

South-east Thornlands Structure Plan



South-east Thornlands Structure Plan

March 2010

OUR redlands...OUR future

(1) Overview

- (a) The South-east Thornlands Structure Plan will predominantly be implemented through the Redlands Planning Scheme which aims to regulate development in an ecologically sustainable manner. An amendment to the Redlands Planning Scheme is necessary to reflect the outcomes of the South-east Thornlands Structure Plan.
- (b) The Redlands Planning Scheme amendments relate to:
 - (i) the introduction of provisions for the South-east Thornlands Structure Plan area. These provisions are incorporated into the Redlands Planning Scheme through the introduction of a new Local Level Strategy - Part 3 - Division 2 - 3.2.4 (4) - South-east Thornlands Structure Plan area and in a new Overlay - Part 5 - Division 14 - South-east Thornlands Structure Plan Overlay;
 - (ii) necessary cross referencing and other consequential amendments to other parts of the Redlands Planning Scheme;
 - (iii) mapping changes to the zone maps, certain overlay maps and diagrams to reflect the outcomes expressed in the South-east Thornlands Structure Plan Overlay code.



South-east Thornlands Structure Plan

this page purposely
left blank



Division 2 – Strategic Framework

3.2.1 Local Level Strategies applying to certain parts of the City

(1) South-east Thornlands Structure Plan

(a) Overview

- (i) The South-east Thornlands Structure Plan area covers one hundred and forty-six (146) hectares of land abutting Moreton Bay on the east coast of mainland Redland City. It is bound to the north by Pinklands Sporting Reserve, to the east by Moreton Bay, to the south by Erapah Creek and is in close proximity to the Victoria Point Major Centre.
- (ii) The former South East Queensland Regional Plan 2005-2026 included South-east Thornlands within the Urban Footprint regional land use category. On 16 June 2006, South-east Thornlands was identified as a Major Development Area (MDA) by the regional planning Minister.
- (iii) In accordance with the South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan), land use and infrastructure planning is required to be prepared and adopted prior to any future development taking place within the South-east Thornlands Structure Plan area. A structure plan must address all relevant planning matters and respond to the area's constraints.
- (iv) The SEQ Regional Plan identifies dwelling targets to be accommodated in Redland City by 2031 in a combination of Greenfield and infill locations. The target figure for new dwellings in Redland City for 2031 is 21,000, comprising 15,000 infill and redevelopment dwellings and 6,000 dwellings in balance areas.
- (v) Prior to completion of the Structure Plan, South-east Thornlands was included in the Emerging Urban Community (EUC) Zone and affected by a number of Overlays under the Redlands Planning Scheme (2006).
- (vi) The South-east Thornlands Structure Plan is a critical tool for the planning and development of South-east Thornlands. The Structure Plan interprets the policies and strategies of the SEQ Regional Plan and responds to the local issues within the South-east Thornlands Structure Plan area.

Note –

The *South-east Thornlands Planning Report (2010)* provides additional background information to the Structure Plan.

(b) Overall Development Intent and Vision Statement

- (i) Redland City is currently home to approximately 133,000 residents and continues to experience strong population growth with an expected increase of persons to 169,000 by 2031 (SEQ Regional Plan).
- (ii) This population growth is expected to be distributed with 15,000 infill and redevelopment dwellings and 6,000 dwellings in balance areas.
- (iii) South-east Thornlands is recognised as a Local Development Area under the SEQ Regional Plan.
- (iv) Vision statement for the South-east Thornlands Structure Plan – *“In 2031 South-east Thornlands is a sustainable, integrated and well planned urban community. The area accommodates a range of dwelling types, integrated movement and public open space networks and a range of local community, commercial and retail facilities. The area has a distinct sense of place, community identity and strong respect for its natural environment and the protection and enhancement of koalas and koala habitat.”*

The integration of land uses and movement networks ensures the community enjoys a range of transport choices including a network of pedestrian and cycle links, public transport and road systems. Strong linkages provide ease of access to the Victoria Point Major Centre, the Mixed Use Precinct, the Moreton Bay foreshore and the public open space network.

South-east Thornlands is divided into three distinct land parcels by the existing arterial roads. These land parcels can be identified as the eastern, central and southern sectors.



Each of the three sectors includes a number of land use precincts which articulate preferred land uses and development outcomes.

The southern sector is a walkable environment with access to a range of retail and community services and the public transport interchange at Victoria Point Major Centre. The central and eastern sectors while also having easy access to services at Victoria Point, are also within convenient walking distance of the Mixed Use – Local Centre Precinct on Beveridge Road. This precinct provides a limited range of retailing for the purpose of local convenience shopping as well as opportunity for local employment and a community meeting space. The Mixed Use – Local Centre Precinct in combination with existing educational and religious facilities, and the local park will create a community hub that provides a sense of place, identity, and a focal point for the residential communities in the central and eastern sectors.”

(c) Key Strategies for Achieving the Overall Development Intent

The overall development intent for South-east Thornlands will be achieved through the following strategies:

- Land Use Precincts Strategy;
- Infrastructure and Services Strategy;
- Integrated Water Management Strategy;
- Energy Distribution Strategy;
- Sustainable Energy Strategy;
- Telecommunication Strategy;
- Development Sequencing Strategy;
- Non Planning Scheme Implementation Strategy.

(d) Land Use Precincts Strategy

- (i) The intent of the Land Use Precinct Strategy is to provide for an integrated, efficient and sustainable urban community in South-east Thornlands that protects and enhances environmental values and minimizes any potential conflicts between future and existing land uses. The structure plan will provide a diverse range of accommodation types, opportunity for local economic and employment activities, community facilities and conservation and open space networks.
- (ii) Diagram 9 – Land Use Precincts – allocates all land within the South-east Thornlands Structure Plan area into one of five land use precincts which in combination will contribute to the achievement of the overall development intent for the area. The five precincts are:
 - Mixed Use – Local Centre Precinct (Precinct 1);
 - Housing Precinct (Precinct 2);
 - Medium Density Housing Precinct (Precinct 3);
 - Greenspace Precinct (Precinct 4); and
 - Rural Non-Urban Precinct (Precinct 5).

(e) Land Use Precincts Strategy – Mixed Use – Local Centre Precinct

- (i) The Mixed Use – Local Centre Precinct will provide limited local retail and commercial activities to service the convenience needs of the local community as well as providing opportunity for local employment and community purpose space within the South-east Thornlands Structure Plan area.
- (ii) Outcomes for the Mixed Use – Local Centre Precinct include:
 - a. providing limited retail and commercial services, to meet the convenience and local employment needs of South-east Thornlands resident population;
 - b. providing community purpose space (office space and/or meeting rooms) to meet the social infrastructure needs of local residents;
 - c. consolidating retail, commercial and community activities and in association with adjoining community, recreational and educational facilities creating a focal point for the surrounding residential precincts;
 - d. ensuring the function and amenity of the Mixed Use – Local Centre Precinct is supported by:
 - strong pedestrian and cycle paths linking with surrounding residential precincts and bus stops; and



- medium density housing at above ground level that is integrated with retail commercial and community activities at street level.
- e. ensuring built form incorporates:
 - sustainable sub tropical building design;
 - ground level active street frontages; and
 - efficient and compact designs that maximise concentration of uses that achieves critical mass for the precinct.
- f. accommodating a range of uses that contribute to an integrated community exhibiting principles of land use and transit integration.

Note –

Council will seek to head lease for a minimum period of ten to fifteen years the community purpose space (office space and/or meeting rooms) to a community group/organisation(s).

