed use zone code
<b>Outdoor sales</b> <b>Place of worship</b> <b>Service industry</b> <b>Showroom</b> <b>Veterinary services</b> <b>Warehouse</b>	<b>Code assessment</b>  If not accepted subject to requirements	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

### **Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 9: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE CONSERVATION ZONE

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	All	Infrastructure works code

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 10: IMPACTS OF RETAINING WALLS ON VISUAL AMENITY (INFRASTRUCTURE WORKS CODE)

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

### 9.2.3.1 Infrastructure works code – Specific benchmarks for assessment

**Table Error! No text of specified style in document..1—Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For development that is accepted subject to requirements and assessable development</b>	
<b>Excavation and filling</b>	
<p><b>PO1</b> Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.</p>	<p><b>AO1.1</b> Excavation and filling does not exceed:</p> <ol style="list-style-type: none"> <li>(1) a depth of 750mm either alone or combined with any previous excavation or filling;</li> <li>(2) an area of 600m<sup>2</sup>; and</li> <li>(3) a volume of 50m<sup>3</sup>.</li> </ol>
<p><b>PO2</b> Excavation and filling involving retaining walls or structures ensures that they:</p> <ol style="list-style-type: none"> <li>(1) are constructed of materials that are of a high quality appearance;</li> <li>(2) incorporate landscaping or other features to assist in reducing their visual prominence; and</li> <li>(3) are of an appropriate scale so they do not overbear or dominate buildings / structures and land uses in the locality.</li> </ol>	<p><b>AO2.1</b> Retaining walls or structures do not exceed 1m in height.</p>
<p><b>PO3</b> Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.</p>	<p><b>AO3.1</b> Retaining walls or structures are:</p> <ol style="list-style-type: none"> <li>(1) are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures;</li> <li>(2) have a design life of not less than 60 years; and</li> <li>(3) where associated with reconfiguration, are not constructed of timber materials.</li> </ol> <p><b>AO3.2</b> Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>

<p>Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species.</p> <p>Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry.</p> <p>In addition, where a site contains contaminated material, additional requirements under the <i>Environmental Protection Act 1994</i> may apply.</p>	<p><b>AO4.1</b></p> <p>Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.</p>
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**Officer Recommendation**

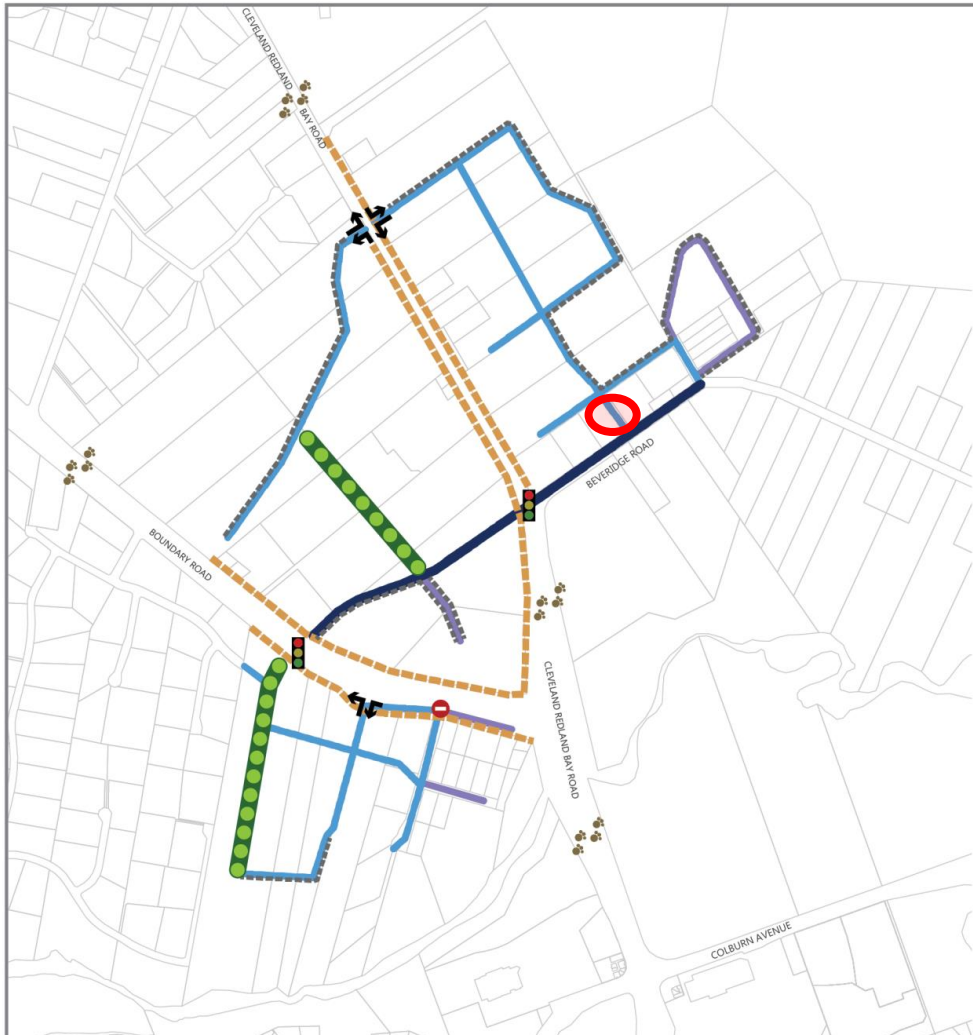
It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.



# ITEM 11: ROAD MOVEMENT NETWORK IN SOUTH-EAST THORLANDS (18-22 BEVERIDGE ROAD COLLECTOR STREET)

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme will be made to the following Figure (circled in red).



### South East Thornlands - Road Movement Network

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| Trunk Collector                    | Intersection - Left in, Left out only |
| Boulevard                          | Intersection - 4 way signalised       |
| Collector Street                   | No direct access to Boundary Road     |
| Access Street/Place                | Recommended Fauna Crossing Locations  |
| Landscaping and Acoustic Treatment |                                       |
| Esplanade Treatment                |                                       |

These changes will be applied to the following figures within City Plan:

1. **Figure 6.2.3.3.4 South East Thornlands: road movement network** - removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Low-Medium Density Residential Zone Code;
2. **Figure 6.2.3.3.5 South East Thornlands: road movement network** - removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Medium Density Residential Zone Code;
3. **Figure 9.4.4.3.3 South East Thornlands: road movement network** - removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Reconfiguring a lot code.

## **Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

**ITEM 12: PROCESS FOR OPERATIONAL WORKS THAT ARE  
SUBSEQUENT TO A MATERIAL CHANGE OF USE (IN  
RESPONSE TO REMOVAL OF COMPLIANCE ASSESSMENT  
UNDER THE PLANNING ACT 2016)**

**Proposed City Plan Amendments**

No amendments are proposed.

# ITEM 13: RECONFIGURING A LOT ON LAND PARTIALLY WITHIN THE RECREATION AND OPEN SPACE ZONE

## **Proposed City Plan Amendments**

No amendments are proposed.

# ITEM 14: MINIMUM LOT SIZE IN THE LOW DENSITY RESIDENTIAL ZONE (EXCLUDING LDR1, LDR2 AND LDR4 PRECINCTS)

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

### 6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, LDR2 park residential and LDR4 Kinross Road precincts within this zone);
  - development maintains a low density streetscape character;
  - where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;

Note – The 'surrounding established neighbourhood' for the purposes of the above overall outcome is taken to be land within the same zone and precinct, and within a defined street block or within 100m of the subject site.

- (3) uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
- (4) shops, offices and food and drink outlets are not established;
- (5) buildings are of a house-like scale;
- (6) home based businesses are undertaken where they do not detract from the residential amenity of the area; and
- (7) development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.

## Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

# ITEM 15: AMENITY AND VISUAL IMPACTS OF DEVELOPMENT ALONG CANAL AND LAKE FRONTAGES – ADDITIONAL PROVISIONS

## Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

**Table 5.4.1—Low density residential zone**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Park</b> <b>Sales office</b> <b>Landing</b> Editor's note—Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	<b>Accepted</b>	
<b>Substation</b> <b>Utility installation</b>	<b>Accepted</b>	
<b>Telecommunications facility</b>	If provided by a public sector entity	
<b>Telecommunications facility</b>	<b>Accepted</b>	
<b>Dwelling house</b>	<b>Accepted</b>	
<b>Dwelling house</b>	If not accepted subject to requirements	
<b>Dwelling house</b>	<b>Accepted subject to requirements</b> Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
<b>Dwelling house</b>	If in precincts LDR2, LDR3, LDR4 or LDR5.  If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
<b>Dual Occupancy</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (3) not in precincts LDR1, LDR2 or LDR4; and (4) building height is 8.5m or less; and (5) density does not exceed 1 dwelling	Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	per 400m <sup>2</sup> of site area	
	<b>Code assessment</b>	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
<b>Home based business</b>	<b>Accepted subject to requirements</b> Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
<b>Community care centre</b> <b>Community use</b>	<b>Code assessment</b>	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m <sup>2</sup>	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
<b>Impact assessment</b>		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

**Table 5.6.2—Building work**

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Low density residential zone</b>	<b>Accepted</b>	
	If not accepted subject to requirements	
	<b>Accepted subject to requirements</b> Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.  Editor's note—The acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	<b>If :</b> (1) a dwelling house in precincts LDR2, LDR3, LDR4 or LDR5; or (2) a dual occupancy in precinct LDR5. <b>If</b> (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a	Low density residential zone code

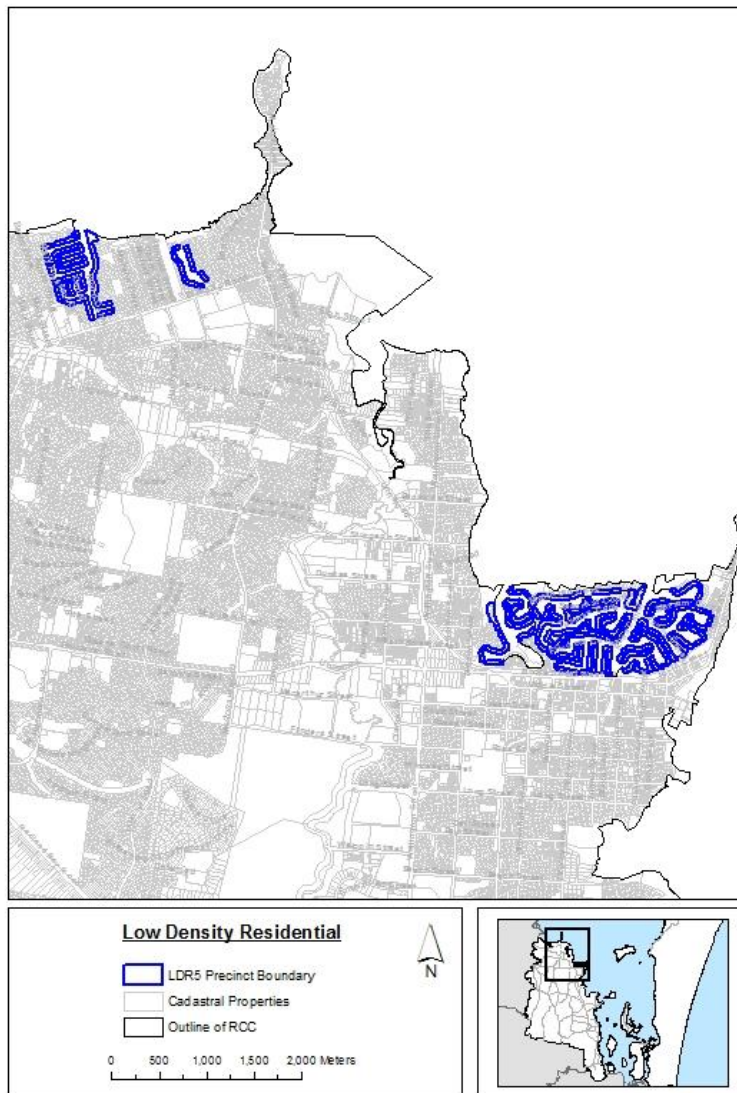


Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	canal or artificial water body	
<b>Accepted development</b>		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

**(e) Precinct LDR5: Canal and Lakeside Estates:**

- (i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;
- (ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and
- (iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location.



**Figure 6.2.1.2.5 – Precinct LDR5: Canal and Lakeside Estates**

**6.2.1.3 Low density residential zone code – Criteria for assessment**

**Table 6.2.1.3—Benchmarks for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>For development that is accepted subject to requirements and assessable development</b>	
<b>Dual occupancies and dwelling houses in precinct LDR5: Canal and lakeside estates</b>	
<p><b>PO5</b>            Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <ol style="list-style-type: none"> <li>(1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;</li> <li>(2) Maintain the structural stability of revetment walls;</li> <li>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</li> </ol> <p>Note — All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the <i>Building Act 1975</i>.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p>	<p><b>AO5.1</b>            Development is set back 9m from the property boundary adjoining a revetment wall.</p>
<p><b>PO6</b>            Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by:</p> <ol style="list-style-type: none"> <li>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</li> <li>(1) maintaining the existing view lines of neighbouring properties; and</li> <li>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</li> </ol>	<p><b>AO6.1</b>            Development (including any outbuildings) is setback a minimum of 9.0m from the property boundary adjoining a canal or lake.</p> <p>OR</p> <p><b>AO6.2</b>            Development layout and building setbacks maintain the existing view line of neighbouring properties.</p> <p>Figure 6.2.1.2.4.6 illustrates.</p> <p>OR</p> <p><b>AO6.3</b></p>

Development undertaken within 9.0m of the property boundary adjoining a canal or lake:

- (1) Is of an open air design; and
- (2) Does not incorporate screening elements (e.g. shutters, awnings and sunshades) that could impede existing view lines when in use.

Figure 6.2.1.2.4.7 illustrates.

Editor's note—Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.

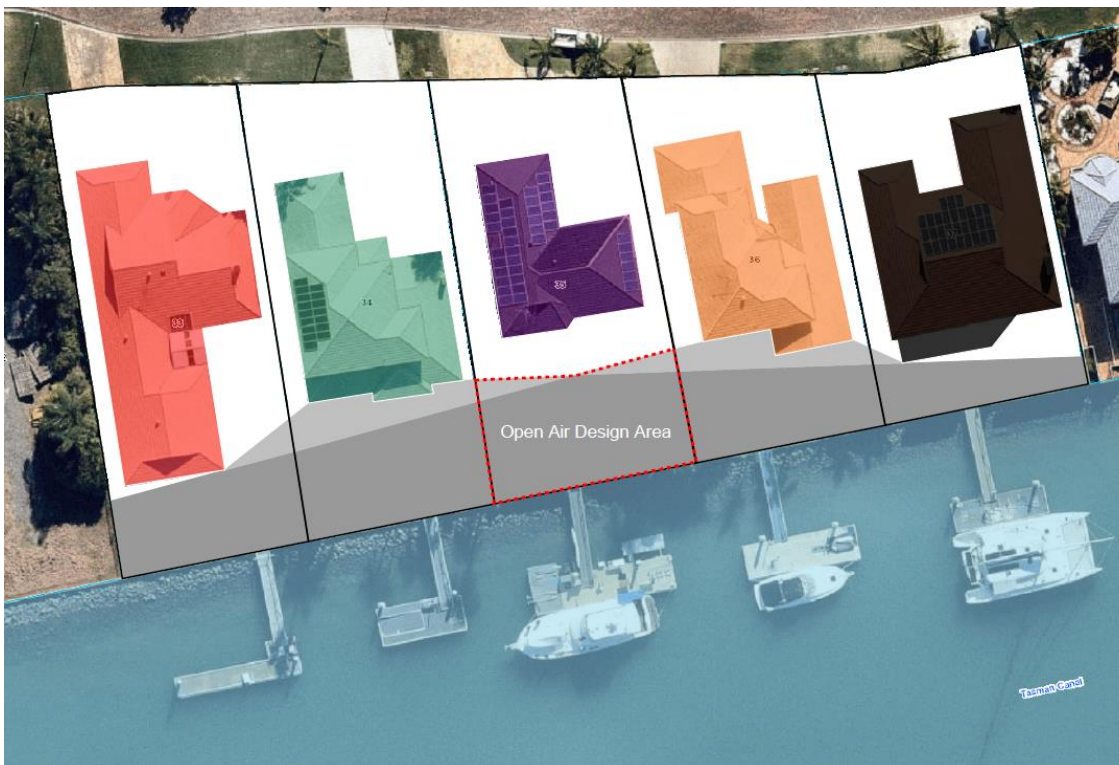


Figure 6.2.1.2.4.6 – Protection of view lines in canal and lakeside estates



**Figure 6.2.1.2.7 – Example of Open Air Design<sup>1</sup>**

### **Officer Recommendation**

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

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<sup>1</sup> Image retrieved from Complete Home website, <https://www.completehome.com.au/uncategorized/resort-style-living-holiday-at-home.html>



# Attachment 2: Assessment of Major Zone Change Amendments

## ITEM 16: PEAR STREET, REDLAND BAY

### Amendment for Consideration

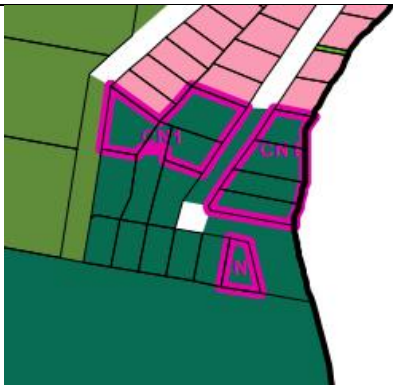
As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate removing Lots 59-63 and 88 on RP72092, Lots 70 and 89 on SL5946 and part of Lot 91 on SL5946 located in Pear Street, Redland Bay from the Conservation zone and including them in the Rural zone.