(f) Land Use Precincts Strategy – Housing Precinct

- (i) The Housing Precinct accommodates a range of predominately detached dwelling types on individual lots of varying size.
- (ii) Outcomes for the Housing Precinct include –
 - a. accommodating a range of dwelling stock at conventional residential densities.
 - b. ensuring built form incorporates:
 - low rise structures not exceeding two storeys in height;
 - a coordinated subdivision layout of individual dwellings that vary in appearance, creating a unique residential identity;
 - attractive facades that address street frontages; and
 - principals of sustainable sub tropical design.
 - c. incorporating a network of pedestrian, cycle, public transport and vehicular movement routes that maximise connectivity, permeability and ease of mobility.
 - d. ensuring dwellings in the Housing Precinct are within convenient walking distance of linear open space, local and district parks and the Mixed Use – Local Centre Precinct.
 - e. providing opportunity for home based employment contributing to local employment needs.
 - f. incorporating principles of Water Sensitive Urban Design throughout all Housing Precincts.
 - g. within Sub-precinct 2a Attached Housing accommodating an increased range of dwelling types and residential uses including multiple dwellings such as town houses, villas and terrace housing and aged persons and special needs housing at conventional residential densities.

Note –

Provision exists for a potential district park (2-4 ha) to be located in the northern area of the Structure Plan area adjacent to Cleveland Redland Bay Road. The area is marked indicatively on Diagram 1 – Land Use Precincts and will be subject to Council Acquisition. Lot 8 on RP84253 has an existing Planning and Environment court approval for 8 unsewered park residential lots. The proposal includes building envelopes for proposed dwelling houses, indicative areas for effluent disposal and stormwater treatments and covenants on title addressing environmental protection values.

(g) Land Use Precinct Strategy – Medium Density Housing Precinct

- (i) The Medium Density Housing Precinct provides concentrations of medium density housing to accommodate the housing needs of a diverse community in a compact urban form with good levels of convenience and amenity.
- (ii) Outcomes for the Medium Density Housing Precinct include:
 - a. providing a diversity of housing styles including apartment buildings, multiple dwellings, town houses and terrace housing to meet the diverse housing needs of the resident population;
 - b. ensuring building layout and design enhances built form of the surrounding streetscape by:
 - contributing to the establishment of an attractive streetscape;



- reducing building bulk by a combination of balconies, recesses and variations in building form and materials;
 - requiring roofs to be pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines; and
 - a mid-rise building height.
- c. Ensuring residents have ready access to retail, commercial and community services and public transport located within the Mixed Use – Local Centre Precinct or Victoria Point Major Centre as well as convenient access to recreational opportunities associated with linear open space and local parks;
- d. Taking advantage of views and amenity provided by areas of open space, waterway corridors, and significant habitat corridors;
- e. Incorporating pedestrian, cycle and vehicular movement networks to maximise connectivity, permeability and ease of mobility;
- f. Incorporating principles of Water Sensitive Urban Design;
- g. Sub-precinct 3a Medium Density Housing (Erapah Creek) accommodates a range of dwelling types including apartment buildings that maximise the use of the limited land within walking distance of the Victoria Point Major Centre and bus interchange while ensuring the design and layout to the greatest extent maximizes the retention and ongoing protection and management of existing koala habitat trees.

(h) Land Use Precinct Strategy – Greenspace Network

- (i) The Greenspace Network incorporates a protected and connected network of natural areas and accessible open spaces in private and public ownership comprised of parklands, wetlands, bushland habitats and landscape values that help to define the footprint of urban development in South-east Thornlands.
- (ii) Outcomes for the Greenspace Precinct include:
- a. an area comprising six (6) Sub-precincts that are designed and located to:
- enhance, protect and maintain environmental, landscape, scenic and recreation values;
 - protect the hydraulic and ecological processes of the Moreton Bay foreshore, waterway corridors, flood prone land and land subject to storm surge;
 - protect, manage and enhance koalas and koala habitat to ensure the long term viability of koalas in the area;
 - protect remnant and non-remnant vegetation, cleared areas and artificial wetlands that contribute to local habitat and movement of fauna;
 - provide a buffer for core habitat values associated with Erapah Creek, Moreton Bay foreshore and Pinklands Reserve;
 - incorporate active recreational facilities including a potential district park, three local parks and a network of passive linear open spaces and connections incorporating shared pedestrian and cycle networks;
 - where in Sub-precincts 4a, 4b, 4c, 4d and 4f be progressively transferred to public ownership; and
 - where in Sub-precinct 4e be retained in private ownership.
- b. Sub-precinct 4a Coastal Corridor protects and enhances publicly owned land that:
- incorporates a regionally important habitat and movement corridor for koalas and other fauna between Pinklands Reserve and bushland adjacent to Erapah Creek;
 - buffers ecologically sensitive Ramsar wetlands, wader bird roosts and the Moreton Bay foreshore and marine habitats;
 - incorporates a local park in close proximity to the Mixed Use – Local Centre and Medium Density Housing Precincts;
 - maintains the hydraulic capacity of the Moreton Bay foreshore to accommodate ecological processes including storm tide, potential sea level rises and overland stormwater flows.
- c. Sub-precinct 4b Erapah Creek Corridor protects and enhances publicly owned land that:
- incorporates a regionally important habitat and movement corridor for koalas and other fauna;
 - protects remnant and non remnant vegetation;
 - maintains the hydraulic capacity of Erapah Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;



- incorporates a local park and interconnected pedestrian path linking to Victoria Point Major Centre and to a controlled pedestrian crossing on Boundary Road;
 - buffers the ecologically sensitive habitats and receiving waters of Eprapah Creek.
 - d. Sub-precinct 4c Pinklands Reserve Corridor protects and enhances publicly owned land that:
 - buffers the adjoining ecologically sensitive habitat areas;
 - serves as a movement corridor for koalas and other fauna;
 - protects remnant and non remnant vegetation;
 - incorporates an important habitat and movement corridor for koalas and other fauna;
 - in combination with the existing Pinklands Sporting Reserve provides a physical and visual break of open space and greenspace between the urban communities of Thornlands.
 - e. Sub-precinct 4d Thornlands Creek Corridor protects and enhances publicly owned land that:
 - buffers the ecological sensitive habitats and receiving waters of Thornlands creek;
 - maintains the hydraulic capacity of Thornlands Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;
 - protects remnant and non remnant vegetation;
 - incorporates an important habitat and movement corridor for koalas and other fauna.
 - f. Sub-precinct 4e Bushland Living provides for single dwelling houses on existing privately owned lots that:
 - maintains the hydraulic capacity of existing wetlands, waterways and Moreton Bay Foreshore to accommodate ecological processes including tidal storm surges, flooding and overland stormwater flows;
 - serves as a habitat and movement corridor for koalas and other fauna;
 - protects remnant and non remnant vegetation.
 - g. Sub-precinct 4f Flood Prone Area – Central Open Space protects and enhances publicly owned land that:
 - maintains the hydraulic capacity, water quality and ecological values of this locally important drainage line;
 - incorporates a local park;
 - provides opportunity for establishing habitat and movement corridor for koalas and other fauna;
 - provides pedestrian connectivity to a controlled pedestrian crossing on Boundary Road and the Victoria Point Major Centre;
 - in combination with the existing school grounds and bushland areas to the east and south-east provides for a physical break between the urban communities of Thornlands and Victoria Point.
- (i) Land Use Precinct Strategy – Rural Non-Urban Precinct
- (i) The Rural Non Urban Precinct provides opportunity for a limited range of rural, residential and low key tourism uses.
 - (ii) Outcomes for the Rural Non Urban Precinct include:
 - a. providing opportunity for a range of productive rural activities that rely on the use of land including traditional and emerging rural activities which will not compromise sensitive land uses on adjoining lands;
 - b. generating employment and economic activities from low key tourism opportunities;
 - c. including small scale traditional cottage industry that is operated and maintained by the residents such as timber work, pottery or similar crafts;
 - d. providing for the establishment of a single detached dwelling house on existing lots;
 - e. maintaining current lot size with no additional lots being created;
 - f. ensuring vehicular movements generated to and from the use can be managed without detrimental effect or impact on Boundary Road.
- (j) Infrastructure and Services Strategy
- (i) Urban growth in South-east Thornlands is supported by the coordinated planning and timely delivery of infrastructure including:
 - a. transport networks;
 - b. potable water supply;



- c. wastewater disposal and treatment;
- d. stormwater management;
- e. energy provision; and
- f. information and communication.