### Property Details

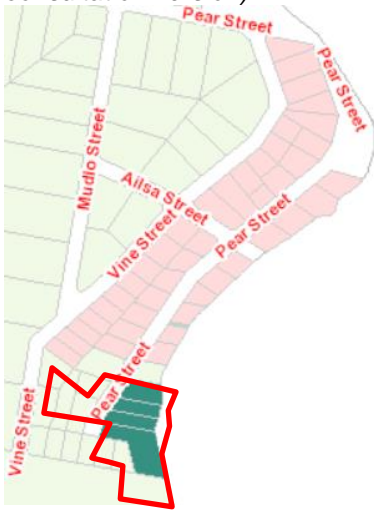
<b>Site address</b>	Pear Street, Redland Bay	
<b>Real property details</b>	Lots 59-63 and 88 on RP72092, Lots 70 and 89 on SL5946, Part of Lot 91 on SL5946	
<b>Area</b>	9,000m <sup>2</sup>	
<b>Tenure</b>	Freehold Land	
<b>Owner</b>	Combination of Redland City Council and Private Owners (See Appendix 1 for more detail)	
<b>Embellishments</b>	No	
<b>Current zone</b>	Conservation Zone	
<b>Previous zone: Redlands Planning Scheme 2006 (V7.2)</b>	Conservation Zone (CN1)	
<b>Current Use</b>	Vacant land (with significant vegetation coverage)	

### Assessment of Site

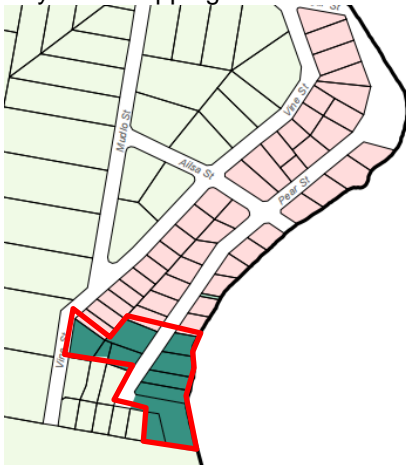
Map	Summary of Values
<b>1. Locational Context</b> 	<ul style="list-style-type: none"> <li>The area is characterised by low density residential housing (to the north east), rural residential (to the north west), agricultural land (to the north, east and south east) and bushland to the south.</li> <li>The subject land also adjoins Moreton Bay, which is situated to the east, with wetlands buffering the mainland and the water. The site is also situated within close proximity to Pannikin and Lagoon Islands, which are separated by a channel of water within Moreton Bay.</li> </ul>
<b>2. Planning Context</b>  Superseded Redlands Planning Scheme 2006 (V7.2)	<u>Superseded Redlands Planning Scheme 2006 (V7.2)</u> <ul style="list-style-type: none"> <li>The site was identified within the Conservation Zone (CN1 sub-area) of the <i>Redlands Planning Scheme 2006</i>. The CN1 sub-area included sites with significant environmental and drainage constraints. In light of the limited development opportunities Council includes all</li> </ul>



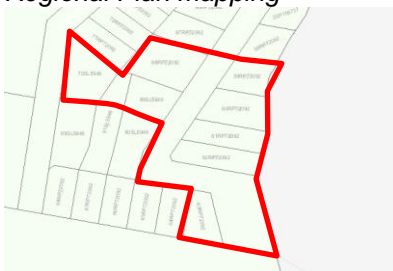
Draft City Plan mapping (public consultation version)



City Plan mapping



Regional Plan mapping



land within the CN1 zone within a specific rating category which recognises its limited development potential.

Draft City Plan (public consultation version)

- The site was zoned part Conservation, part Rural in the public consultation version of the draft City Plan.

City Plan

- Following the public consultation period, Council resolved to reinstate conservation zoning on all privately owned land that had previously formed part of the Conservation Zone sub-area CN1 under the superseded Redlands Planning Scheme 2006. This revised mapping formed part of the City Plan documentation that was submitted to the Minister for approval.

- The primary objective of the Conservation zone sub area CN1 is to provide for the protection of land which supports significant biological diversity and ecological functions. Provisions within the zone code also seek to ensure development is compatible with the flooding and storm tide constraints affecting the land.

South East Queensland Regional Plan

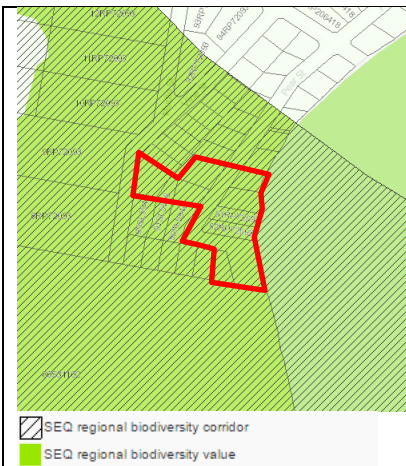
- The subject land is situated within the Rural Landscape and Rural Production Area overlay of the South East Queensland Regional Plan 2017.
- The subject land is also identified within the SEQ regional biodiversity corridor and SEQ regional biodiversity value categories of the South East Queensland Regional Plan 2017.

**3. Environmental Context**

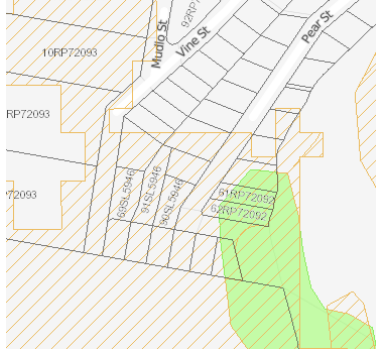
*SEQ Regional Biodiversity Mapping*

SEQ Regional Plan 2017 Biodiversity Values and Corridors

- The subject land is identified in the following categories within the South East Queensland Regional Plan 2017:



**SPP Mapping**



**City Plan: Environmental Significance Overlay**



**Koala Habitat Values Mapping**



- Regional Biodiversity Values, which are critical at a regional level to enable the protection of interacting ecosystem functions and their associated species and diversity.
- Regional Biodiversity Corridors, which connect or improve connectivity through targeted rehabilitation of natural assets, including between existing areas of Matters of State Environmental Significance or regional biodiversity values.

**City Plan: Environmental Significance Overlay**

- The site is identified within the Environmental Significance overlay and is shown as containing Matters of State and Local Environmental Significance.

**Matters of State Environmental Significance**

- The State Planning Policy mapping identifies the State Environmental significance as:
  - Wildlife habitat and Regulated vegetation (Category B – Remnant Vegetation), and;
  - Vegetation management regional ecosystem map (Category B – Endangered Regional Ecosystems).
- These matters have been reflected within the City Plan and provisions are in place to trigger the assessment of cleared vegetation as applicable.

**Matters of Local Environmental Significance**

- Council’s mapping indicates the land contains remnant koala habitat vegetation and that a portion of the land contains remnant habitat vegetation for regional ecosystems. The site is identified as Core Habitat in the Wildlife Connections Plan.

**Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)**

- The *Planning Act 2016* regulates new development identified as having important koala habitat values.
- The subject site is identified as being situated within the priority koala assessable development area.
- The subject land is predominantly identified in the ‘High Value Bushland’ category in accordance with the Koala Habitat Values Mapping. A small portion of the subject land is identified in the ‘High Value Other’ category.
- ‘High Value Bushland’ is the highest order of vegetation in accordance with the koala protection provisions under the *Planning Regulation 2017*.
- Any development on the site would likely require removal of non-juvenile koala habitat trees.

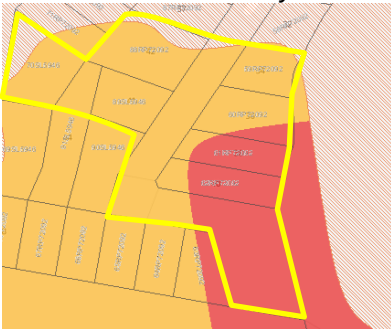


#### 4. Development Constraints

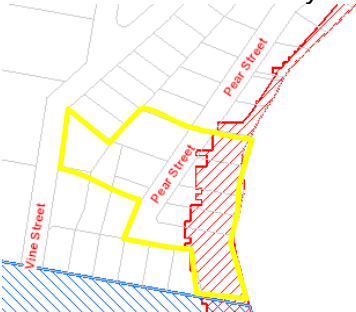
##### Flood and Storm Tide Hazard Overlay



##### Bushfire Hazard Overlay



##### Coastal Protection Overlay



#### Storm Tide and Flooding

- The subject land is significantly constrained by both storm tide inundation and flooding.
- In terms of storm tide hazard, a large portion of the subject site is constrained by the 1%AEP 2100 storm tide level. This category accounts for future storm tide inundation that may occur due to rises in sea level.
- The constrained allotments are situated within the eastern and southern parts of the subject site, as well as in the north western parts of the subject site.
- Additionally, the road reserve is covered by the 1%AEP 2100 storm tide level.
- The site is also subject to flood hazards. These constraints are situated within the northern and western parts of the site.
- Overall, it is considered that the storm tide inundation and flooding extent would make it difficult to undertake development that was not within the hazard area. While provisions in the planning scheme seek to minimise the impacts from flood and storm tide in locations that are already zoned for development, the State Planning Policy discourages identifying new development in constrained areas. This is consistent with the goal of minimising risks to human life, infrastructure and property.

#### Bushfire

- The subject land is identified as being impacted by the State Planning Policy mapping for bushfire hazards.
- The south eastern parts of the site are mapped as being at risk to 'High Potential Bushfire Intensity'.
- The rest of the site is mapped as being at risk to 'Medium Potential Bushfire Intensity'.
- Due to the extent of bushfire risk over the subject land, it would be difficult to undertake development that was not situated within the hazard area.

#### Coastal Protection

- The eastern part of the site is shown to be impacted by the erosion prone area category of the Coastal Protection (Erosion Prone Areas) Overlay

While provisions in the planning scheme seek to minimise the impacts from erosion in locations that are already zoned for urban development, in accordance with the SPP new urban development is discouraged from occurring in such areas. This is consistent with the goal of minimising risks to human life, infrastructure and property.

#### 5. Infrastructure Context



#### Water Supply Infrastructure

- None of the subject lots are connected to the water network.

#### Wastewater Infrastructure

- The site is not serviced by Council's reticulated wastewater network.

#### Stormwater Infrastructure

- An existing stormwater watercourse runs through parts of the subject site, namely Lot 70 on SL5946 and Lots 60 and 61 on RP72092.

<b>6. Additional Consideration</b>	<p><u>Council Rating</u></p> <ul style="list-style-type: none"><li>• Since the commencement of the <i>Redlands Planning Scheme 2006</i>, sites that were identified in the Conservation zone (CN1 sub-area) have been subject to a specific rating category (category 10).</li><li>• This specific rating category includes all rateable land that has been identified as having an insurmountable drainage constraint or a constraint of such nature that it is unlikely a development permit, or permits, for the erection of a dwelling house on the land would be granted. Includes some rateable land that has been identified as having significant conservation values</li><li>• A change in the zoning of the subject property would result in it being included in a different rating category resulting in a rate increase on the property.</li></ul>
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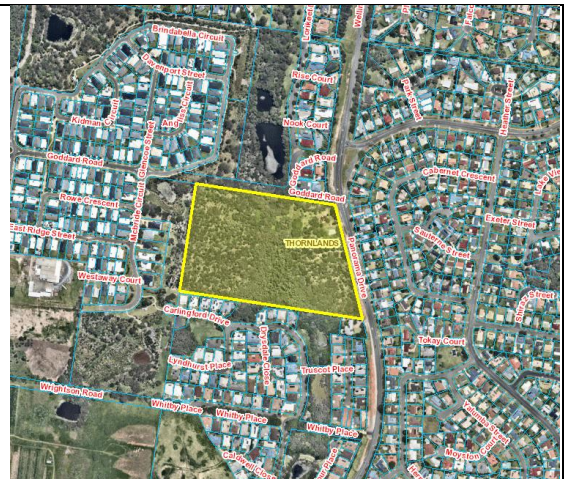
# ITEM 17: 145-167 PANORAMA DRIVE, THORNLANDS

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Environmental Management and Community Facilities (CF6 – Infrastructure) to Low Density Residential, Environmental Management and Community Facilities (CF6 – Infrastructure).

## Property Details

Site address	145-167 Panorama Drive, Thornlands
Real property details	Lot 140 on S312585
Area	74,943m <sup>2</sup>
Tenure	Freehold
Owner	
Embellishments	Yes (Dwelling House)
Current zone (City Plan)	Environmental Management (EM) and Community Facilities (CF6)
Previous zone (Redlands Planning Scheme 2006 v7.2)	Conservation Zone (CN) and Community Purposes (CP7)
Current Use	Dwelling House

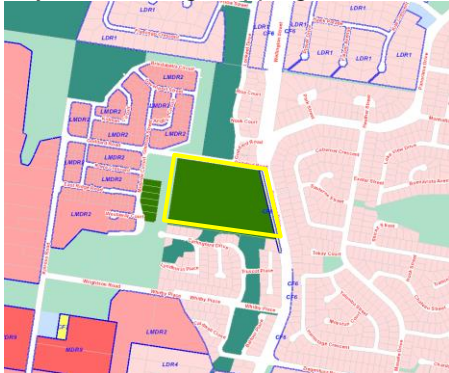


## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The subject site exists within an emerging residential area around Kinross Road (to the west of the site) and established residential areas to the north, north-east and east. Additionally, established residential areas on larger blocks exist south of the site.</li> <li>In addition, there are numerous nearby vacant sites which are covered in vegetation.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>Superseded Redlands Planning Scheme 2006 version 3.1 (prior to change of zoning)</i></p>	<p><u>Superseded Redlands Planning Scheme 2006 (V7.2)</u></p> <ul style="list-style-type: none"> <li>Upon commencement of Version 1 of the Redlands Planning Scheme 2006, the subject site was partly zoned: <ul style="list-style-type: none"> <li>Urban Residential (in the north-eastern corner of the site)</li> <li>Conservation (in the central and south-eastern parts of the site)</li> <li>Environmental Protection (in the western part of the site)</li> </ul> </li> <li>The zoning was subsequently modified through a major amendment as part of the Kinross Road Structure Plan.</li> <li>The structure planning process proposed a change to the zoning to Conservation and designation of the site within the 'Bushland Living' Precinct (6a). This precinct aimed to provide</li> </ul>



City Plan Zoning Mapping



for development of a limited range of uses (i.e. a dwelling house) and provide for the long term protection, maintenance and enhancement of environmental values such as waterways, habitat and movement corridors for koalas and other fauna.

- During public consultation for the draft Structure Plan, a submission was received from the land owner supporting the proposed zoning change to Conservation.
- In addition a small strip of land adjoining Panorama Drive was zoned as Community Purposes (CP7) in recognition of future land requirement for road widening on Panorama Drive.
- Council adopted an amendment to the *Redlands Planning Scheme* that involved reflecting the structure plan (including associated zoning changes) on 21 December 2011.
- The change, being the introduction of the Kinross Road Structure Plan Overlay, became effective in Version 4 of the Redlands Planning Scheme, which commenced on 20 February 2012.

City Plan

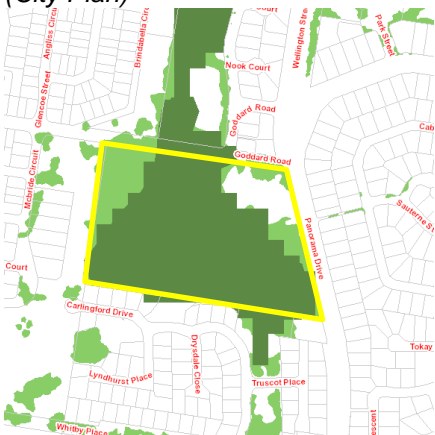
- During the drafting of the City Plan, the zoning of the site was changed from Conservation to Environmental Management.
- This was due to a zoning rule, whereby all privately owned land in the urban footprint previously identified in the Conservation zone, would be changed to the Environmental Management zone.
- In addition, the small strip of land adjoining the Panorama Drive road frontage was retained in the Community Facilities zone (precinct CF6).
- Council received three submissions over the site during the consultation period for City Plan.
- One submission requested the zoning was changed from Environmental Management to Conservation.
- Two submissions requested the zoning in the eastern portion of the site was modified to Low-Medium Density Residential.
- At a Special Meeting dated 28 February 2017, Council resolved to maintain the current zoning over the site.

Regional Plan

- The property is identified in the Urban Footprint of the SEQ Regional Plan.

**3. Environmental Context**

Environmental Significance Overlay (City Plan)



City Plan: Environmental Significance Overlay

- The site is identified within the Environmental Significance overlay and is shown as containing Matters of State and Local Environmental Significance.

Matters of State Environmental Significance

- The State Planning Policy mapping indicates that the site contains:
  - MSES – Wildlife Habitat
  - MSES – Regulated Vegetation (essential habitat)
  - MSES – Regulated Vegetation (wetland)
  - MSES – Regulated vegetation (intersecting a watercourse)

Matters of Local Environmental Significance

- The subject site is mapped as land identified under the Matters of Local Environmental Significance category.
- Council’s mapping indicates that a portion of the land is identified as containing Not of Concern regional ecosystems.



**Matters of State Environmental Significance**

**State Planning Policy: MSES**

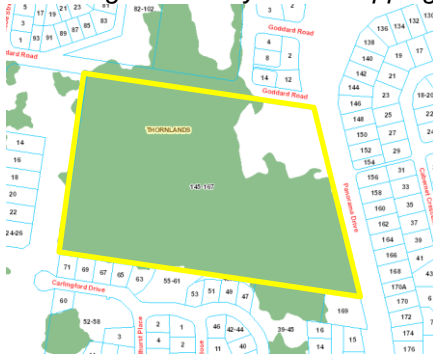


**Koala Habitat Values Mapping (State)**



**Matters of Local Environmental Significance**

**RCC Regional Ecosystems Mapping**



**RCC Koala Habitat Mapping**

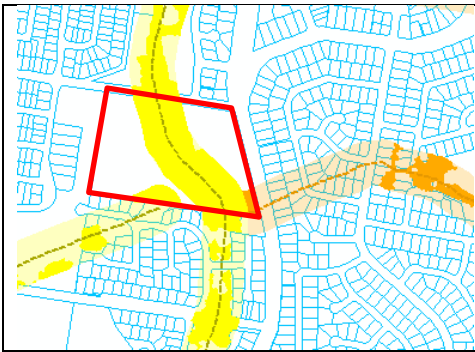


**Wildlife Corridors and Connections Plan 2018-2028**

- Council’s mapping indicates the land contains a large portion of Remnant Koala Habitat Vegetation in the centre of the site. Additionally, the site contains Regrowth Koala Vegetation on the western and eastern parts of the site, as well as and Urban Koala Habitat trees in the North-Eastern part of the site.
- Any development on the site would need to consider the restrictions regarding removal of vegetation over the subject land that are in place.
- In addition, the site contains an Enhancement Wildlife Corridor identified in Council’s Wildlife Connections Plan 2018-2028.
- This corridor runs through the centre of the site, traversing the northern and southern boundaries. The corridor connects to an existing Regional Riparian Corridor in Southern Thornlands.

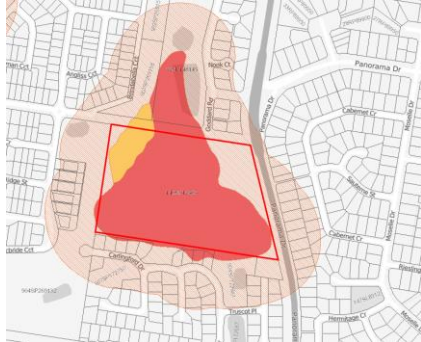
**Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)**

- The Planning Act 2016 regulates new development identified as having important koala habitat values.
- The subject site is identified as being situated within the priority koala assessable development area.
- The subject land is identified as containing vegetation that is identified as:
  - Medium Value Bushland (80% of the site)
  - High Value Rehabilitation (10% of the site)
  - Medium Value Rehabilitation (10% of the site)
- Bushland habitat values have the highest order of regulation in accordance with the koala protection provisions under the Planning Regulation 2017.
- Any development on the site would likely require removal of non-juvenile koala habitat trees.

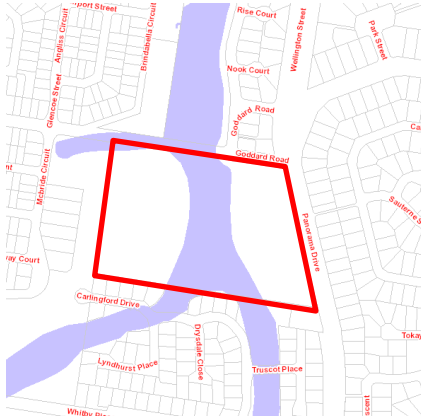


#### 4. Development Constraints

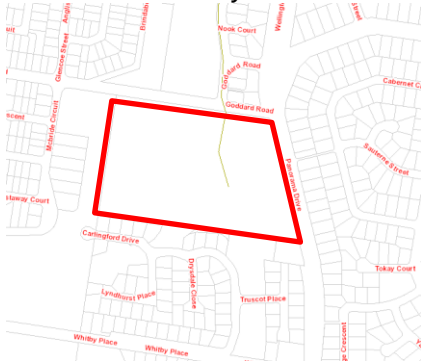
##### *Bushfire Overlay (SPP Mapping)*



##### *Flood and Storm Tide Hazard Overlay*



##### *Regional Infrastructure Corridors and Substations Overlay*



##### Bushfire Hazard Overlay

- The subject land is identified as being constrained in accordance with the State Planning Policy mapping for bushfire hazards.
- A large portion of the site is identified within the 'High Potential Bushfire Intensity' category.
- A portion of the site is also identified within the 'Medium Potential Bushfire Intensity' category.
- The north eastern parts of the site are mapped as being within the 'Potential Impact Buffer'.
- It is possible to potentially site development in the north east corner of the lot in the bushfire buffer outside the area within the 'High Potential Bushfire Intensity' category.

##### Flood Overlay

- The subject site is identified as being flood prone.
- The flood hazard area runs from the northern boundary, through the centre of the site, down to the southern boundary.
- While there are still parts of the site that remain outside of the flood hazard area, the size and location of the flood hazard area may pose constraints to the future development of the site, in terms of siting and design.
- Any potential future development should manage the risk by being located outside of the flood hazard area.

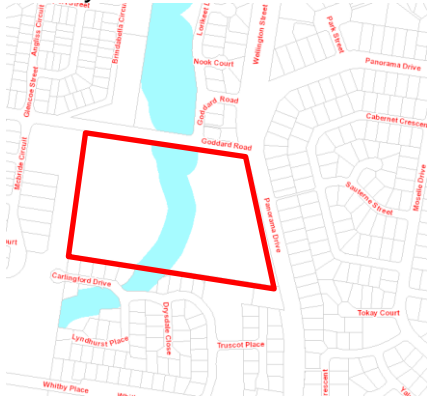
##### Regional Infrastructure Corridors Overlay

- The subject land is identified within the Regional Infrastructure Corridors Overlay under the City Plan.
- This overlay ensures that development does not undermine the safe, efficient and unencumbered operation of key infrastructure corridors, namely electricity, water and wastewater utility corridors.
- The site is mapped as containing an existing trunk wastewater pipeline.
- The siting of any development, as well as any works associated with development on the site must ensure that it does not compromise the safety and operation of existing infrastructure, contain any incompatible land uses, worsen existing flooding, drainage or erosion conditions or compromise any land requirements for the infrastructure.

##### Waterway Corridors and Wetlands Overlay

- The site is identified as containing a large waterway corridor, which runs from the western to the eastern part of the site.
- The purpose of the Waterway Corridors and Wetlands code is to manage the impacts of development on matters of environmental significance, specific to waterways and wetlands.
- The siting of any development on the site (should it occur) should be located outside of the identified waterway corridor

## Waterway Corridors and Wetlands Overlay



area, to ensure that the hydrological function of the waterway and waterway quality are not compromised.

## 5. Infrastructure Context



### Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 150mm water main located along the frontage of the site on Panorama Drive. An existing 40mm Billing Connection exists on the site.

### Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a wastewater reticulation pipe traversing the site from the southern to the northern boundary.

### Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site in Panorama Drive.

### Transport infrastructure

- The site has a frontage on Panorama Drive, however, no formalised access is currently provided.
- Access to the site could be achieved off the existing cul-de-sac (Lorikeet Drive), which adjoins the northern part of the site.
- It is noted the Goddard Road reserve adjoins the northern boundary of the site. This road reserve contains significant environmental values, including numerous mature trees identified in the environmental significance overlay. If access were to be achieved from the Lorikeet Drive cul-de-sac, it is recommended it done via an easement to reduce the impact to these environmental values.

## 6. Additional Considerations

### Unconstrained Development Area

- As outlined above, the site is subject to a number of significant constraints.
- From an environmental perspective, the only unconstrained part of the area is the north eastern part of the site.
- From a hazard perspective, the north eastern part of the site is the only part of the site that does not contain either flood hazard or a significant bushfire hazard risk. This part of the site is identified within the potential impact buffer category of the Bushfire State Planning Policy mapping.
- Given the above, it is considered that the north eastern part of the site is the only relatively unconstrained portion of the site that may potentially be suitable for residential development.
- This unconstrained area is approximately 7,000m<sup>2</sup>.
- As access would likely be provided via an easement from the Lorikeet Drive cul-de-sac and due to the shape of the unconstrained area, it is likely there would be restrictions on how many allotments could be provided in a future subdivision.



- The City Plan contains a special precinct named LDR4 – Kinross Road, South East Thornlands. This precinct establishes a minimum lot size of 1,600m<sup>2</sup>. In addition, it seeks to retain a very low density residential character, retain habitat and assist in the safe movement of koalas.
- The closest sites within the same precinct are situated approximately 500m away and are accessed via Panorama Drive.
- Given the above, as well as the significant environmental values on the entire site (including koala habitat vegetation); it is considered this part of the site is the only suitable part for rezoning to Low Density Residential (LDR4 – Kinross Road).

Constrained Land (Balance of Lot)

- In the event that a zone change takes place, consideration needs to be afforded to the remainder of the lot, which if was unchanged would remain Environmental Management.
- If the zone of the balance lot remained as Environmental Management retained by the current owner, the City Plan provisions would allow for the development of a Dwelling House (which is Accepted Development), which may result in the clearing of existing vegetation on the site.
- Furthermore, the Koala habitat clearing provisions under the *Planning Regulation 2017* would not apply, as a Dwelling House is a domestic activity.
- It is important to note that if Council supports a zone change for the property, there is no certainty that a developer of the site included in the LDR4 zone would dedicate the balance area to Council.
- This may be successfully negotiated as part of the development assessment process but cannot be guaranteed.
- Given the significant matters of environmental significance on the site, it is recommended that the zoning of the balance of the lot should be changed to Conservation, which would offer a greater level of protection over this part of the site.

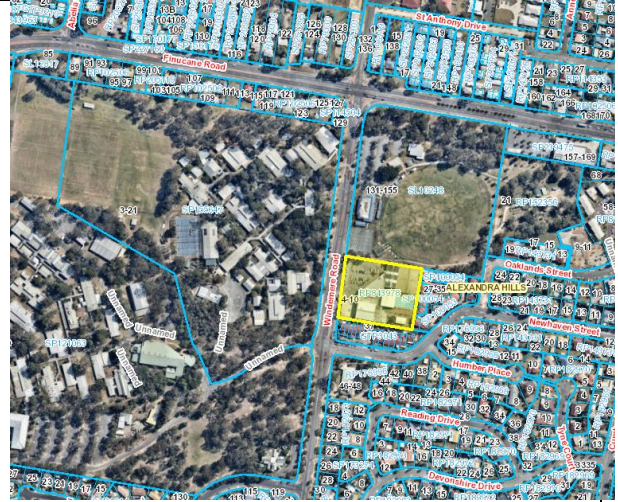
# ITEM 18: 4-10 WINDEMERE RD, ALEXANDRA HILLS

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Recreation and Open Space to Medium Density Residential.

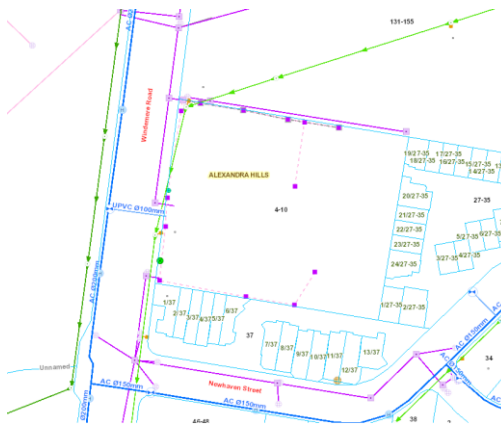
## Property Details

<b>Site address</b>	4-10 Windemere Rd, Alexandra Hills
<b>Real property details</b>	Lot 10 on RP843978
<b>Area</b>	10,440m <sup>2</sup>
<b>Tenure</b>	Freehold
<b>Owner</b>	
<b>Embellishments</b>	Yes
<b>Current zone (City Plan)</b>	Recreation and Open Space
<b>Current Use</b>	Indoor Sport and Recreation and Outdoor Sport and Recreation (including ancillary Food and Drink Outlet) – Currently occupied by Gym and Swimming Pool



## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The area is largely characterised by residential housing, with existing Multiple Dwelling developments situated on the site's southern and eastern boundaries. West of the site on Windemere Road is Alexandra Hills High School with sporting facilities associated with the school. This site is shared with the Alexandra Hills TAFE QLD campus.</li> </ul> <p>A sporting field and clubhouse is located on the parcel of land adjoining the northern boundary of the site. This Council freehold land is currently used by the Alexandra Hills Bombers sports club.</p>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is identified within the Recreation and Open Space zone of the City Plan. This reflects the existing use of the site as a recreation facility (gym).</li> <li>The primary objective of the Recreation and Open Space zone is to accommodate sporting, recreation, leisure, cultural and educational facilities and other supporting or complementary uses.</li> <li>As part of the City Plan review Council has reviewed the zoning of all land throughout the City. This process has involved significant engagement with both the State and consultation with the community. No submissions, regarding the proposed inclusion of the subject land in the Recreation and Open Space zone were received during the statutory public consultation phase of City Plan.</li> </ul>

	<p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan.</li> </ul>
<p><b>3. Environmental Context</b></p>	<p><u>City Plan: Environmental Significance Overlay</u></p> <p>The site is not impacted by the Environmental Significance Overlay comprising of predominantly cleared land.</p>
<p><b>4. Development Constraints</b></p>	<p>Not applicable – the site is not impacted by any constraint or value overlays.</p>
<p><b>5. Infrastructure Context</b></p> 	<p><u>Water Supply Infrastructure</u></p> <ul style="list-style-type: none"> <li>The site benefits from access to Council's reticulated water network with a 100mm water main located along the frontage of the site on Windemere Road.</li> </ul> <p><u>Wastewater Infrastructure</u></p> <ul style="list-style-type: none"> <li>The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe traversing the site through the north western corner. A 300mm trunk line runs along Windemere Road, to the west of the site.</li> </ul> <p><u>Stormwater Infrastructure</u></p> <ul style="list-style-type: none"> <li>Existing stormwater infrastructure is available to service the site adjacent to the site's northern boundary and on Windemere Road.</li> </ul> <p><u>Transport infrastructure</u></p> <ul style="list-style-type: none"> <li>Access to the property is currently provided from Windemere Road. Access to the site should be provided from this existing access.</li> </ul>
<p><b>6. Additional Considerations</b></p>	<p><u>Location and Transport</u></p> <ul style="list-style-type: none"> <li>The subject site is situated in close proximity to a bus stop on Windemere Road.</li> <li>Public transport services (buses) directly connect the site to the Capalaba and Cleveland Principal Regional Activity Centres, as well as the South East Busway, the Upper Mount Gravatt Principal Regional Activity Centre and Griffith University.</li> </ul>

# ITEM 19: 85 FINUCANE ROAD, ALEXANDRA HILLS

## Amendment for Consideration


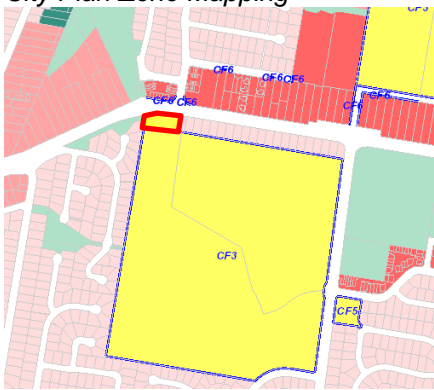
As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Community Facilities (CF3 – Educational Establishment) to Recreation and Open Space. In addition, the resolution requested the consideration of residential opportunities in unconstrained parts of the site.