(k) Infrastructure and Services Strategy – Movement Strategy

- (i) The structure plan provides an integrated transportation network of roads, streets and pathways that facilitates the safe and efficient movement of private vehicles, buses, cyclists and pedestrians to destinations within and beyond South-east Thornlands including:
 - a. a legible, connecting and permeable road network for all street users, while ensuring appropriate levels of safety, security and protection from the impact of traffic;
 - b. an integrated cycle and pedestrian network that maximises connectivity and permeability to the Greenspace Network, Victoria Point Major Centre, Mixed Use – Local Centre Precinct and existing educational facilities;
 - c. strong pedestrian and cycle paths linking residential precincts with the Victoria Point bus interchange and local bus stops contributing to increased public transport patronage.

(l) Infrastructure and Services Strategy – Integrated Water Management Strategy

- (i) Potable water, wastewater and stormwater infrastructure networks are integrated to reduce the impacts of urban development of the water cycle through:
 - a. reductions in overall potable water demand and use;
 - b. maintaining wastewater production;
 - c. incorporating water reuse infrastructure to maximise recycling opportunities;
 - d. protecting waterway health by improving stormwater quality and reducing site runoff and ensuring all such treatments and supporting infrastructure are located outside of the Greenspace Network.

(m) Energy Distribution Strategy

- (i) South-east Thornlands will be provided with new power line feeders from the existing zone substation at Victoria Point. No new substation will be required in the area as a result of the proposed development.

(n) Sustainable Energy Strategy

- (i) Grid connected solar lighting systems will be investigated for use in all streets, public spaces and bus stop lighting. Urban development in South-east Thornlands will have a variety of energy options from a variety of energy retailers (including sustainable power options).

(o) Telecommunications Strategy

- (i) South-east Thornlands is provided with high quality telecommunications infrastructure including conduits for fibre optics or secure wireless networking that enables the deployment of high speed broadband services.

(p) Development Sequencing Strategy

- (i) Ongoing development of South-east Thornlands will occur progressively in response to market demands;
- (ii) Infrastructure planning frameworks support the preferred settlement pattern for South-east Thornlands. Once finalised, the Redlands Priority Infrastructure Plan and Infrastructure Charges Schedule will deliver and fund trunk infrastructure in a timely and efficient manner;
- (iii) Other infrastructure will be progressively provided through Infrastructure Agreements and charges, Planning Scheme Policies and the imposition of conditions on development as part of the development assessment process and other mechanisms.

(q) Non Planning Scheme Implementation Tools



- (i) key outcomes sought by the South-east Thornlands Structure Plan will primarily be achieved through the implementation of the South-east Thornlands Structure Plan Overlay and other provisions of the Redlands Planning Scheme (RPS). Existing Council policies, local laws and programs will also be utilised to assist in achieving a sustainable, integrated and well planned community. In addition a number of non scheme activities and programs are planned to be undertaken to contribute to the achievement of the specific strategies and outcomes sought by the South-east Thornlands Structure Plan.

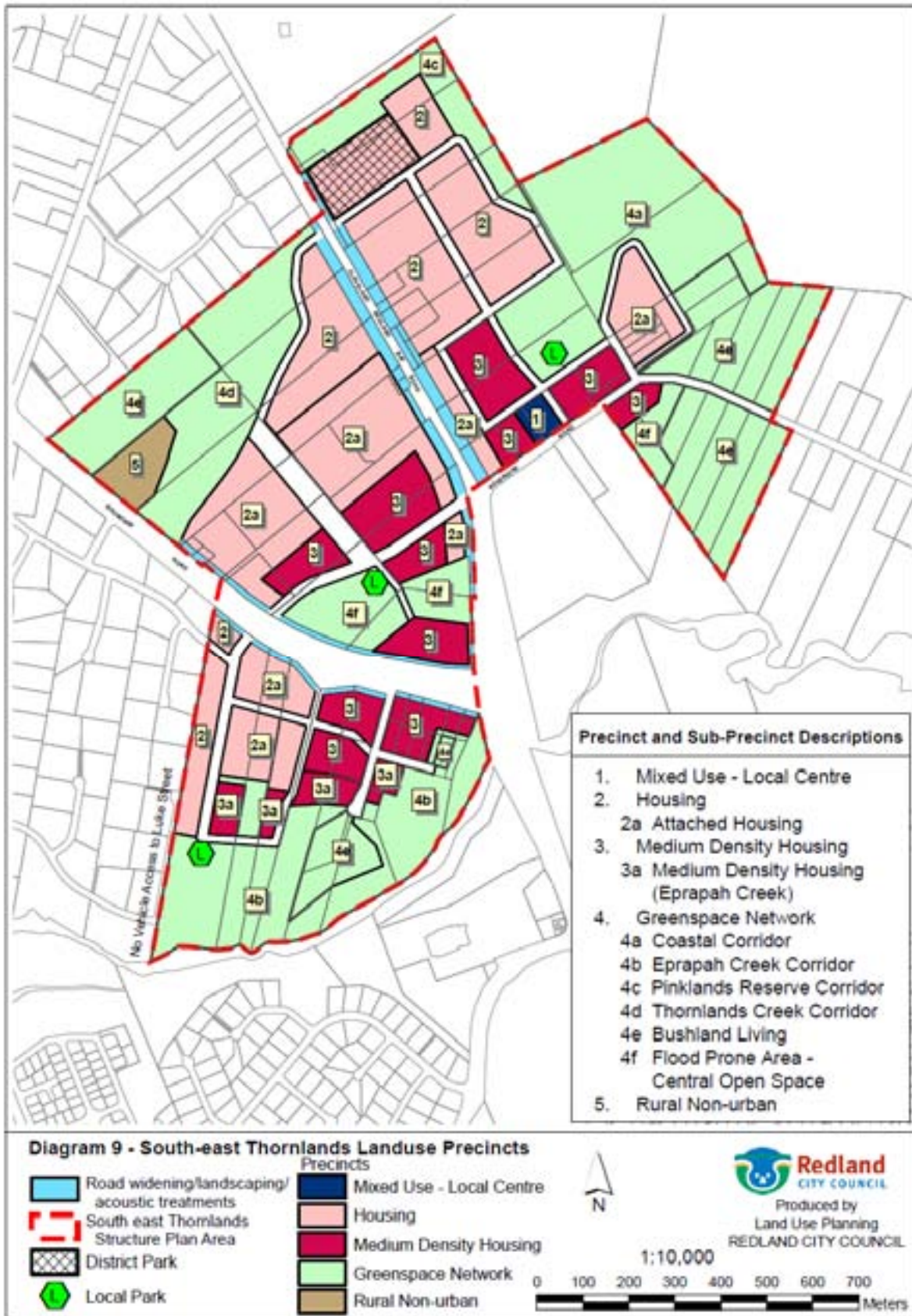
Note –

The *South-east Thornlands Planning Report (2010)* identifies a range of tools, other than the Redlands Planning Scheme that Redland City Council proposes to undertake to assist in the implementation and delivery of the South-east Thornlands Structure Plan.



Diagram 9 – South-east Thornlands Landuse Precincts

South-east Thornlands Structure Plan



Division 14 – South-east Thornlands Structure Plan Overlay

5.14.1 Introduction

- (1) This division contains the provisions for the South-east Thornlands Structure Plan Overlay. They are –
- (a) The South-east Thornlands Structure Plan Overlay Tables of Assessment, that incorporates –
 - (i) levels of assessment for development in the South-east Thornlands Structure Plan overlay (section 5.14.2);
 - (ii) assessment criteria for development in the South-east Thornlands Structure Plan Overlay (section 5.14.3);
 - (iii) South-east Thornlands Structure Plan Overlay – Table of Assessment for Material Change of Use Premises (section 5.14.4);
 - (iv) South-east Thornlands Structure Plan Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 5.14.5).
 - (b) The South-east Thornlands Structure Plan Overlay Code, that incorporates –
 - (i) compliance with the South-east Thornlands Structure Plan Overlay Code (section 5.14.6);
 - (ii) overall outcomes for the South-east Thornlands Structure Plan Overlay Code (section 5.14.7);
 - (iii) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 5.14.8).

5.14.2 Levels of assessment for development affected by the South-east Thornlands Structure Plan Overlay

- (1) Section 5.14.4 and 5.14.5 identify the level of assessment for development affected by the South-east Thornlands Structure Plan Overlay, as follows –
- (a) Section 5.14.4 South-east Thornlands Structure Plan Overlay – Table of Assessment for Making a Material Change of Use of Premises –
 - (i) column 1 identifies uses that are exempt or assessable;
 - (ii) column 2 identifies the level of assessment for the uses listed in column 1;
 - (iii) where the use is defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is exempt;
 - (iv) where the use is not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is code assessable.
 - (b) section 5.14.5 South-east Thornlands Structure Plan Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises –
 - (i) column 1 identifies other development that is exempt or assessable;
 - (ii) column 2 identifies the level of assessment for other development listed in column 1;
 - (iii) where the other development is not listed in column 1 it is exempt.
- (2) Zones and other Overlays may alter the level of assessment identified in 1(a) and (b).^{5.68}

^{5.68} Refer to Part 4 Zones and Part 5 Overlays to determine the level of assessment for the use or other development. Part 1 section 1.2.5(10)(f) explains how the highest level of assessment applies.



5.14.3 Assessment criteria for development in the South-east Thornlands Structure Plan Overlay

- (1) Development affected by the South-east Thornlands Structure Plan Overlay is assessed against the assessment criteria listed in column 3 of section 5.14.4 and 5.14.5, being the specific outcomes in section 5.14.8 of the South-east Thornlands Structure Plan Overlay Code for assessable development.
- (2) The South-east Thornlands Structure Plan Overlay Code only addresses assessment criteria specific to the South-east Thornlands area that are not adequately dealt with by other parts of the Redlands Planning Scheme. In all circumstances reference must be made to the relevant zone code and any other overlay a material change of use or other development may trigger. Should any case arise where provisions of the South-east Thornlands Structure Plan Overlay Code are in conflict with another code in the Redlands Planning Scheme, the Specific Outcome and Probable Solutions in section 5.14.8 of the South-east Thornlands Structure Plan Overlay shall take precedence.



5.14.4 South-east Thornlands Structure Plan Overlay – Table of Assessment for Material Change of Use of Premises

South-east Thornlands Structure Plan Overlay – Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use ^{5.69}	Level of Assessment ^{5.70}	Assessment Criteria
<ul style="list-style-type: none"> ■ Aged Persons and Special Needs Housing ■ Apartment Building ■ Caretakers Dwelling ■ Child Care Centre ■ Commercial Office ■ Community Facility ■ Display and Sale Activity ■ Dual Occupancy ■ Education Facility ■ Emergency Services ■ Estate Sales Office ■ Garden Centre ■ Health Care Centre ■ Indoor Recreation Facility ■ Minor Utility ■ Mobile Home Park ■ Multiple Dwelling ■ Outdoor Dining ■ Outdoor Recreation Facility ■ Park ■ Place of Worship ■ Refreshment Establishment ■ Service Industry ■ Service Station ■ Shop ■ Telecommunications Facility ■ Temporary Use ■ Tourist Accommodation ■ Tourist Park ■ Utility Installation^{5.71} ■ Veterinary Surgery 	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ South-east Thornlands Structure Plan Overlay Code
<p>Defined uses not listed in column 1</p>	<p><u>Exempt</u></p>	
<p>Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ■ South-east Thornlands Structure Plan Overlay Code

^{5.69} See Schedule 3 – Dictionary, Division 1 – Uses for defined uses.

^{5.70} See Schedule 3 – Dictionary, Division 2 – Administrative Terms for a definition of level assessment.

^{5.71} Except where required for electrical power distribution.



5.14.5 South-east Thornlands Structure Plan Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises

South-east Thornlands Structure Plan Overlay – Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.72}	Assessment Criteria
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan ^{5.73}	<u>Code Assessable</u>	■ South-east Thornlands Structure Plan Overlay Code
Rearranging the boundaries of a lot by registering a plan for subdivision	<u>Code Assessable</u>	■ South-east Thornlands Structure Plan Overlay Code
Operational Work for -		
Excavation and Fill	<u>Code Assessable</u>	■ South-east Thornlands Structure Plan Overlay Code
Operational Work for Reconfiguring a lot (by Standard Format Plan)	<u>Code Assessable</u>	■ South-east Thornlands Structure Plan Overlay Code
All other development not listed in column 1	<u>Exempt</u>	

South-east Thornlands Structure Plan Overlay

^{5.72} See Part 9 – Schedule 3 – Dictionary, Division 2 – Administrative Terms for a definition of level of Assessment.

^{5.73} Whether or not having a Community Management Statement.



5.14.6 Compliance with the South-east Thornlands Structure Plan Overlay Code

- (1) Development that is consistent with the specific outcomes in section 5.14.8 complies with the South-east Thornlands Structure Plan Overlay Code.

5.14.7 Overall Outcomes of the South-east Thornlands Structure Plan Overlay Code

- (1) The overall outcomes are the purpose of the South-east Thornlands Structure Plan Overlay Code.
- (2) The overall outcomes sought for the South-east Thornlands Structure Plan Overlay Code are described by four (4) key characteristics –
- (a) Land Use Precincts;
 - (b) Movement Network;
 - (c) Land Use Conflict Mitigation;
 - (d) Infrastructure.

Each of these are detailed below –

- (a) Land Use Precincts
 - (i) Provide for a range of uses and other development that contribute to the creation of an integrated urban community that:
 - a. respects and protects the natural environment;
 - b. maintains and enhances natural ecological systems;
 - c. creates a vibrant urban community that promotes a sustainable, healthy lifestyle and a strong sense of community;
 - d. ensures a mix of housing densities and building types;
 - e. promotes and facilitate alternatives to the use of the car for residents and visitors alike;
 - f. provides a range of recreational opportunities;
 - g. delivers a density of development that makes efficient use of scarce developable land;
 - h. delivers an efficient and affordable infrastructure network;
 - i. creates a sustainable, walkable, highly connected urban community that embraces design excellence and promotes design innovation;
 - j. within land use precincts 1, 2, 2a, 3, 3a and 5 as depicted on Map 1 – South-east Thornlands Structure Plan – Land Use Precincts, maintains koala habitat linkages, and incorporates koala sensitive development;
 - k. within lands use precincts 4a, 4b, 4c, 4d, 4e, 4f as depicted on Map 1 – South-east Thornlands Structure Plan – Land Use Precincts, assists the survival of local koala populations by protecting and enhancing koala habitat areas and movement corridors;
 - l. within all land use precincts, maximise the retention of existing koala habitat trees as well as clusters of other trees and significant individual trees as valuable landscape features;
 - m. ensure that where koala habitat trees are to be removed they are replaced such that there is a net gain in the area or number of koala habitat trees within the Structure Plan area;
 - n. ensure development respects the existing topography and minimises to the greatest extent practicable the need for excavation and fill.

Note –

Redland City Council will seek endorsement and support from the Department of Environment and Resource Management (DERM) to include all land located in the Greenspace Precinct as depicted on Map 1 – South-east Thornlands Structure Plan – Land Use Precinct within the Koala Planning Area 1 as defined by the draft South East Queensland Koala Conservation State Planning Policy.