## Property Details

<b>Site address</b>	85 Finucane Road, Alexandra Hills
<b>Real property details</b>	Lot 177 on SL12817
<b>Area</b>	2,748m <sup>2</sup>
<b>Tenure</b>	Reserve
<b>Owner</b>	Redland City Council (as trustee City Spaces)
<b>Embellishments</b>	No
<b>Current zone (City Plan)</b>	CF3 – Community Facility (Educational Establishment)
<b>Previous zone (Redlands Planning Scheme 2006 v7.2)</b>	CP3 – Community Purpose (Educational Facility)
<b>Current Use</b>	Park



## Site Analysis

Map	Summary of Values
<p><b>1. Locational Context</b></p> 	<ul style="list-style-type: none"> <li>The area is characterised by residential housing, including adjoining lands to the east of the site, as well as to the north and west of the site.</li> <li>The adjoining parcels to the south comprise the Alexandra Hills State High School and TAFE Queensland Alexandra Hills campus, with shared sporting grounds.</li> <li>An open space corridor exists to the north of the subject site, on the other side of Finucane Road.</li> <li>A natural drainage line (watercourse) runs through the site and connects to stormwater infrastructure under Finucane Road, which is maintained by the City Operations Group.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p> 	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is identified in the Community Facility Zone (in the CP3 Educational Establishment precinct) of the City Plan.</li> <li>It is noted that the designation of the site within the Educational Establishment precinct is inconsistent with the current use of the land, being a park.</li> <li>Council has requested an investigation be undertaken into rezoning this site to Recreation and Open Space, to ensure the zone reflects the existing use.</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan</li> </ul>



### 3. Environmental Context

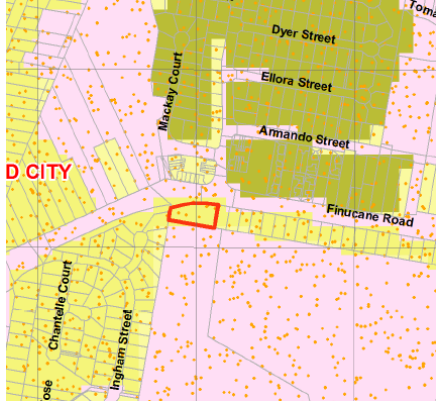
#### *Environmental Significance Overlay (City Plan)*



#### *RCC Koala Mapping*

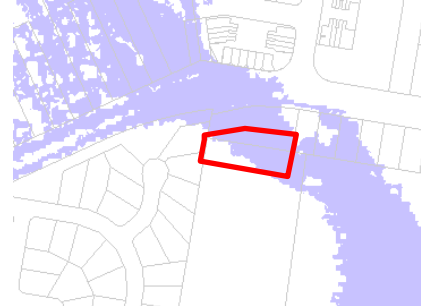


#### *Koala Habitat Values Mapping (State)*



### 4. Development Constraints

#### *Flood and Storm Tide Hazard Overlay*



#### City Plan: Environmental Significance Overlay

- The site is identified within the Environmental Significance overlay and is shown as containing matters of local Environmental Significance.

#### Matters of Local Environmental Significance

- Over half of the site is identified as having vegetation identified under City Plan as matters of local environmental significance.
- The matters of local environmental significance include the Redland City Council 2015 Koala Mapping, which indicates the site contains RE Regrowth Koala Habitat vegetation

#### Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)

- The subject site is situated within the Koala Priority Assessable Development area under the *Planning Act 2016*.
- The site is identified in the low value rehabilitation category in the koala habitat area provisions under the *Planning Act 2016 and Planning Regulation 2017*.
- The siting of any development on the site (e.g. a dwelling house) would likely require the removal of non-juvenile koala habitat trees. This is not prohibited in 'Low Value Other' habitat areas in accordance with the provisions of the *Planning Regulation 2017*.

#### Flood and Storm Tide Hazard Overlay

- A natural drainage line runs through the centre of the site.
- A significant portion of the site is mapped as being at risk of flood hazard.
- The flooding extent over the site would make it difficult to undertake development outside the hazard area.

#### State Controlled Road

- The site adjoins a State Controlled Road (Finucane Road).
- Any development would require access off Finucane Road, which is in close proximity to a signalised T intersection.
- Council Assessment Engineers have advised DTMR are likely to raise concerns regarding adding an additional access to the State Control Road and the intersection.
- Any future development on the site would likely trigger

### State Controlled Road



referral to the State Assessment and Referral Agency, for being situated within 25m of a State Controlled Road.

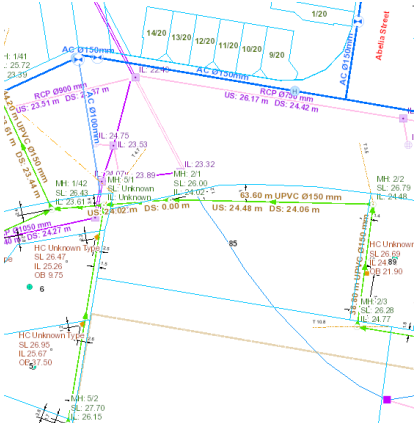
### Bus Stop on Finucane Road



#### Bus Stop

- The frontage of the site includes a bus stop, which includes a 30m indented kerb bus bay.
- The bus stop is serviced by a high volume of TransLink bus routes that connect to various parts of the Redlands, as well as the inner city, southern and eastern parts of Brisbane.
- Any development on the site that would require access to Finucane Road would need to ensure it does not interfere with the operation of the bus stop.
- If any residential development opportunities were provided, this may impact on the siting and access for development on the site.
- The unconstrained portion of the site adjoins the existing bus stop. The Department of Transport and Main Roads (TransLink) advised that relocation of the bus stop would not be supported.
- Additionally, TransLink estimated that relocation of the bus stop would cost approximately \$450,000 (excluding project management and design costs), which would need to be funded by Council.

### 5. Infrastructure Context



#### Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 100mm water main connected to the adjoining property on Finucane Road, as well as a 150mm water main running along Finucane Road.

#### Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe traversing the northern portion of the site from west to east.

#### Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site on Finucane Road. Additionally, a natural drainage line (watercourse) runs through the site and connects to stormwater infrastructure under Finucane Road.

#### Transport infrastructure

- Access to the property is currently provided from Finucane Road; however no direct vehicular access exists. Additionally, a pathway connects the site to the Alexandra Hills High School and TAFE providing an important link to the bus stop.

### 6. Additional Considerations

#### Pedestrian Connectivity

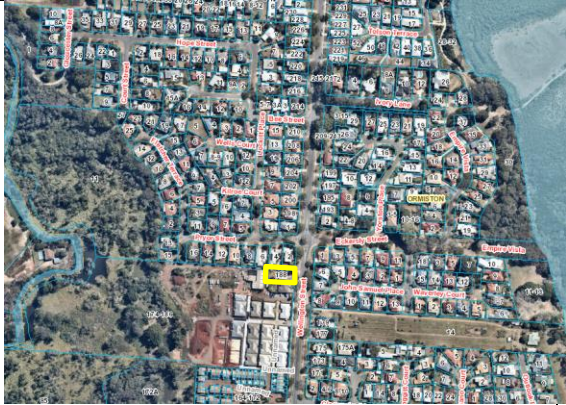
The subject site provides a vital pedestrian link from Finucane Road (and the bus stop on the site's frontage) to Alexandra Hills State High School and TAFE facility. Maintaining the current park use on the site would ensure this link is not diminished.

# ITEM 20: 188 WELLINGTON STREET, ORMISTON


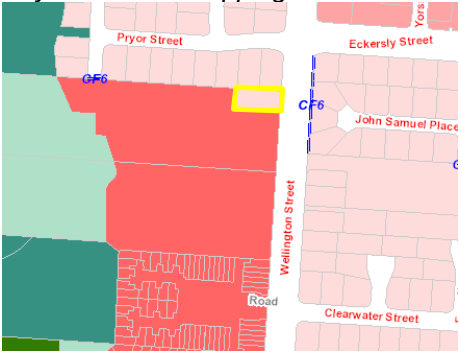
## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Low Density Residential to Medium Density Residential.

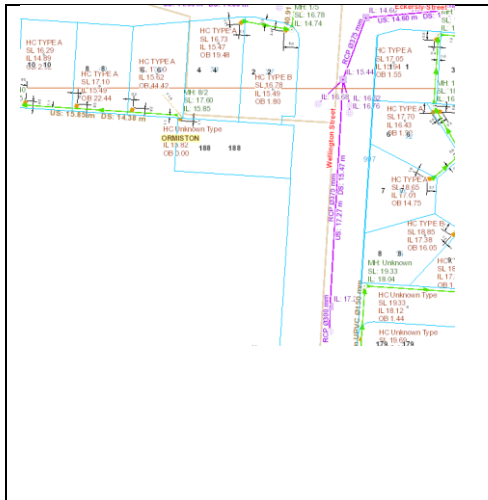
## Property Details

Site address	188 Wellington Street, Ormiston	
Real property details	Lot 1 on RP165282	
Area	962m <sup>2</sup>	
Tenure	Freehold Land	
Owner		
Embellishments	Yes (Dwelling House)	
Current zone (City Plan)	Low Density Residential	
Current Use	Dwelling House	

## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p> 	<ul style="list-style-type: none"> <li>The area is largely characterised by residential housing, predominantly consisting of low density detached dwellings, particularly north, east and south east of the site. Adjoining the site to the south is an aged care facility, which is still under development. Additionally, numerous town house developments exist to the south of the site.</li> <li>The site currently contains a small dwelling house.</li> <li>The aged care facility to the south adjoins a large open space and conservation area. Approximately 500m east of the site is Moreton Bay and associated wetlands.</li> <li>The site is also located approximately 1 kilometre north of Ormiston Railway Station.</li> </ul>
<p><b>2. Planning Context</b></p> <p>City Plan Zone Mapping</p> 	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is identified within the Low Density Residential zone of the City Plan. This reflects the current use of the site (Dwelling House).</li> <li>It is noted that the adjoining sites to the south are currently zoned as Medium Density Residential.</li> <li>Currently, the subject site adjoins an irregular shaped lot that affixes to both the western and southern boundaries.</li> <li>No submissions were received regarding the Low Density Residential zoning of the subject site during the public consultation on the draft City Plan</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan</li> </ul>
<p><b>3. Infrastructure Context</b></p>	<p><u>Water Supply Infrastructure</u></p> <ul style="list-style-type: none"> <li>The site benefits from direct access to Council's reticulated water network with a 200mm water main located along the</li> </ul>






# ITEM 21: 488-494 OLD CLEVELAND ROAD EAST, BIRKDALE


## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Neighbourhood Centre and Medium Density Residential to Low Density Residential.

## Property Details

<b>Site address</b>	488-494 Old Cleveland Road East, Birkdale	
<b>Real property details</b>	Lot 3 and 4 on RP107986 and Lot 1 and 2 on RP108640	
<b>Area</b>	3,746m <sup>2</sup>	
<b>Tenure</b>	Freehold	
<b>Owner</b>		
<b>Embellishments</b>	Yes	
<b>Current zone (City Plan)</b>	<ul style="list-style-type: none"> <li>Neighbourhood Centre (Lots 3 and 4 on RP107986)</li> <li>Medium Density Residential (Lots 1 and 2 on RP108640)</li> </ul>	
<b>Current Use</b>	Shop and Dwelling Unit (Lot 3 on RP107986) and Dwelling Houses (Lot 4 on RP107986, Lots 1 and 2 RP108640)	

## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p> 	<ul style="list-style-type: none"> <li>The area is largely characterised by residential housing to the north, south and east of the site. The site directly adjoins an Aged Care Facility (on the eastern and northern boundaries).</li> <li>There are also child care centres and the Birkdale State School located within the immediate area.</li> <li>There are also two large parks located in close proximity to the subject site.</li> <li>The site is located approximately 1.5km away from Birkdale Railway Station.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>Under City Plan, Lots 3 and 4 on RP107986 are included in the Neighbourhood Centre zone while Lots 1 and 2 on RP108640 are included in the Medium Density Residential zone.</li> <li>Currently Lot 3 on RP107986 contains a Dwelling Unit and a Shop (approved by Council in 1990) and Lot 4 on RP107986 contains a Dwelling House.</li> <li>Both lots zoned as Medium Density Residential (Lots 1 and 2 on RP10864) currently contain one Dwelling House on each lot.</li> <li>The Aged Care Facility (which adjoins the site boundary)</li> </ul>



is also zoned as Medium Density Residential.

Regional Plan

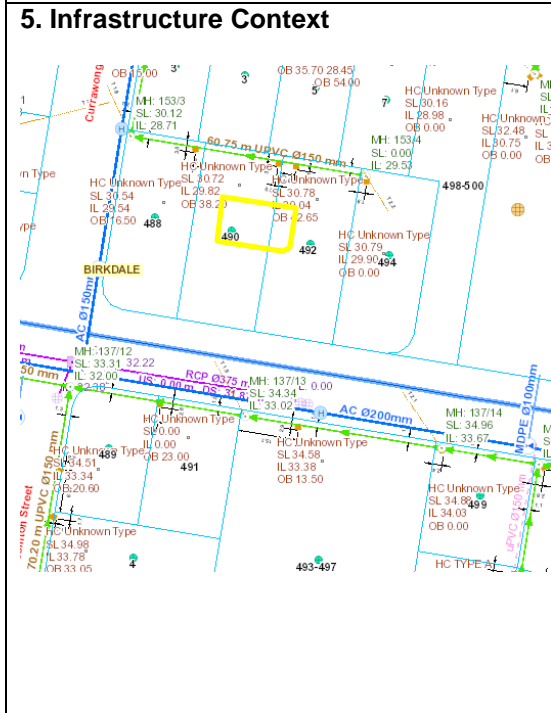
- The property is identified in the Urban Footprint of the SEQ Regional Plan

**3. Environmental Context**

City Plan: Environmental Significance Overlay  
 The site is not mapped within the Environmental Significance Overlay.

**4. Development Constraints**

Not applicable



Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 150mm water main located along the frontage of the site on Currawong Drive. There is also a 200mm water main running along Old Cleveland Road East and a 300mm water main running adjacent to the site boundary on Old Cleveland Road East.

Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe traversing the rear boundary of the site. This pipe connects to a 150mm pipe along Currawong Drive.

Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site in Old Cleveland Road East.

Transport infrastructure

- Access to the property is currently provided from Old Cleveland Road East and Currawong Drive.

**6. Additional Considerations**

Not applicable

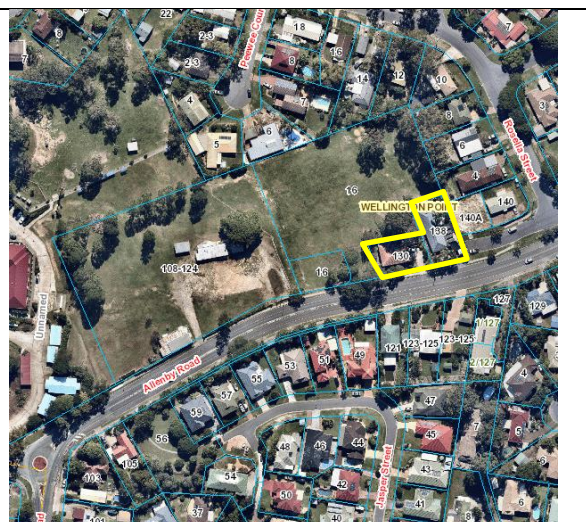
# ITEM 22: 130-138 ALLENBY ROAD, WELLINGTON POINT

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Low Density Residential to Medium Density Residential.

## Property Details

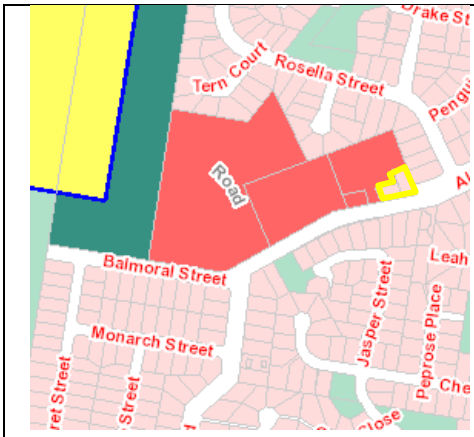
<b>Site address</b>	130-138 Allenby Road, Wellington Point
<b>Real property details</b>	Lot 10 and Lot 11 on RP111285
<b>Area</b>	1,406m <sup>2</sup>
<b>Tenure</b>	Freehold
<b>Owner</b>	
<b>Embellishments</b>	Yes
<b>Current zone (City Plan)</b>	Low Density Residential
<b>Current Use</b>	Dwelling House on each lot



## Assessment of Site

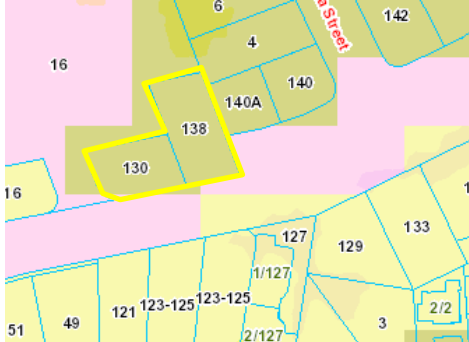
Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The area is characterised by low density residential housing.</li> <li>The sites directly adjoining the site to the north, east and south are primarily residential areas. There are also a number of large parks in the immediate vicinity of the site.</li> <li>The subject lands adjoining the site to the west include a partially demolished Dwelling House over multiple lots.</li> <li>To the west of this site, an established Aged Care facility exists (Wellington Park Private Care).</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is identified within the Low Density Zone of the City Plan. This recognises the existing use of the site for the purpose of a Dwelling House.</li> <li>The primary objective of the Low Density Zone is to provide for residential areas with a high level of amenity. The zone is characterised by Dwelling Houses on a range of lot sizes.</li> <li>Land immediately to the west and north of the site is included within the Medium Density Residential Zone.</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan</li> </ul>





**3. Environmental Context**

*Koala Habitat Value Mapping (State)*



City Plan: Environmental significance overlay

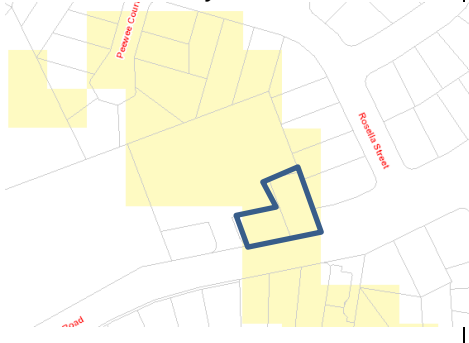
The site is not identified as being mapped within the Environmental significance overlay.

Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)

- The *Planning Act 2016* regulates new development identified as having important koala habitat values.
- The subject land is predominantly identified in the 'High Value Other' category.
- The site is relatively cleared; however, any further development may require the removal of non-juvenile koala habitat trees.
- Clearing is permissible for sites mapped as 'High Value Other' in accordance with the provisions of the *Planning Regulation 2017*.

**4. Development Constraints**

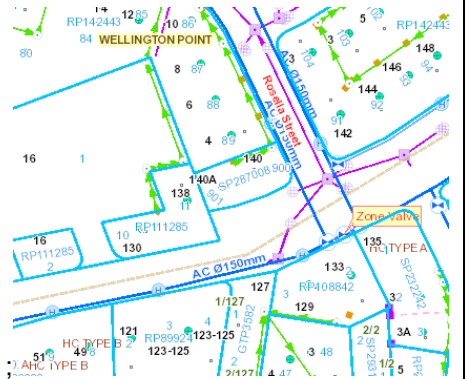
*Landslide Overlay*



Landslide Overlay

A significant extent of the site is identified as being situated within the Landslide Hazard Overlay, within the low risk sub-category. Any future development should afford consideration to this matter, however, this is not considered to pose a major impediment to further redevelopment.

**5. Infrastructure Context**



Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 150mm water main located along the frontage of the site on Allenby Road. Both Lot 10 and 11 on RP11285 have 32mm billing connections to the network.

Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe connected to Lot 10 on RP11285. This pipe also runs along the northern boundary of Lot 11 on RP11285.

Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site on Allenby Road, where a 525mm Stormwater Pipe exists.



Transport infrastructure

- Access to the property is currently provided from Allenby Road.
- In addition, 138 Allenby Road is adjoined by an additional access point that abuts the site's eastern boundary. This access point is referred to as being part of Allenby Road, but serves a service road function. An opportunity exists to achieve access from this site and extend it to the development sites located to the east.

**6. Additional Considerations**

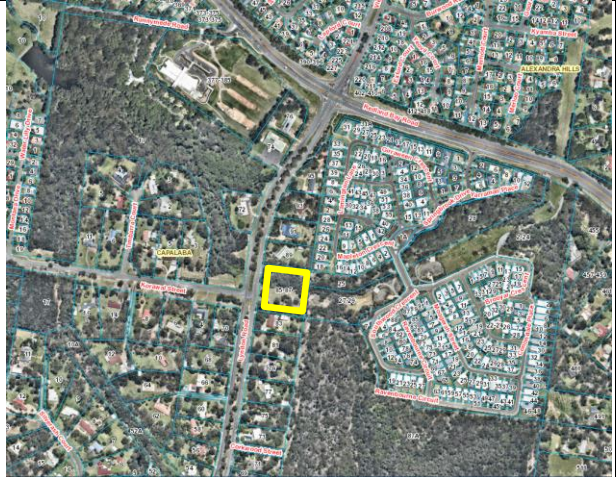
Not applicable

# ITEM 23: 85-87 LYNDON ROAD, CAPALABA


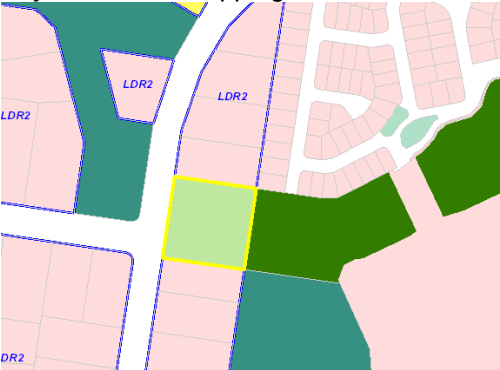
## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Recreation and Open Space to Conservation.

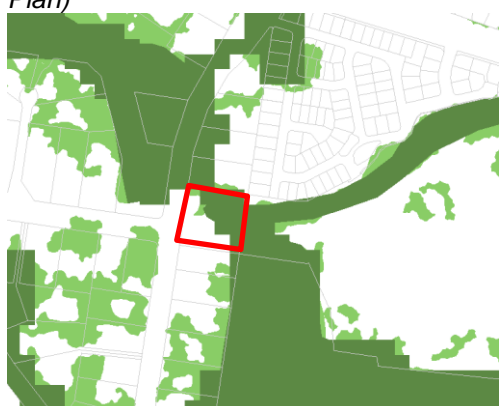
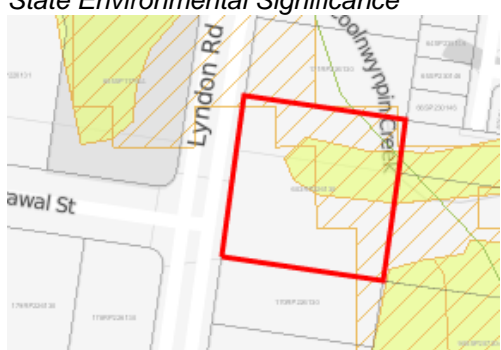

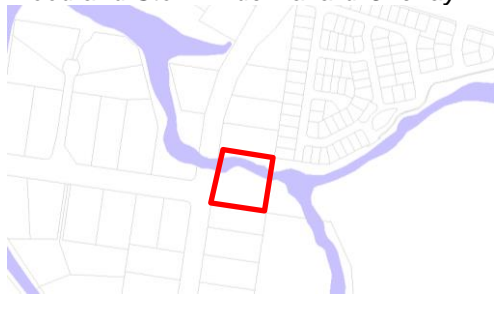
## Property Details

Site address	85-87 Lyndon Road, Capalaba	
Real property details	Lot 603 on RP226130	
Area	10,060m <sup>2</sup>	
Tenure	Freehold	
Owner	Redland City Council (City Spaces)	
Embellishments	Site contains Power Lines	
Current zone (City Plan)	Recreation and Open Space	
Current Use	Park	

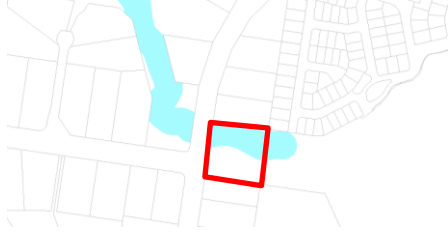
## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p> 	<ul style="list-style-type: none"> <li>The surrounding area predominantly consists of parkland/conservation sites and low density residential development.</li> <li>Recently developed residential areas exist to the north and east of the site.</li> <li>Low density (park residential) development exists to the south west of the site.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p> 	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is identified within the Recreation and Open Space zone. This recognises the existing use of the site being a Park (owned by Redland City Council).</li> <li>The primary objective of this zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities and to protect ecological, drainage and flood related functions of open space areas.</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan.</li> </ul>

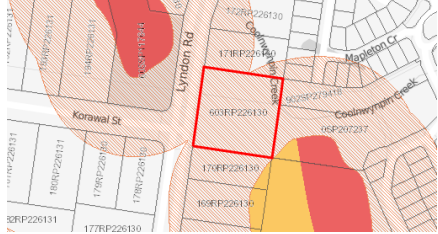


<p><b>3. Environmental Context</b></p> <p><i>Environmental Significance Overlay (City Plan)</i></p>  <p><b>Environmental Significance</b></p> <ul style="list-style-type: none"> <li>■ Matters of State Environmental Significance</li> <li>■ Matters of Local Environmental Significance</li> </ul> <p><i>State Planning Policy Mapping - Matters of State Environmental Significance</i></p>  <p><i>Koala Habitat Values Mapping (State)</i></p> 	<p><u>City Plan: Environmental Significance Overlay</u></p> <ul style="list-style-type: none"> <li>• The site is identified within the Environmental Significance overlay and is shown as containing Matters of State and Local Environmental Significance.</li> </ul> <p><u>Matters of State Environmental Significance (MSES)</u></p> <ul style="list-style-type: none"> <li>• The State Planning Policy mapping indicates that the site contains: <ul style="list-style-type: none"> <li>○ MSES – Wildlife Habitat</li> <li>○ MSES – Regulated Vegetation (essential habitat)</li> <li>○ MSES – Regulated vegetation (intersecting a watercourse)</li> </ul> </li> <li>• Any development on the site would need to consider the restrictions regarding removal of vegetation over the subject land that are in place.</li> </ul> <p><u>Matters of Local Environmental Significance (MLES).</u></p> <ul style="list-style-type: none"> <li>• Council's mapping indicates that a portion of the land contains mapped: <ul style="list-style-type: none"> <li>○ No of Concern regional ecosystems.</li> <li>○ Remnant Koala Habitat Vegetation</li> <li>○ Urban Non Koala Habitat Vegetation</li> </ul> </li> <li>• As Council owns the land, there are no restrictions for locally significant vegetation to be cleared, whether the zoning of the site was Recreation and Open Space or Conservation.</li> <li>• However, any development on the site would need to consider environmental impacts of vegetation removal.</li> </ul> <p><u>Koala Habitat Areas (<i>Planning Act 2016 and Planning Regulation 2017</i>)</u></p> <ul style="list-style-type: none"> <li>• The <i>Planning Act 2016</i> regulates new development identified as having important koala habitat values.</li> <li>• The subject land is identified as containing vegetation that is in the: <ul style="list-style-type: none"> <li>○ High Value Bushland category.</li> <li>○ Medium Value Bushland category.</li> <li>○ High Value Rehabilitation category.</li> </ul> </li> <li>• Bushland habitat values have the highest order of regulation in accordance with the koala protection provisions under the <i>Planning Regulation 2017</i>.</li> </ul>
<p><b>4. Development Constraints</b></p> <p><i>Flood and Storm Tide Hazard Overlay</i></p> 	<p><u>Flood and Storm Tide Hazard Overlay</u></p> <ul style="list-style-type: none"> <li>• A portion of the northern part of the site located is identified as flood prone. The overland flow path traverses the western and eastern boundaries.</li> </ul> <p><u>Waterway Corridors</u></p> <ul style="list-style-type: none"> <li>• The site is identified as containing a large waterway corridor, which runs from the western to the eastern part of the site.</li> </ul> <p><u>Bushfire Hazard Overlay</u></p> <ul style="list-style-type: none"> <li>• The subject land is identified as being constrained in accordance with the State Planning Policy mapping for bushfire hazards.</li> <li>• Currently, this mapping prevails the Bushfire Overlay</li> </ul>

**Waterway Corridors and Wetlands Overlay**



**Bushfire Hazard Overlay**



**Regional Infrastructure Corridors and Substations Overlay**



mapping in the City Plan, as the latest SPP mapping is not integrated into City Plan.

- The site is covered by the 'potential impact buffer' category of the Bushfire Hazard Overlay. In practice, the overlay is unlikely to present any obstacle to delivering park facilities on the site, as this is an accepted type of development and the overlay does not change the level of assessment.

**Regional Infrastructure Corridors**

- The subject land is mapped within the Regional Infrastructure Corridors Overlay of City Plan.
- Mapping indicates the site is within an Electricity Infrastructure Easement containing Energex 110kV Powerlines.
- The overlay ensures that development does not undermine the safe, efficient and unencumbered operation of key infrastructure corridors.
- Any development, as well as any works associated with development on the site must ensure that it does not compromise the safety and operation of existing infrastructure.

**5. Additional Considerations**

**Redland City Council (City Spaces)**

- City Spaces have confirmed that there are no major park upgrades planned for the site.

# ITEM 24: 10-14 NAPIER STREET, BIRKDALE

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Community Facilities (CF3 – Educational Establishment) to Community Facilities (CF6 – Infrastructure).