- (ii) uses and other development reinforce the specific development intent for each Land Use Precinct, depicted on Map 1 South-east Thornlands Structure Plan – Land Use Precincts, as follows –
 - a. Mixed use – Local Centre Precinct (Precinct 1) –
 - provides limited shopping and commercial activities to service the convenience needs of the surrounding local community;



- provides community purpose space (office space and/or meeting rooms) to meet the social infrastructure needs of local residents;
 - provides strong links with the pedestrian and cycling network and surrounding residential precincts;
 - provides, in association with adjoining community, parkland and educational facilities, a local community focal point for the surrounding residential precincts;
 - provides opportunities for medium density residential accommodation at above ground level to be integrated with commercial, and retail activities at street level;
 - supports a mid-rise built form to achieve critical mass for the precinct.
- b. Housing Precinct (Precinct 2) –
- provides predominantly low-rise detached dwellings on individual lots of varying size;
 - achieves a density of 12 – 15 dwellings/ha with a low-rise building form;
 - Sub-precinct 2a Attached Housing –
 - ▶ provides an increased range of residential uses to include aged persons and special needs houses and multiple dwellings such as town houses, villas and terrace housing;
 - ▶ provides a transition from mid-rise medium density residential to urban residential housing forms;
 - ▶ is within walking distance or adjacent to local and district parkland, or the Mixed Use – Local Centre Precinct or Victoria Point Major Centre.

Note 1 –

Lot 8 on RP84253 has an existing Planning & Environment Court approval for 8 unsewered 'Park Residential' Lots. The proposal includes building envelopes for proposed dwelling houses, indicative area for effluent and stormwater treatment and covenants on title regarding environmental protection values.

Note 2 –

Provision exists for a potential district park (2 to 4 hectares) to be located in the northern area of the Structure Plan area adjacent to Cleveland Redland Bay Road. The area is marked indicatively on the Structure Plan and will be subject to Council acquisition.

- c. Medium Density Residential Precinct (Precinct 3) –
- provides for a range of medium density residential uses that are predominantly of a mid-rise built form;
 - are located adjacent to or in close proximity to the Mixed Use – Local Centre Precinct or Victoria Point Major Centre or located along principal streets and designed to take advantage of views and amenity provided by adjoining open space areas;
 - Sub-Precinct 3a Medium Density Housing (Eprapah Creek) provides for increased building heights to maximise the use of a scarce developable land with walking distance of the Victoria Point Major Centre and bus interchange while ensuring design and layout maximises the retention and on going protection and management of existing habitat koala trees.
- d. Greenspace Precinct (Precinct 4) –
- provides for the long term management, protection and enhancement of the following elements:
 - ▶ habitat and movement corridors for koala and native fauna;
 - ▶ waterways and coastal ecosystems;
 - ▶ visual amenity associated with natural and semi natural landscapes;
 - ▶ land subject to flooding and storm surge;
 - ▶ land intended to remain in private ownership for residential use for a single dwelling house on existing lots in an environmentally sensitive setting;
 - ▶ recreational facilities including active recreational facilities comprising three local parks and a network of passive linear open recreational spaces and connections.



- Sub-precinct 4a Coastal Corridor protects and enhances publicly owned land that:
 - ▶ incorporates a regionally important habitat and movement corridor for Koalas and other fauna between Pinklands Reserve and bushlands adjacent to Eprapah Creek;
 - ▶ buffers ecologically sensitive Ramsar wetland wader bird roosts and the Moreton Bay foreshore and marine habitats;
 - ▶ restricts active recreation opportunity to the local park;
 - ▶ maintains the hydraulic capacity of the Moreton Bay foreshore to accommodate ecological processes including tidal storm tide, potential sea level rise, flooding and overland stormwater flows;
 - ▶ protects existing remnant and non-remnant vegetation.
 - Sub-precinct 4b Eprapah Creek Corridor protects and enhances publicly owned land that:
 - ▶ incorporates a regionally important habitat and movement corridor for koalas and other fauna;
 - ▶ maintains the hydraulic capacity of Eprapah Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;
 - ▶ incorporates a local park;
 - ▶ buffers the ecologically sensitive habitats and receiving waters of Eprapah Creek;
 - ▶ protects existing remnant and non-remnant vegetation.
 - Sub-precinct 4c Pinklands Reserve Corridor protects and enhances publicly owned land that:
 - ▶ buffers the adjoining ecologically sensitive habitat areas;
 - ▶ serves as a movement corridor for koalas and other fauna;
 - ▶ protects existing remnant and non-remnant vegetation;
 - ▶ in combination with the existing Pinklands Spring Reserve provides a physical and visual break of open space and bushland between the urban communities of Thornlands.
 - Sub-precinct 4d Thornlands Creek Corridor protects and enhances publicly owned land that:
 - ▶ buffers the ecologically sensitive habitats and receiving waters of Thornlands Creek;
 - ▶ maintains the hydraulic capacity of Thornlands Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;
 - ▶ incorporates an important habitat and movement corridor for koalas and other fauna.
 - Sub-precinct 4e Bushland Living provides for single dwelling houses on existing privately owned lots that:
 - ▶ maintains the hydraulic capacity of existing wetlands/waterways and Moreton Bay Foreshore to accommodate ecological processes including tidal storm surges, flooding and overland stormwater flows;
 - ▶ serves as a habitat and movement corridor for koalas and other fauna.
 - Sub-precinct 4f Flood Prone Area – Central Open Space protects and enhances publicly owned land that:
 - ▶ maintains the hydraulic capacity, water quality and ecological values of this locally important drainage line;
 - ▶ incorporates a local park;
 - ▶ provides opportunity for establishing habitat and movement corridor for koalas and other fauna;
 - ▶ in combination with the existing school grounds and bushland areas to the east and south east provides for a physical and visual break between the urban communities of Thornlands and Victoria Point.
- e. Rural Non-Urban Precinct (Precinct 5) –
- provides opportunity for productive rural activities that rely on the use of land including traditional activities which will not compromise sensitive land uses on adjoining lands;
 - generates employment and economic activities from low key tourism opportunities;



- supports small scale traditional cottage industry that is operated and managed by the residents, such as timber work, pottery or similar crafts;
- provides for the establishment of single detached dwelling houses on existing lots;
- maintains current lot size with no additional lots being created;
- ensures vehicular movements generated to and from the use can be managed without detrimental effect or impact on Boundary Road.

Note –

This precinct ensures the existing rural-based activities on Lot 16 on RP14839 can continue in perpetuity. Future development applications lodged over this lot will be subject to access provisions and will need to obtain an approval with the Department of Transport and Main Roads to obtain direct access to Boundary Road.

- (b) Movement Network
- (i) uses and other development reinforce a safe, integrated, highly accessible and interconnected road network that:
- a. provides high levels of legibility, connectivity and permeability for all street uses, while ensuring appropriate levels of safety, amenity and protection from the impact of traffic movements;
 - b. provides attractive streetscapes which reinforce the amenity of residential precincts;
 - c. ensures the provision of esplanade roads to separate land within the Greenspace precinct from urban development;
 - d. ensures a consistent high quality landscaping treatment is delivered along both Cleveland Redland Bay Road and Boundary Road;
 - e. incorporates boulevard style roads with substantial landscaped medians and verges providing green pedestrian linkages between:
 - ▶ Greenspace Sub-Precinct 4d – Thornlands Creek Corridor and Greenspace Sub-Precinct 4f – Flood prone area – Central Open Space;
 - ▶ Greenspace Sub-Precinct 4a – Coastal Corridor and Greenspace Sub Precinct 4c Pinklands Reserve Corridor;
 - ▶ Greenspace Sub-Precinct 4b Eprapah Creek Corridor and the proposed intersection and pedestrian crossing point on Boundary Road.
- (ii) uses and other development create an integrated cycle and pedestrian network that maximises connectivity and permeability to public open space, Victoria Point Major Centre, the Mixed Use – Local Centre Precinct and adjoining community facilities.
- (iii) uses and other development are designed to maximise accessibility to public transport by ensuring pedestrian and cycling paths link residential precincts with the Victoria Point bus interchange, local bus stops and the Mixed Use – Local Centre Precinct.
- (c) Land Use Conflict Mitigation
- (i) uses and other development achieve a high standard of amenity by mitigating potential conflicts and impacts between new residential uses and
- a. existing rural, agricultural and nursery activities;
 - b. traffic on Cleveland Redland Bay Road, Boundary Road and the internal trunk collector road;
 - c. sensitive environmental areas including koala habitats, Eprapah Creek and the Moreton Bay foreshore;
 - d. existing dwelling houses on Park Residential zoned land adjoining the structure plan area.
- (d) Infrastructure
- (i) uses and other development are serviced by infrastructure necessary to support an integrated urban community by –
- a. maximising the use of existing infrastructure;
 - b. providing for the extension of infrastructure in an orderly, sustainable and cost effective manner while ensuring design and layout minimises adverse impacts on environmental values;
 - c. providing high quality:
 - reticulated water;
 - reticulated sewerage;
 - storm water management;



- energy;
 - telecommunications including conduits for fibre optics or secure wireless networking enabling the development of high speed board band services.
- d. ensuring potable water, wastewater and stormwater infrastructure networks are integrated to reduce the impacts of urban development on the water cycle through:
- reductions in overall potable water demand and use;
 - minimising wastewater production;
 - incorporating water reuse infrastructure to maximise recycling opportunities;
 - protecting waterway health by improving stormwater quality and reducing site runoff;
 - ensuring all water, sewerage and stormwater infrastructure is designed and located to the greatest extent practicable outside the Greenspace Network.