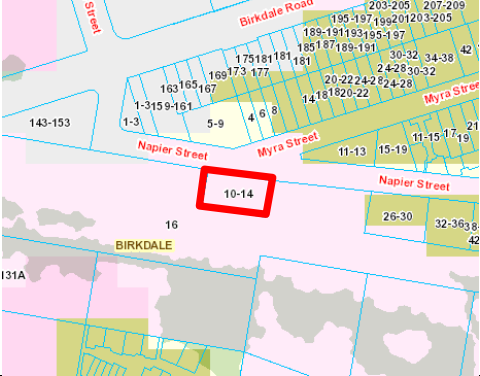
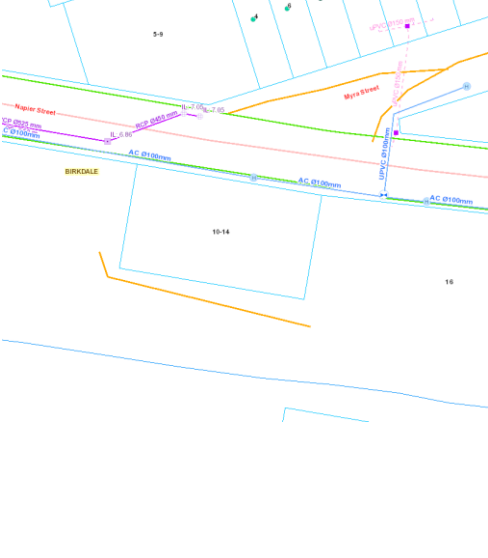
## Property Details

Site address	10-14 Napier Street, Birkdale
Real property details	166 on SL6548
Area	1,619m <sup>2</sup>
Tenure	Freehold
Owner	
Embellishments	No
Current zone (City Plan)	Community Facilities zone (CF3 – Educational Establishment)
Former zoning (Redlands Planning Scheme 2006 v7.2)	Community Purposes (CP3)
Current Use	Vacant Land



## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The area is largely characterised by residential housing, retail facilities and parkland.</li> <li>Adjoining the subject site to the east, south and west is the railway corridor, including Park 'n' Ride facilities and Birkdale Railway Station.</li> <li>An established residential area, consisting predominantly of detached dwelling houses exists to the north and east of the site</li> <li>A future transport /green space /trail corridor exists on the southern side of the railway line. This is identified in City Plan.</li> </ul>
<p><b>2. Planning Context</b></p> <p>City Plan Zone Mapping</p>	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The subject site situated within the Community Facilities Zone, situated within the CF3 – Educational Establishment sub-category.</li> <li>The purpose of this zone is to accommodate educational facilities and other supporting or complementary uses.</li> <li>As the site is currently owned by Queensland Rail, it can reasonably be assumed that that this legacy zoning, carried forward from the superseded Redlands Planning Scheme, is an anomaly. The most appropriate zoning is Community Facilities zone (precinct CF6 – Infrastructure).</li> </ul>

<p><b>3. Environmental Context</b></p> <p><i>Koala Habitat Value Mapping (State)</i></p> 	<p><u>City Plan: Environmental significance overlay</u> The site is not identified as being mapped within the Environmental significance overlay.</p> <p><u>Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)</u></p> <ul style="list-style-type: none"> <li>• The <i>Planning Act 2016</i> regulates new development identified as having important koala habitat values.</li> <li>• The subject land is predominantly identified in the ‘Low Value Rehabilitation’ category.</li> <li>• Any further development may require the removal of non-juvenile koala habitat trees.</li> </ul>
<p><b>4. Development Constraints</b></p>	<p>Not applicable</p>
<p><b>5. Infrastructure Context</b></p> 	<p><u>Water Supply Infrastructure</u></p> <ul style="list-style-type: none"> <li>• The site benefits from access to Council’s reticulated water network with a 100mm water main located along the frontage of the site on Napier Street.</li> </ul> <p><u>Wastewater Infrastructure</u></p> <ul style="list-style-type: none"> <li>• The site benefits from access to Council’s reticulated wastewater network with a 150mm wastewater reticulation pipe located along to the north and 300mm trunk line traversing the site within the southern portion.</li> </ul> <p><u>Stormwater Infrastructure</u></p> <ul style="list-style-type: none"> <li>• Existing stormwater infrastructure is available to service the site on Napier Street.</li> </ul> <p><u>Transport infrastructure</u></p> <ul style="list-style-type: none"> <li>• There is currently no direct street access provided from the site, as the site is fenced. However, access to the site can be provided from Napier Street.</li> </ul>
<p><b>6. Additional Considerations</b></p>	<p>Not applicable</p>



# ITEM 25: 7 JOHN STREET, CLEVELAND

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Recreation and Open Space to Principal Centre.

## Property Details

Site address	7 John Street, Cleveland
Real property details	Lot 3 on SP143012
Area	655m <sup>2</sup>
Tenure	Freehold
Owner	Redland City Council (City Spaces)
Embellishments	Yes
Current zone (City Plan)	Recreation and Open Space
Current Use	Vacant Land



## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The site historically has been a Council Park. However, it was leased off Council by a Lutheran Church for the purposes of an outdoor play area for an adjoining child care centre, which is situated on Waterloo Street.</li> <li>The area is located within the Cleveland Principal Activity Centre and surrounded by land included in the Principal Centre zone.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>Draft City Plan (Public consultation version)</u></p> <ul style="list-style-type: none"> <li>Upon original release of the draft City Plan, the subject site was proposed to be rezoned from Recreation and Open Space to Principal Centre.</li> <li>The proposed rezoning reflected the most appropriate future use of land within the Cleveland Centre, recognising the land was not required for open space purposes.</li> <li>During the community consultation process, Council received numerous submissions on the proposed rezoning, these included: <ul style="list-style-type: none"> <li>7 individual submissions against the proposed rezoning.</li> <li>20 proforma submissions against the rezoning.</li> <li>2 petitions against the rezoning.</li> <li>1 submission supporting the proposed rezoning.</li> </ul> </li> <li>The submissions related to a number of issues associated with: <ul style="list-style-type: none"> <li>Loss of Open Space within the Cleveland Centre.</li> </ul> </li> </ul>



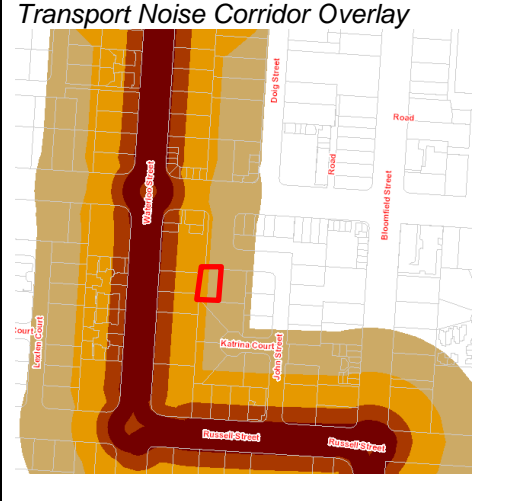
- Currently having sufficient centre zoned land in Cleveland.
  - Loss of the not-for-profit child care centre that currently operates on the site
  - A potential risk associated with the park being sold off as commercial land.
  - At a Special Meeting on February 28, 2017, Council resolved to amend the proposed zoning and retain the site within the Recreation and Open Space Zone.
- City Plan
- The property is currently zoned Recreation and Open Space.
- Regional Plan
- The property is identified in the Urban Footprint of the SEQ Regional Plan

**3. Environmental Context**

City Plan: Environmental Significance Overlay

The site is not impacted by the Environmental Significance Overlay.

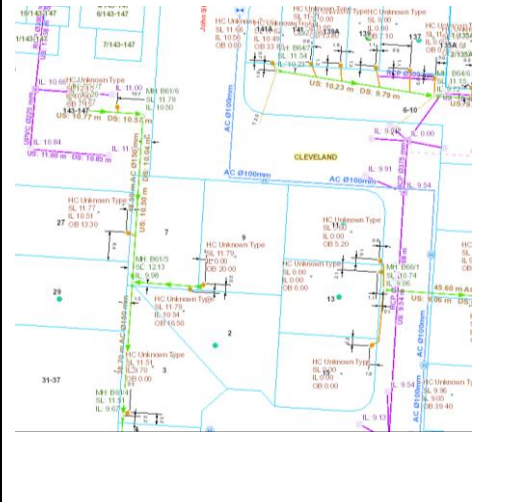
**4. Development Constraints**



Transport Noise Corridor Overlay

The subject site is identified as being within the Transport Noise Corridor Overlay. This overlay is contained in the planning scheme for information purposes. Certain types of development may be triggered for assessment against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

**5. Infrastructure Context**



- Water Supply Infrastructure
- The site benefits from access to Council’s reticulated water network with a 100mm water main located on John Street.
- Wastewater Infrastructure
- The site benefits from access to Council’s reticulated wastewater network with a 150mm wastewater reticulation pipe traversing the southern part of the site (running east to west) and traversing the western part of the site (running north to south).
- Stormwater Infrastructure
- Existing stormwater infrastructure is available to service the site in John Street.
- Transport infrastructure
- Access to the site is provided from John Street.

**6. Additional Considerations**

Not applicable



# ITEM 26: 159-169 DELANCEY STREET, ORMISTON

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Environmental Management to Low Density Residential (part) and Environmental Management (part).

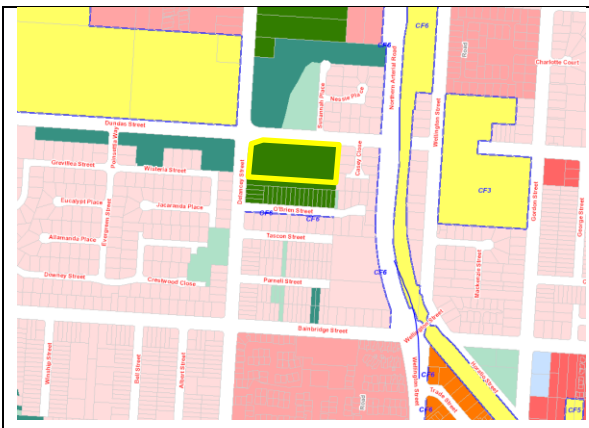
## Property Details

Site address	159-169 Delancey Street, Ormiston
Real property details	Lot 19 on SP157235
Area	20,134m <sup>2</sup>
Tenure	Freehold
Owner	
Embellishments	Yes
Current zone (City Plan)	Environmental Management
Previous zone (Redlands Planning Scheme 2006 v7.2)	Environmental Protection
Current Use	Dwelling House



## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The area surrounding the subject site is largely characterised by low density residential housing.</li> <li>Council owned properties to the north, west and south contain significant environmental values.</li> <li>The site is also in close proximity to sport and recreation facilities, a school (Ormiston College) and the Ormiston Railway Station.</li> <li>Currently the site contains a large dwelling house in the south east corner of the site.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>Planning Scheme History - Zoning</u></p> <ul style="list-style-type: none"> <li>The City Plan includes the subject land within the Environmental Management.</li> <li>This zoning seeks to ensure that environmental values of the property are retained, whilst facilitating low scale domestic uses such as dwelling houses.</li> <li>During the public consultation process for the then Draft City Plan, Council received a submission requesting for the property to be rezoned to Low Density Residential or Low-Medium Density Residential.</li> <li>The submitter stated that they were seeking an opportunity to redevelop the balance of the site that does not contain vegetation values. The grounds for</li> </ul>



the submission were namely associated with the fact that the site contains a lack of 'significant' environmental values, has no evidence of koala habitat and is proximate to an established residential area.

- All submissions were considered by Council at a Special Meeting on XXX. At the meeting, Council resolved to retain the land in the Environmental Management zone.

City Plan– Current Zoning

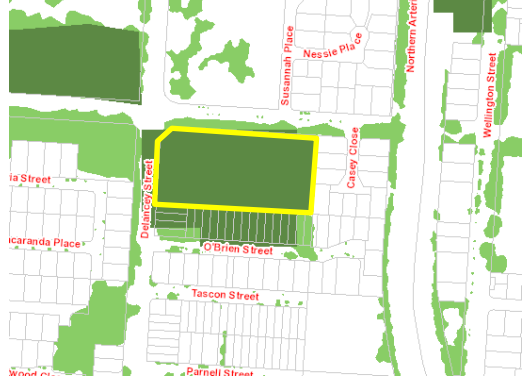
- Currently, the site is identified within the Environmental Management zone.
- The primary objective of the Environmental Management zone is to protect land with significant natural values while providing for dwelling houses on privately owned lots.
- The lands directly adjoining the south of the site are also zoned as Environmental Management and lands to the north are zoned as Conservation and Environmental Management. Most of the remaining sites in the area are zoned for residential purposes.

Regional Plan

- The property is identified in the Urban Footprint of the SEQ Regional Plan

**3. Environmental Context**

*Environmental Significance Overlay (City Plan)*



**Matters of State Environmental Significance State Planning Policy: MSES**



*Koala Habitat Areas (State Mapping)*

Matters of Environmental Significance

- The site is identified within the Environmental Significance overlay under City Plan.
- The mapping shows the site contains both Matters of State Environmental Significance and Matters of Local Environmental Significance.

Matters of State Environmental Significance

- The State Planning Policy mapping identifies the State Environmental significance as:
  - Wildlife habitat
  - Regulated vegetation (essential habitat)
  - Regulated vegetation (wetland)
  - Regulated vegetation (intersecting a watercourse)
  - High ecological significance wetlands
- Regulated Vegetation Management Maps identify all native vegetation as Category B vegetation.
- These matters have been reflected within City Plan and provisions are in place to trigger the assessment of cleared vegetation as applicable.

Matters of Local Environmental Significance

- The site is identified within the Environmental Significance overlay under Council's draft City Plan 2015.
- The subject site is mapped as land identified under the Matters of Local Environmental Significance category.
- Council's mapping indicates the land contains remnant koala habitat vegetation and regrowth koala habitat vegetation.
- Council's mapping indicates that a large portion of the land contains 'of concern' regional ecosystems.



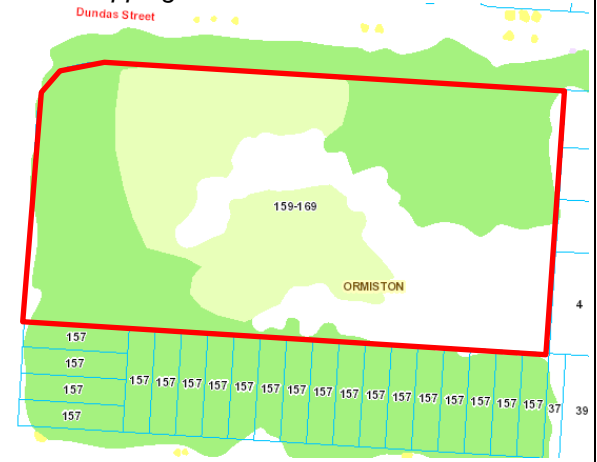
- The City Plan includes trigger which require the assessment of vegetation clearing

Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)

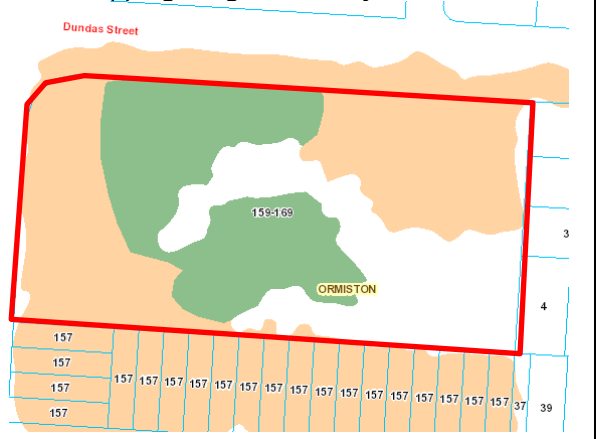
- The subject site is situated within the Koala Priority Assessable Development area under the Planning Act 2016.
- The subject land contains vegetation that is identified as:
  - Medium Value Bushland
  - Low Value Rehabilitation
- Any development on the site would likely require removal of non-juvenile koala habitat trees.

**Matters of Local Environmental Significance**

*RCC Mapping – Koala Habitat 2015*



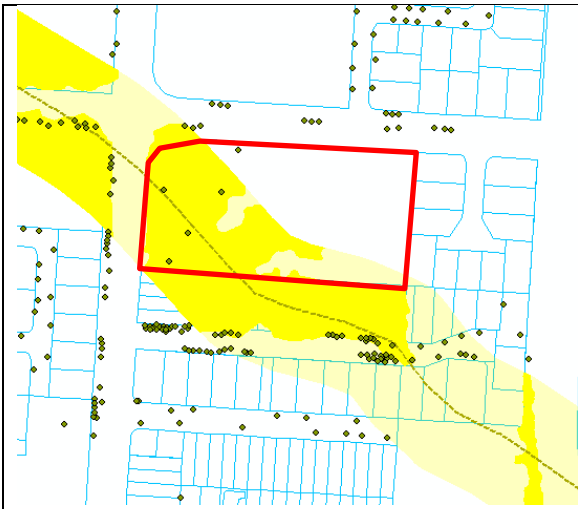
*RCC Mapping: Regional Ecosystems*



*Wildlife Corridors and Koala Tree Mapping*

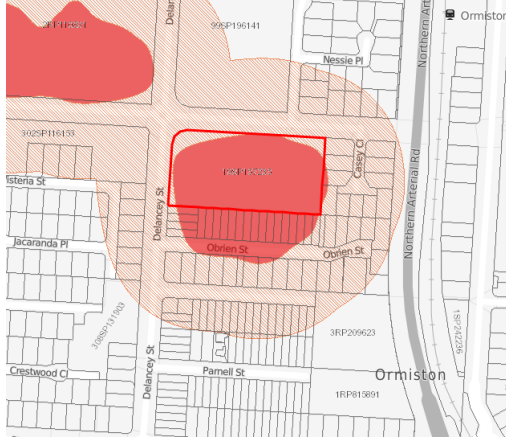
Other Natural Environmental Matters

- Council's mapping system has identified that the site contains numerous koala habitat trees. These trees are located in the western parts of the site, where the existing vegetation is most dense.
- Additionally, Council's mapping system has identified that the site is partially covered by an environmental corridor as identified in the Wildlife Connections Plan 2018-2028. The mapped corridor traverses the western and southern boundaries of the site.
- The corridor provides connections for regional ecosystems and key species such as koalas. The corridor is identified as an Enhancement Wildlife Habitat Corridor.

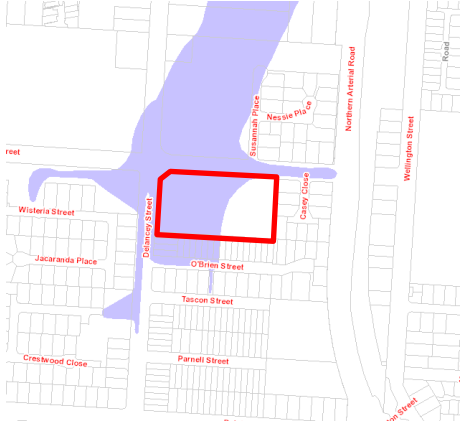


#### 4. Development Constraints

##### *Bushfire Hazard Overlay*



##### *Flood and Storm Tide Inundation Overlay*



##### *Waterway Corridors and Wetlands Overlay*

##### Bushfire Hazard Overlay

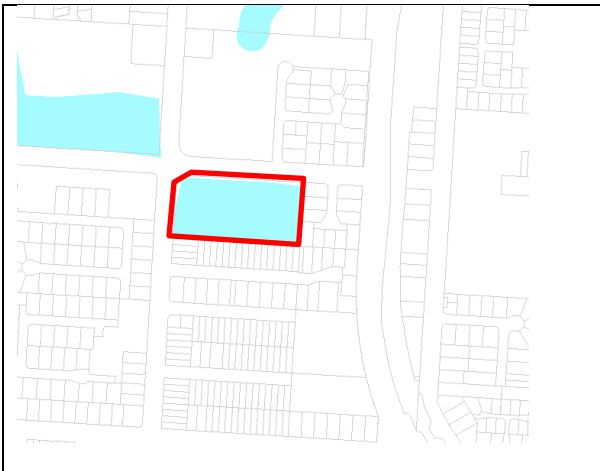
- The subject land is identified as being constrained in accordance with the State Planning Policy mapping for bushfire hazards.
- Currently, this mapping prevails over the Bushfire Overlay mapping in City Plan.
- The entire site (aside from the north western and north eastern corners) is identified within the 'High Potential Bushfire Intensity' category.
- The parts of the site outside the High Potential Bushfire Intensity category are mapped as being within the 'Potential Impact Buffer'.

##### Flood and Storm Tide Inundation Overlay

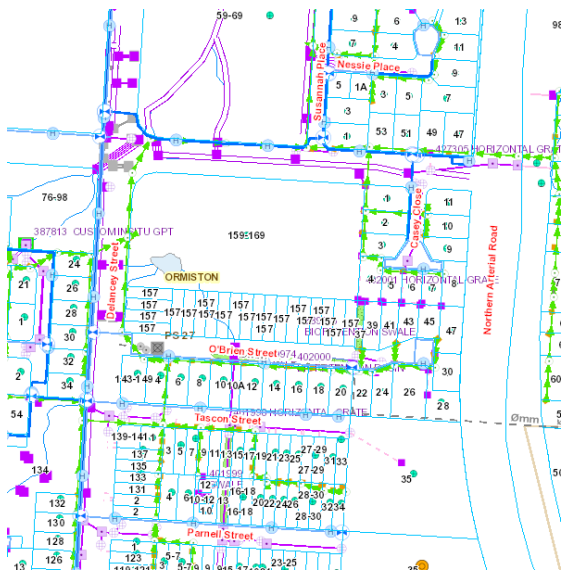
- The subject site is identified as flood prone.
- The flood hazard area is primarily located on the western portion of the site. It traverses the western and southern boundaries as well abutting the northern boundary.
- The eastern part of the site is unaffected by flooding hazard.

##### Waterway Corridors and Wetlands Overlay

- The site is entirely covered by the Waterway Corridors and Wetlands Overlay.
- The purpose of the Waterway Corridors and Wetlands code is to manage the impacts of development on matters of environmental significance, specific to waterways and wetlands.



**5. Infrastructure Context**



Water Supply Infrastructure

- The site benefits from access to Council’s reticulated water network with a 375mm trunk water main located along Delancey Street. A 150mm reticulation water pipe also runs opposite to the site along Dundas Street.

Wastewater Infrastructure

- The site benefits from access to Council’s reticulated wastewater network with a 300mm trunk line running along the site’s western boundary on Delancey Street. In addition, a 150mm reticulation non-pressure pipe adjoins the site’s eastern boundary.

Stormwater Infrastructure

- The site is serviced by existing stormwater infrastructure on Delancey Street and O’Brien Street. An onsite artificial basin flows into this infrastructure via watercourses (natural drainage lines).

Transport infrastructure

- Access to the property is currently provided from Delancey Street. Access to the site should be provided from this existing access.
- This access point however traverses a mapped flood overlay.
- If the site were to accommodate future residential development, to access the unconstrained part of the site, it would be more appropriate to provide access off Dundas Street, near the property’s north-eastern corner. This portion of the site contains environmental values, including koala habitat trees, which may need to be removed.

**6. Additional Considerations**

Not applicable



# ITEM 27: 10 BURWOOD ROAD, ALEXANDRA HILLS

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Low Density Residential to Recreation and Open Space.

## Property Details

Site address	10 Burwood Road
Real property details	Lot 14 on RP182980
Area	903m <sup>2</sup>
Tenure	Freehold
Owner	Redland City Council (City Spaces)
Embellishments	No
Current zone (City Plan)	Low Density Residential
Previous zone (Redlands Planning Scheme 2006 v7.2)	Urban Residential
Current Use	Park



## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The area is predominantly characterised by low density residential dwellings.</li> <li>The site forms part of a park (Burwood Road Park) which is owned by Redland City Council.</li> <li>The site is located in close proximity to Redland Bay Road, which provides direct access to the Capalaba Principal Regional Activity Centre.</li> </ul>
<p><b>2. Site History and Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p>	<p><u>Site History</u></p> <ul style="list-style-type: none"> <li>The site previously contained a Dwelling House which was demolished in late 2017.</li> <li>Aerial imagery indicates that since demolition of the house, a footpath and other park embellishments have been constructed on the site.</li> </ul> <p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is zoned as Low Density Residential under City Plan.</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan</li> </ul>



<b>3. Environmental Context</b>	<u>City Plan: Environmental Significance Overlay.</u> The site is not impacted by the Environmental Significance Overlay and does not contain any significant environmental values.
<b>4. Development Constraints</b>	Not Applicable
<b>5. Additional Considerations</b>	Not applicable

# ITEM 28: 3-53 COWLEY STREET, ORMISTON


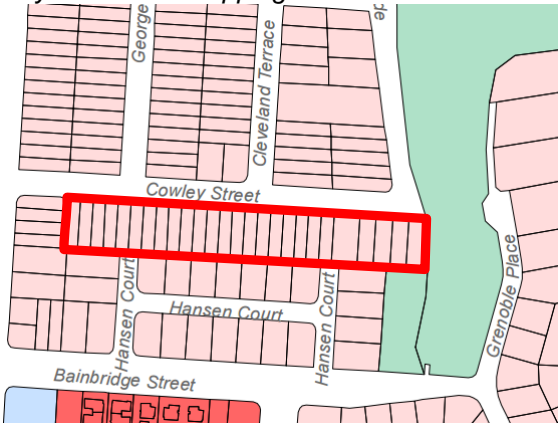
## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Low Density Residential to Conservation.

## Property Details

<b>Site address</b>	3-53 Cowley Street, Ormiston	
<b>Real property details</b>	Lots 141-166 on RP1703 and Lots 1-4 on RP893081 (26 allotments)	
<b>Area</b>	11,400m <sup>2</sup>	
<b>Tenure</b>	Freehold	
<b>Owner</b>		
<b>Embellishments</b>	No	
<b>Current zone (City Plan)</b>	Low Density Residential	
<b>Current Use</b>	Vacant Land	

## Assessment of Site

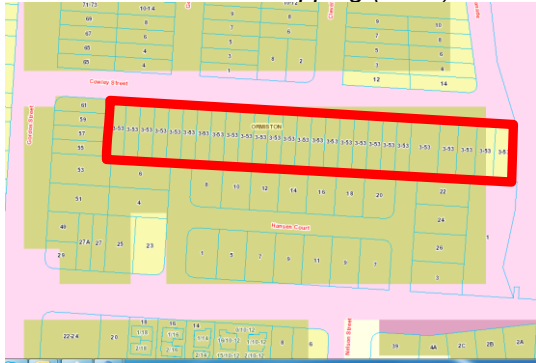
Map	Summary of Values
<p><b>1. Locational Context</b></p> 	<ul style="list-style-type: none"> <li>The area surrounding the subject site is characterised by low density residential housing. In close vicinity to the site are schools, sport and recreation facilities, a church and Ormiston Railway Station.</li> <li>Directly adjoining the site to east is Raby Bay Esplanade Park.</li> </ul>
<p><b>2. Planning Context</b></p> <p><i>City Plan Zone Mapping</i></p> 	<p><u>City Plan</u></p> <ul style="list-style-type: none"> <li>The site is zoned as Low Density Residential.</li> <li>The primary objective of the Low Density Residential zone is to provide for residential areas with a high level of amenity.</li> <li>This zone is characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>The property is identified in the Urban Footprint of the SEQ Regional Plan</li> </ul>

### 3. Environmental Context

#### Environmental Significance Overlay (City Plan)



#### Koala Habitat Values Mapping (State)



#### Regional Ecosystems Mapping (Council)



#### Koala Habitat Mapping (Council)

#### City Plan: Environmental Significance Overlay

- The site is not mapped within the Environmental Significance Overlay. Due to the methodology used to generate the overlay, lots less than 1,000m<sup>2</sup> with a Low Density Residential zoning were 'clipped'.
- Despite this, the site is identified as containing environmental values, as outlined below.

#### Matters of Local Environmental Significance:

- Council's 'RCC Regional Ecosystems 2015' mapping indicates that a large portion of the land contains endangered regional ecosystems (in the western and central part of the site) and of concern ecosystems (in the eastern part of the site).
- These areas should be preserved as far as possible to protect these ecosystems and avoid fragmentation of habitats.
- Council's 'RCC Koala Habitat 2015' mapping indicates the site contains significant coverage of koala habitat vegetation. The western parts of the site contain Koala Regrowth Habitat. Additionally, central and eastern parts of the site contain Urban Koala Habitat Trees.

#### Koala Habitat Areas (Planning Act 2016 and Planning Regulation 2017)

- The site situated within the Priority Koala Assessable Development Area under the *Planning Act 2016*.
- The site is entirely identified as an 'Area of koala habitat value'. Predominantly, it contains 'High Value Other' vegetation, with a small portion of the land containing 'Medium Value Other' vegetation.
- As any future development would be for domestic housing activity on each allotment, the koala habitat provisions under the *Planning Act 2017* would not apply.

#### Other Environmental Matters

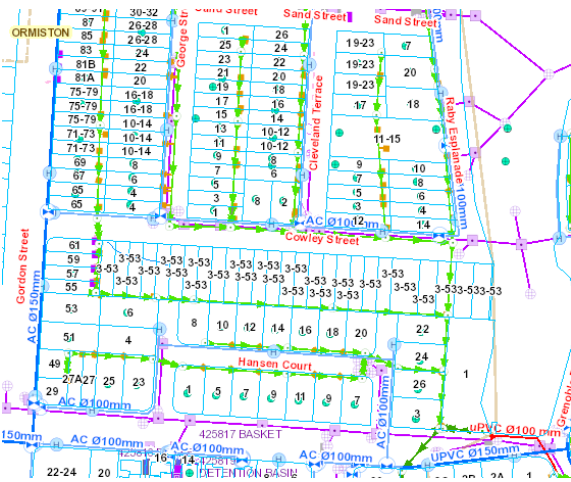
- Council's mapping system has identified that the site contains numerous koala habitat trees.
- These trees are considered be classified as either: Primary Food Trees or Secondary Trees for koalas
- As shown on koala habitat mapping there are three main clusters of these trees, plus additional trees scattered throughout the site.
- Additionally, the site is situated within an environmental corridor in accordance with the Wildlife Connections Plan 2017.
- The corridor provides connections for wildlife and regional ecosystems such as koalas. The corridor is identified as the Coastal Foreshore Wildlife Habitat Corridor.
- The Wildlife Connections Plan 2017 states that "The Coastal Foreshore Wildlife Habitat Corridors are a high priority for protection and rehabilitation".



## Flood and Storm Tide Hazard Overlay



## 5. Infrastructure Context



### Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 100mm water main located on the opposite side of Cowley Street.

### Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe running along the site's southern boundary.

### Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site on Cowley Street. In addition, the site contains a watercourse (Natural Drainage Line), which runs from the north eastern corner down to the middle of the site.

### Transport infrastructure

- The site fronts Cowley Street. No Access to the property is currently provided, however future access to the site should be provided from Cowley Street.

## 6. Additional Considerations

### Site Inspection

- Due to the above points, a site inspection was undertaken by Council officers on 2 July 2018.
- The following observations were made:
  - The site contains individual, mature trees including Blue Gums, Ironbarks, Bloodwoods and Melaleucas.
  - There are some introduced species on the site, including Camphor Laurel and Slash Pine trees. These are dispersed across the site.
  - There are two areas of regrowth vegetation.

### Rezoning Considerations

- Recognising the existing zoning facilitates the construction of a dwelling house on each lot, a change in zoning to (i.e. to the Conservation Zone) would, if challenged constitute an 'adverse planning change' under the *Planning Act 2016*. In such a scenario, an affected owner may be eligible to claim compensation.



# ITEM 29: 267-275 WELLINGTON STREET, ORMISTON

## Amendment for Consideration

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning from Recreation and Open Space to part Community Facilities (CF5) and part Recreation and Open Space.