5.14.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes			Probable Solutions
	<u>Land Use Precincts</u>		
S1.1	(1) Provide for a range of uses and other development that contribute to the creation of an integrated urban community in accordance with Map 1 – Land Use Precincts.	P1.1	(1) No probable solution identified.
S1.2	<p>(1) Precinct 1 – Mixed Use – Local Centre incorporates uses and other development that –</p> <ul style="list-style-type: none"> (a) integrate local scale commercial, service industry, community and retail uses with residential accommodation; (b) provide, in association with the adjoining educational, parkland, religious and community facilities a focal point for the surrounding residential precincts; (c) contribute to social interaction and activity at street level. <p>(2) Uses within Precinct 1 – Mixed Use – Local Centre include –</p> <ul style="list-style-type: none"> (a) a limited amount of retailing (shops) that provides for local convenience shopping whilst respecting the role and function of Victoria Point Major Centre as the pre-eminent retail and service activity centre in the southern half of the City; (b) small scale commercial offices or service industry activities that encourage and support local employment opportunities while respecting and protecting the amenity of adjoining residential precincts; (c) a small scale community facility such as a meeting room to meet the social infrastructure needs of local residents; (d) multiple dwellings and apartment buildings where part of a mixed use development and where ensuring the maintenance of active street frontages at ground level. <p>(3) Building height adopts a mid-rise built form complementary with adjoining residential zones.</p>	P1.2	<p>(1) No probable solution identified.</p> <p>(2) In Precinct 1 – Mixed Use – Local Centre, the gross floor area of:</p> <ul style="list-style-type: none"> (a) a single 'shop' tenancy does not exceed 400m²; (b) all 'shop' tenancies do not exceed 800m² in total; (c) commercial office, service industry and refreshment establishment tenancies do not exceed 1,200m² in total; (d) a single commercial office, service industry or refreshment establishment does not exceed 200m²; (e) a community facility achieves a minimum of 200m². <p>Note –</p> <p>Refer to Part 8 Division 3 – Centre Design for further assessment criteria related to Centre Design.</p> <p>(3) Buildings or structures do not exceed 14 metres above ground level.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
S1.3	<p>(1) Precinct 2 – Housing is designed and located to –</p> <ul style="list-style-type: none"> (a) provide low-rise detached dwellings on individual lots of varying size; (b) ensure reconfiguration provides: <ul style="list-style-type: none"> (i) a mix of lot sizes to accommodate a variety of dwelling types; (ii) an average net residential density of 12-15 dwellings per hectare. <p>(2) Sub-Precinct 2a – Attached Housing is designed and located to provide an increased range of residential uses including multiple dwellings and aged persons and special needs housing.</p>	P1.3	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p>
S1.4	<p>(1) Precinct 3 – Medium Density Housing is designed and located to –</p> <ul style="list-style-type: none"> (a) provide for a range of medium density uses such as multiple dwellings, apartment buildings and aged persons and special needs housing; (b) limit overall building height to 13m and 3 storeys except in Sub-precinct 3a; (c) maximise views and outlook across adjoining areas of open space; (d) facilitate convenient walking to – <ul style="list-style-type: none"> (i) public open space and local and district parks; or (ii) convenience shopping employment and community opportunities within Precinct 1 – Mixed Use – Local Centre; or (iii) higher order facilities and bus interchange at Victoria Point Major Centre; (e) ensure that where development adjoins Precinct 4 – Greenspace network it is located and designed so as not to compromise adjoining environmental values or the hydraulic capacity and ability of the adjoining land to accommodate the one percent AEP flood; 	P1.4	<p>(1) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(f) ensure a building layout and design that –</p> <ul style="list-style-type: none"> (i) contributes to the establishment of an attractive streetscape; (ii) reduces building bulk by a combination of balconies, recesses and variations in building form and materials; (iii) requires roofs to be pitched, articulated, gabled or other features to avoid single plane or flat rooflines; (iv) on lot 20 on SP140739 incorporates a range of design treatments that: <ul style="list-style-type: none"> ■ ensure the establishment of a high quality attractive streetscape on the corner of the visually prominent intersection of Cleveland Redland Bay Road and Boundary Road; ■ positively recognises the strategic position of the locality as the southern gateway to the South-east Thornlands Structure Plan area. <p>(2) Sub-precinct 3a Medium Density Housing (Erapah Creek) is designed and located to –</p> <ul style="list-style-type: none"> (a) limit overall building height to 16m and 4 storeys, where it is demonstrated that buildings do not dominate the landscape when viewed from Boundary Road; (b) restrict non residential uses to protect the role and function of Victoria Point Major Centre; (c) ensure development is integrated with existing topography and designed to step down the existing slope towards Erapah Creek; (d) maximise to the greatest extent practicable the retention and ongoing protection and management of existing koala habitat trees. <div style="background-color: #d3d3d3; padding: 5px;"> <p>Note –</p> <p>Redland City Council in consultation with the landowners and developers will develop a series of design manuals to assist and guide the creation of sustainable integrated local neighbourhoods.</p> </div>	<div style="background-color: #d3d3d3; padding: 5px;"> <p>Note –</p> <p>Refer to relevant use codes for specific built form assessment criteria.</p> </div> <p>(2) No probable solution identified.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
S1.5	<p>(1) Uses and other development reinforce the specific development intent for land use precincts 1, 2, 2a,3 and 3a as depicted in Map 1 – South-east Thornlands Structure Plan – Land Use Precincts, while being designed to:</p> <ul style="list-style-type: none"> (a) maintain koala habitat linkages; (b) ensure the location and design of buildings and other structures and other works allows koalas to traverse the landscape in which the development is located including: <ul style="list-style-type: none"> (i) Siting buildings/structures, roads and works in ways that minimise the fragmentation of koala habitat to be retained; (ii) incorporating layout and design measures to minimise the extent to which a koala that is traversing the landscape is impeded from reaching its destination either within the development site, or on the other side of the development site; (iii) locating buildings/structures and other works in existing cleared areas; (iv) retaining koala habitat trees as well as clusters and significant individual other trees which provide valuable landscape and environmental features; (v) providing habitat links of native vegetation across the site; (vi) erecting koala friendly fences on lot boundaries, except where koala exclusion fences are the only practical way of safeguarding koalas from uses on the lot; (vii) ensuring roads or road networks are located, designed and constructed to minimise the risk to koalas from vehicle strikes; (viii) respects the existing topography and minimises to the greatest extent practicable the need for excavation and fill. 	P1.5	<p>(1) No probable solution identified.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
S1.6	<p>(ix) ensuring where development unavoidability results in the loss of koala habitat trees, offset planting is carried out at the rate of one tree for every one metre of tree height removed.</p> <p>(1) Precinct 4 – Greenspace Network comprising six (6) Sub-precincts is designed and located to –</p> <ul style="list-style-type: none"> (a) enhance, protect and maintain environmental, landscape, scenic and recreation values; (b) protect the hydraulic and ecological processes of the Moreton Bay foreshore, waterway corridors, flood prone land and land subject to storm tide; (c) protect, manage and enhance koalas and koala habitat to ensure the long term viability of koalas in the area; (d) protect remnant and non remnant vegetation, cleared areas and artificial wetlands that contribute to local habitat and movement of fauna; (e) provide a buffer for core habitat values associated with Eprapah Creek, Moreton Bay foreshore and Pinklands Reserve; (f) incorporate active recreational facilities including three local parks and a network of passive linear open spaces and connections incorporating shared pedestrian and cycle networks; (g) where in Sub-precincts 4a, 4b, 4c, 4d and 4f, be progressively transferred to public ownership; (h) where Sub-precinct 4e be retained in private ownership. 	P1.6	<p>(1) No probable solution identified.</p>