## Property Details

<b>Site address</b>	267-275 Wellington Street, Ormiston	
<b>Real property details</b>	Lot 1 on RP176653	
<b>Area</b>	17,000m <sup>2</sup>	
<b>Tenure</b>	Freehold	
<b>Owner</b>		
<b>Embellishments</b>	Yes	
<b>Current zone (City Plan)</b>	Recreation and Open Space	
<b>Current Use</b>	Place of Worship	

## Assessment of Site

Map	Summary of Values
<p><b>1. Locational Context</b></p>	<ul style="list-style-type: none"> <li>The site contains the Santa Theresa Spirituality Centre, which is referred to as a 'Christian retreat' on its website.</li> <li>The site adjoins Moreton Bay and contains wetlands along the eastern boundary</li> <li>The site adjoins a State Heritage listed property (Ormiston House) to the north and detached residential housing on larger lots (3,000m<sup>2</sup>+) to the south.</li> <li>The surrounding area is characterised by low density residential housing. There is also townhouse style developments interspersed throughout the locality.</li> </ul>
<p><b>2. Planning Context</b></p> <p>City Plan Zone Mapping</p>	<p><b>City Plan</b></p> <ul style="list-style-type: none"> <li>The site is identified within the Recreation and Open Space Zone.</li> <li>The current zoning of the site (Recreation and Open Space zone) does not reflect the current use of the site (a place of worship).</li> <li>The purpose of the recreation and open space zone is to provide for a range of sporting, recreation, leisure, cultural and educational activities and to protect ecological, drainage and flood related functions of open space areas.</li> </ul> <p><b>Written request</b></p> <ul style="list-style-type: none"> <li>Council received a request in August 2017 (after the public consultation period) with respect to modifying the zoning of the site.</li> </ul>

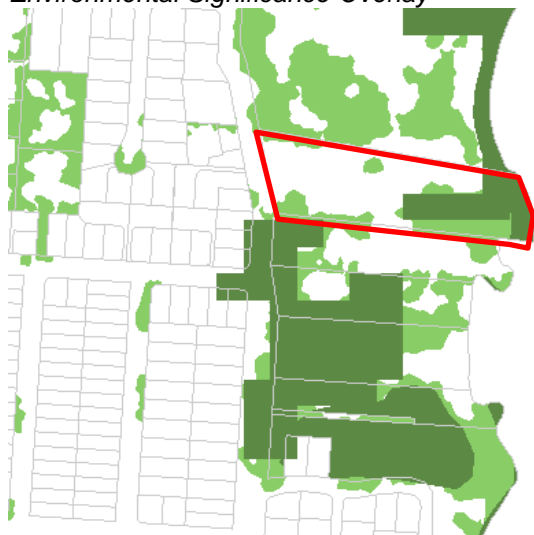
- It was requested to rezone from Recreation and Open Space to Community Facilities zone. The request also identifies a split zoning, comprising of the Community Facilities zone and Recreation and Open Space zone, defined by the site's embankment.
- Under the Recreation and Open Space zone, the categories of assessment indicate a range of recreation based uses as being accepted or code assessable development. These include but are not limited to: Park, Environment Facility, Community use, Club, Theatre, Tourist Park, Indoor/Outdoor Sport and Recreation and Caretaker's Accommodation.
- Under the Community Facilities zone, all of the uses listed above would still be accepted or code Assessable, however, further additional uses such as: Childcare Centre, Funeral Parlour, Dwelling Unit and Educational Establishment are also Accepted or Code Assessable.
- In addition, under the Recreation and Open Space zoning, a Material Change of Use for a Place of Worship would require an impact assessable application for any future development on the site. This is a Code Assessable use in the Community Facilities zone.

Regional Plan

- The property is identified in the Urban Footprint of the SEQ Regional Plan

3. Environmental Context

*Environmental Significance Overlay*



*Koala Habitat Value Mapping (State)*

City Plan: Environmental Significance Overlay

The site is identified within the Environmental Significance overlay and is shown as containing Matters of State and Local Environmental Significance.

Matters of State Environmental Significance

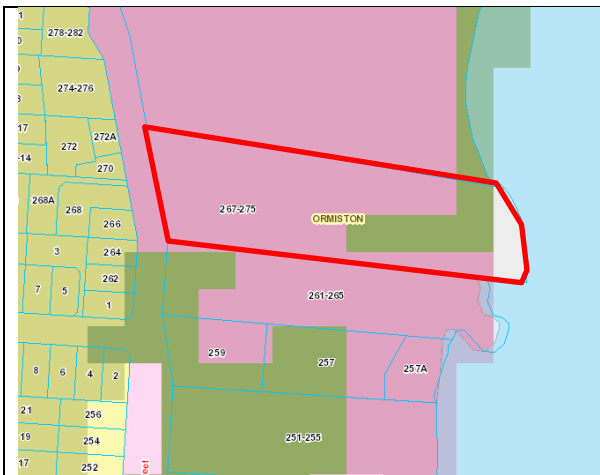
- The Matters of State Environmental Significance include the following:
  - Wildlife Habitat (small portion in the eastern part of site)
  - Regulated vegetation category C (small portion in eastern part of site)
  - High ecological significance wetlands (small portion in eastern part of site)
  - High ecological value waters – wetland (small portion in eastern part of site).

Matters of Local Environmental Significance

- The Matters of Local Environmental Significance include the following:
  - Endangered regional ecosystems (in eastern part of site)
  - Remnant koala habitat vegetation (in eastern part of site)
  - Urban koala habitat trees (in south western part of site).

Koala Habitat Areas (*Planning Act 2016*)

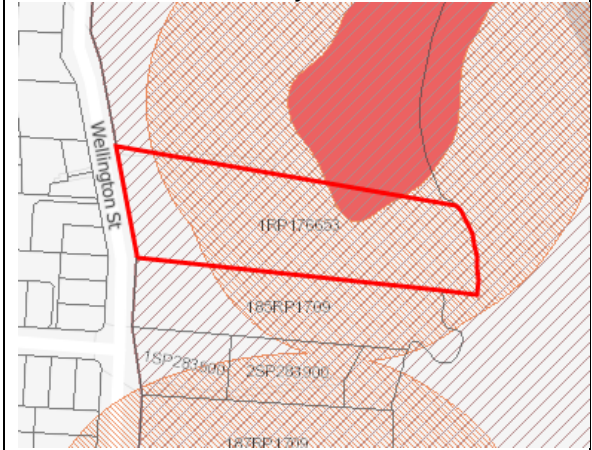
- The site situated within the Priority Koala Assessable Development Area) under the *Planning Act 2016*.
- The site is entirely identified as containing Bushland (High Value) and Rehabilitation (High Value).



- Any future development may require the removal of non-juvenile koala habitat trees.

4. Development Constraints

*Bushfire Hazard Overlay*



- Bushfire Hazard Overlay
- The subject land is identified as being constrained in accordance with the State Planning Policy mapping for bushfire hazards.
  - Currently, this mapping prevails the Bushfire Overlay mapping in the City Plan, as the latest SPP mapping is not integrated into City Plan.
  - This mapping shows that a small portion of the site is impacted by the High Potential Bushfire Intensity category. The rest of the site is identified in the Potential Impact Buffer category.
  - It is unlikely the mapping would present a major obstacle to intensifying development on the site.

*Flood and Storm Tide Hazard Overlay*



- Flood and Storm Tide Hazard Overlay
- A small portion of the eastern part of the site is constrained by storm tide hazard.
  - This mapping is unlikely to pose significant constraints to developing the site, as development is unlikely to be proposed in this area.

Landslide Hazard Overlay

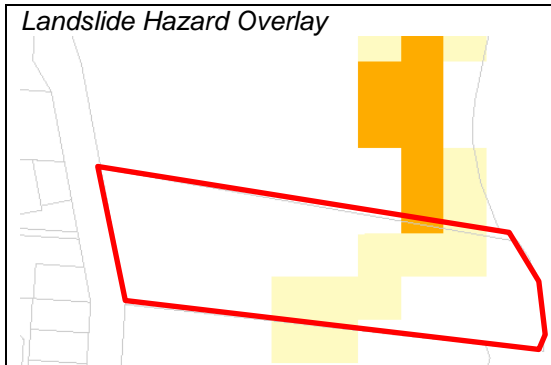
- A portion extent of the site is identified as being situated within the Landslide Hazard Overlay. This constraint is primarily within the low risk sub-category, with a minor portion situated within the medium risk sub-category.
- Any development on the site will need to be designed to ensure that it does not result in an increase in landside risk and access is available to the site during and after a landslide event.

Coastal Protection Overlay

- The site is identified within the Coastal Protection overlay, being situated within a Coastal Management District.
- A small portion in the eastern part of the site is also identified within the Erosion Prone Area sub-category of the overlay.
- This mapping is unlikely to pose significant constraints to developing the site, as development is unlikely to be proposed in the erosion prone area.

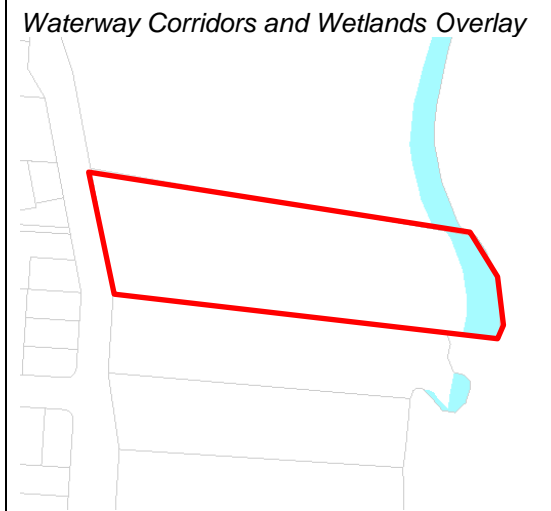
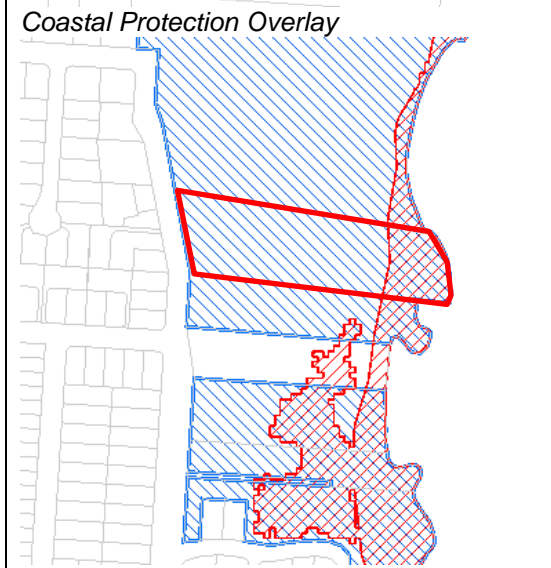
Waterway Corridors and Wetlands Overlay

- A small portion of the site is mapped as containing a



wetland, which runs along the eastern boundary of the site.

- The purpose of the Waterway Corridors and Wetlands code is to manage the impacts of development on matters of environmental significance, specific to waterways and wetlands.
- This mapping is unlikely to pose any significant development constraints, as development is unlikely to be proposed in the mapped waterway corridor area.



**5. Infrastructure Context**

Water Supply Infrastructure

- The site benefits from access to Council's reticulated water network with a 100mm main directly connected to the site. This water main connects to 150mm water main located along Wellington Street

Wastewater Infrastructure

- The site benefits from access to Council's reticulated wastewater network with a 150mm wastewater reticulation pipe traversing the site. This pipe runs





from the site's northern boundary down to the southern boundary.

Stormwater Infrastructure

- Existing stormwater infrastructure is available to service the site in Wellington Street.

Transport infrastructure

- Access to the property is currently provided from Wellington Street. Access to the site should be provided from this existing access.

6. Additional Considerations

*Site contours*



Site contours

- The site is relatively flat in the west, and slopes quite steeply the east.
- An embankment is situated in the eastern part of the site.



## ITEM 30: 172-186 WELLINGTON STREET, ORMISTON





### **Amendment for Consideration**

As per the Council resolution at the General Meeting dated 25 July 2018, this report will investigate modification of the site's zoning boundary of the Medium Density Residential Zone and Recreation and Open Space Zone. It is proposed to align the zoning with the 'top of bank'.

### **Assessment of Site**

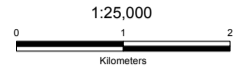
Refer to the main Council Report for assessment of amendment.

Redland City Council  
LDR and LDR3 City Plan Zone Analysis

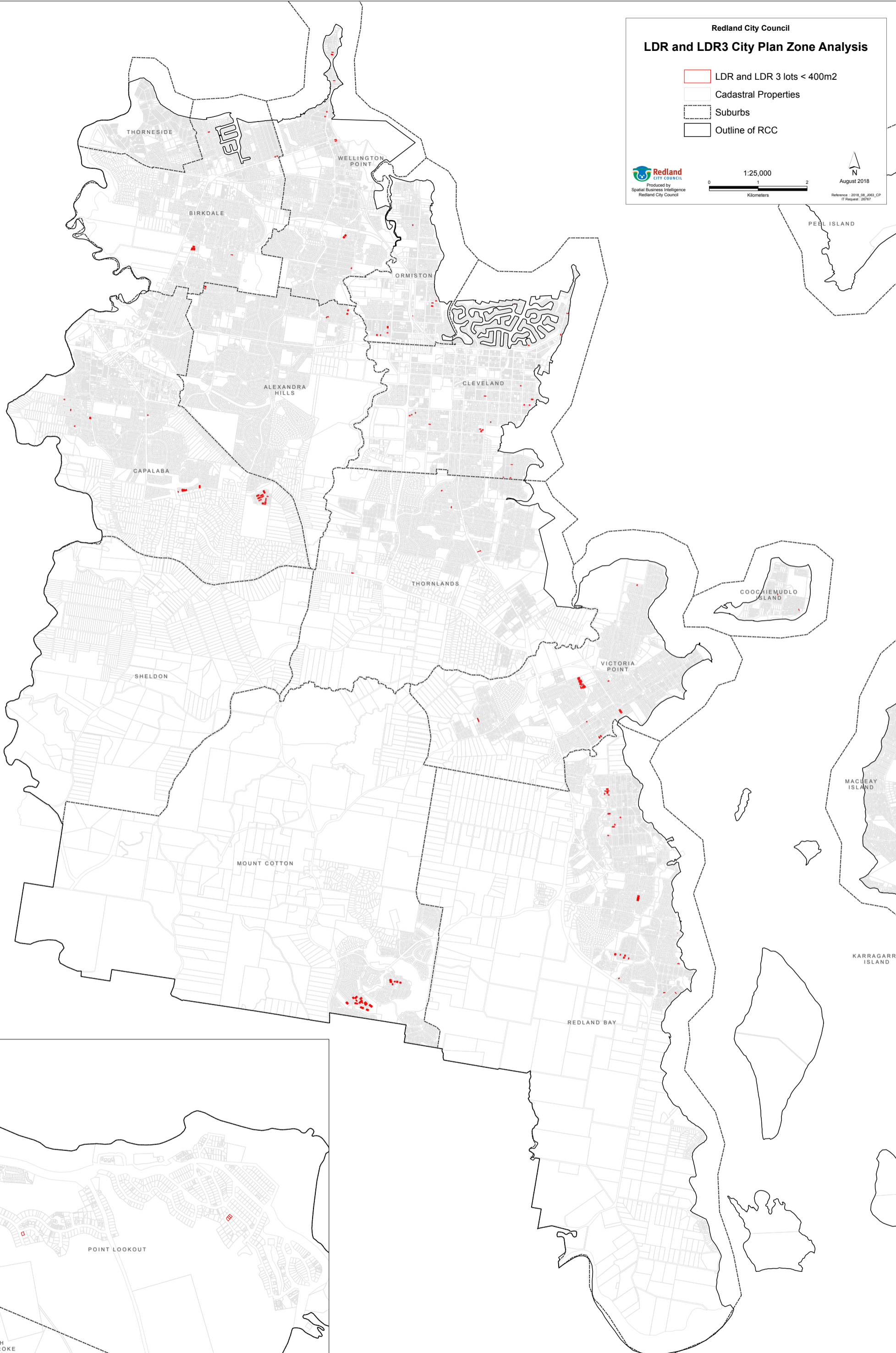
-  LDR and LDR3 lots < 400m2
-  Cadastral Properties
-  Suburbs
-  Outline of RCC



Produced by  
Spatial Business Intelligence  
Redland City Council



August 2018  
Reference: 2018\_08\_0603\_CP  
IT Request: 26767



**Item 6**

1. Amend the criteria for area and volume to make depth the relevant criteria.
2. Amend the criteria related to filling potentially impacting native vegetation.

**Item 7**

Amend section 3.23 – Tourism, Recreation, Open Space and Sporting Activities

**Item 16**

Amend to rural

**Item 26**

Amend to low density residential outside the environmental significance overlay