Assessable Development	
Specific Outcomes	Probable Solutions
<p>(2) Sub-precinct 4a Coastal Corridor protects and enhances publicly owned land that –</p> <ul style="list-style-type: none"> (a) incorporates a regionally important habitat and movement corridor for koalas and other fauna moving between Pinklands Reserve and bushland adjacent to the tidal section of Eprapah Creek; (b) incorporates a local park in close proximity to the Mixed Use – Local Centre Precinct (Precinct 1) and surrounding Medium Density Housing Precinct (Precinct 3); (c) protects a locally important node of vegetation located between the local park and Precinct 2 – Housing, and Sub-precinct 2a Attached Housing, and Precinct 3 Medium Density Housing; (d) provides a buffer of a minimum of 200m to the Ramsar listed wetland wader bird roost and marine habitat and foreshore areas of high ecological sensitivity from the impacts of passive recreation along the shared pedestrian cycle way and adjoining housing precinct; (e) ensures the large existing farm dam adjoining the housing precinct to the west is maintained as an artificial wetland and habitat area; (f) protects the hydraulic capacity and ecological features and values of the Moreton Bay foreshore which naturally accommodate the flow of waters during storm tide events and potential sea level rises; (g) is transferred to public ownership where part of a development site. <p>(3) Sub-precinct 4b – Eprapah Creek Corridor protects and enhances publicly owned land that –</p> <ul style="list-style-type: none"> (a) incorporates and protects a regionally important habitat and movement corridor for koalas and other fauna; (b) incorporates a local park and connects to a green pedestrian linkage to the proposed intersection and pedestrian crossing on Boundary Road; (c) protects existing stands of remnant and non remnant vegetation; 	<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(d) protects the hydraulic capacity and ecological functions of Eprapah Creek and land which naturally accommodates the flow of water during flood events;</p> <p>(e) is transferred to public ownership where part of a development site.</p> <p>(4) Sub-precinct 4c – Pinklands Reserve Corridor protects and enhances publicly owned land that –</p> <p>(a) consolidates core habitat areas of the Pinklands Reserve that provides a locally important wildlife habitat movement corridor for koalas and other fauna;</p> <p>(b) provide a buffer for core habitat values of Pinklands Reserve from the impacts of uses and other development excluding infrastructure;</p> <p>(c) protects existing stands of remnant and non remnant vegetation;</p> <p>(d) in combination with the existing Pinklands Sporting Reserve provides a physical and visual break of open space and bushland between the urban communities of Thornlands;</p> <p>(e) is transferred to public ownership where part of a development site.</p> <p>(5) Sub-precinct 4d Thornlands Creek Corridor protects and enhances publicly owned land that –</p> <p>(a) protects a locally important habitat and wildlife movement corridor for koalas and other native fauna;</p> <p>(b) protects riparian vegetation and enhance water quality for natural drainage lines and minor waterways associated with the Thornlands Creek catchment;</p> <p>(c) provides for the rehabilitation of disturbed sections of minor waterways;</p>	<p>(4) No probable solution identified.</p> <p>(5) No probable solution identified.</p>



Assessable Development	
Specific Outcomes	Probable Solutions
<ul style="list-style-type: none"> (d) protects existing stands of remnant and non-remnant vegetation; (e) retains existing artificial wetlands for the purpose of providing aquatic habitats and stormwater management; (f) protects the hydraulic capacity and ecological functions and values of the waterway and lands which accommodate the flow of water during flood events; (g) is transferred to public ownership where part of a development site. <p>(6) Sub-precinct 4e Bushland Living is designed and located to –</p> <ul style="list-style-type: none"> (a) provide for a lifestyle choice that protects, maintains and contributes to environmental values; (b) protects the hydraulic capacity and ecological functions of wetlands, waterways and Moreton Bay Foreshore and lands which accommodate the flow of water during flood and storm tide events; (c) protects locally important habitat and movement corridor for koalas and other fauna; (d) ensure development envelopes are established through material change of use or reconfiguration and are shaped and located to – <ul style="list-style-type: none"> (i) accommodate all associated activities, infrastructure, access and landscaping; (ii) be within the most degraded or cleared areas of the premises; (iii) maximise edge effects to areas external to the development envelope; (e) be retained in private ownership. <p>(7) Sub-precinct 4f Flood Prone Areas – Central Open Space protects and enhances publicly owned land that –</p> <ul style="list-style-type: none"> (a) provides opportunities for re-establishing habitat and movement corridors for koalas and other fauna; (b) protects the hydraulic capacity of the waterway and lands which accommodate the flow of water during flood events; (c) incorporates a local park located above the 1 percent AEP flood inundation level; 	<p>(6) No probable solution identified.</p> <p>(7) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.7	<ul style="list-style-type: none"> (d) provides pedestrian connectivity to a proposed intersection and pedestrian crossing on Boundary Road; (e) in combination with the existing school grounds and bushland to the east and south east provides for a physical and visual break between the urban communities of Thornlands and Victoria Point; (f) is transferred to public ownership where part of a development site. <p>(1) Precinct 5 – Rural Non Urban incorporates uses and other development that:</p> <ul style="list-style-type: none"> (a) promote traditional and emerging rural activities that minimise adverse impacts on sensitive land uses on adjoining lands; (b) include small scale traditional cottage industry that is operated and managed by the residents such as timber work, pottery or similar crafts; (c) generate employment and economic activities from low key tourism opportunities; (d) provide for the establishment of a single detached dwelling house on existing lots; (e) maintains current lot size with no additional lots being created. (f) ensures vehicular movements generated to and from the use can be managed without detrimental effect or impact on Boundary Road. 	P1.7	(1) No probable solution identified.
S2.1	<p><u>Movement Network</u></p> <p>(1) Principal streets that include trunk collector and collector streets are provided generally in accordance with Map 2 – Road Movement Network Plan.</p> <p>(2) Trunk collector and collector streets are designed to accommodate the safe and efficient movement of public transport buses.</p>	P2.1	<p>(1) No probable solution identified.</p> <p>(2) Trunk collector and collector streets are designed to accommodate public transport buses.</p>



Assessable Development	
Specific Outcomes	Probable Solutions
<p>Note –</p> <p>Trunk collector and collector streets are generally fixed in their location. Changes to the location of trunk collector and collector streets will only be considered when it can be demonstrated that the revised location –</p> <ul style="list-style-type: none"> (a) provides increased levels of legibility, connectivity and permeability for all street users; (b) improves levels of safety and amenity; (c) provides enhanced environmental outcomes. <p>S2.2 (1) Access streets and access places are designed and located to –</p> <ul style="list-style-type: none"> (a) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout; (b) minimise the use of cul de sacs; (c) maximise the maintenance and protection of existing vegetation; (d) assist in the conveyance and treatment of stormwater; (e) provide alternative access to existing lots accommodating dwelling houses that currently directly access onto Cleveland Redland Bay Road and Boundary Road; (f) allow views and access to breeze and landscape; (g) ensure pedestrian and cyclist permeability and access to public bus stops on Cleveland-Redland Bay Road; (h) not extend into land included in the Greenspace Network – Precinct 4 except to facilitate access to Lot 20 on SP140739 as depicted on Map 2 – Road Network Plan. <p>Note –</p> <p>Access Streets, except where required to be located adjacent to land within the Greenspace Precinct, are not fixed in location and generally are not shown on Map 2 – Road Movement Network Plan.</p>	<p>P2.2 (1) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.3	<p>(2) Where new streets are created within Precinct 3 – Medium Density Housing and Sub-precinct 3a the width of the street shall be capable of accommodating street parking on both sides of the street.</p> <p>(1) Collector, access streets and access places incorporating esplanade treatments are provided adjacent to all land included within the Greenspace Precinct and designed to –</p> <ul style="list-style-type: none"> (a) achieve a low speed environment for cars, cyclists and pedestrians; (b) incorporate a shared pedestrian and cycle pathway; (c) incorporate, where possible, grassed swales instead of kerb and channel on the side of the road adjacent to land included in the Greenspace Precinct; (d) ensure no part of the road pavement is constructed within the Greenspace Precinct; (e) ensure minimum disturbance to existing native vegetation; (f) assist in the conveyance and treatment of stormwater. 	P2.3	<p>(2) Where new streets are created within Precinct 3 – Medium Density Housing and Sub-precinct 3a the width of the street/road reserve shall be a minimum of 18m.</p> <p>(1) No probable solution identified.</p>
		<p>Note –</p> <p>The esplanade road located adjacent to the Pinklands Conservation Area has been previously mapped as Koala Sustainability Area and is located within the Bushfire Hazard Overlay. No clearing is proposed within this reserve, so adequate demonstration of treatment of this corridor will be required as part of any future development application.</p>	
		<p>Note -</p> <p>The final alignment and design of the esplanade road may be varied to ensure minimal disturbance to existing vegetation and to protect and enhance the ecological, scenic and hydrological functioning of the identified Greenspace Sub-precincts.</p>	



Assessable Development	
Specific Outcomes	Probable Solutions
<p>S2.4</p> <p>(1) All boulevard roads are designed and located to incorporate substantial landscaped medians and verges providing high quality landscaped pedestrian linkages between:</p> <ul style="list-style-type: none"> (a) Greenspace Sub-Precinct 4d – Thornlands Creek Corridor and Greenspace Sub-Precinct 4f – Flood prone area – Central Open Space; (b) Greenspace Sub-Precinct 4a – Coastal Corridor and Greenspace Sub-Precinct 4c – Pinklands Reserve Corridor; (c) Greenspace Sub-Precinct 4b – Erapah Creek Corridor and the proposed intersection and pedestrian crossing point on Boundary Road. <p>(2) The boulevard road identified on Map 2 – Road Movement Network Plan, located between Greenspace Sub-precinct 4d Thornlands Creek Corridor and Greenspace Sub-precinct 4f – Central Open Space and Flood Prone Area shall be a minimum width of 50m.</p> <div style="background-color: #d3d3d3; padding: 5px;"> <p>Note –</p> <p>The South-east Thornlands Planning Report (2010) incorporates indicative cross sections for the boulevard roads identified on Map 2 – Road Movement Network Plan.</p> </div> <p>(3) The boulevard roads identified on Map 2 – Road Movement Network Plan located between</p> <ul style="list-style-type: none"> (a) Greenspace Sub-Precinct 4c Pinklands Reserve and Greenspace Sub-Precinct 4a Coastal Corridor shall be a minimum width of 22m; (b) Boundary Road and Greenspace Sub-Precinct 4b – Erapah Creek Corridor shall be a minimum width of 25m. 	<p>P2.4</p> <p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.5	(1) All roads and streets are landscaped with native plants including koala food trees to provide shade and to assist with the movement of koalas and other fauna, and enhance visual amenity.	P2.5	(1) No probable solution identified.
S2.6	(1) Road corridors under the control of the Department of Transport and Main Roads (DTMR), (Cleveland Redland Bay Road and Boundary Road) are designed and of sufficient width, as identified on Map 2 – Road Movement Network Plan to – <ul style="list-style-type: none"> (a) incorporate fauna exclusion fencing; (b) incorporate fauna crossings; (c) restrict direct vehicular access from all new uses and new lots; (d) provide three new road intersections; (e) accommodate road widening of sufficient width to accommodate: <ul style="list-style-type: none"> (i) a minimum 2.5 metres shared use concrete path on street; (ii) cycling lanes; (iii) four vehicular lanes; (iv) a minimum ten (10) metre wide strip of land on both sides of Cleveland-Redland Bay Road to accommodate noise attenuation treatments including fencing, landscaping and earth mounds; (v) a minimum ten (10) to fifteen (15) metre wide strip of land on both sides of Boundary Road to accommodate noise attenuation treatments including fencing landscaping and earth mounds. 	P2.6	(1) No probable solution identified.



Assessable Development			
Specific Outcomes		Probable Solutions	
S2.7	<p>(1) Noise attenuation measures undertaken with DTMR road corridors (Cleveland Redland Bay Road and Boundary Road) are designed to –</p> <ul style="list-style-type: none"> (i) achieve a high quality visual appearance; (ii) ensure any acoustic fencing is erected on property boundaries and screened from the road carriageway by landscaping and landscaped earth mounds of at least ten (10) metres in width; (iii) incorporate physical and visual breaks to allow for pedestrian and cyclist permeability; (iv) give consideration to innovative measures for land identified on Map 1 – Land Use Precincts within Precinct 4 – Greenspace Network so as to maintain acoustic controls for adjoining properties while maintaining a high quality visual appearance, the (v) hydraulic capacity of the land in co-ordination with providing opportunities for re-establishing habitat and movement corridors for koalas and other fauna. 	P2.7	<p>(1) No probable solution identified.</p>



South-east Thornlands Structure Plan Overlay

Assessable Development	
Specific Outcomes	Probable Solutions
<p>Note –</p> <p>Intersection and Access Points: - The locations of the proposed intersections on Cleveland-Redland Bay Road and Boundary Road are fixed. The creation of additional intersections and access points onto either of these two roads will not be supported.</p> <p>Transport and Main Road Corridors: - To maintain residential amenity and ensure sufficient area for off street car spaces, the width of the required road corridors Cleveland Redland Bay Road and Boundary Road may be varied along the frontage of existing standard urban lots which contain an existing dwelling house.</p> <p>Fauna Exclusion Fencing and Fauna Crossings: - To assist the survival of local koala populations, it is essential appropriate exclusion fencing and koala fauna crossings are provided both on Cleveland Redland Bay Road and Boundary Road. Redland City Council will continue to liaise with DTMR and DERM to ensure the timely delivery of this infrastructure.</p>	<p>S2.8</p> <p>(1) Provide an integrated network of pedestrian and cycle paths in accordance with Map 3 – Cycling and Public Transport Network Plan, ensuring safe and convenient access in accordance with CPTED principles to –</p> <ul style="list-style-type: none"> (a) local and district parks; (b) Victoria Point Major Centre and bus interchange from a shared pedestrian and cycle path along Cleveland Redland Bay Road and from a shared cycle and pedestrian path and bridge across Erapah Creek providing direct access from Abeya Street;
<p>P2.8</p>	<p>(1) No probable solution identified.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
S2.9	<ul style="list-style-type: none"> (c) Eddie Santagiuliana Way and adjoining foreshore areas; (d) Pinklands Sporting Reserve; (e) Precinct 1 – Mixed Use – Local Centre Precinct and the adjoining educational, community and religious facilities on Beveridge Road. <p>(2) The internal road network is linked to primary and secondary pedestrian/cycle links through pathways at strategic locations to provide direct access to bus stops, schools, shopping and community facilities and public open spaces.</p> <p>(3) Noise attenuation treatments along Boundary Road and Cleveland Redland Bay Road are designed to provide physical and visual breaks to ensure pedestrian and cyclist permeability and access to public bus stops.</p> <p>(1) Uses and other development maximise opportunities to incorporate public transport providing convenient connections between activity areas and residential precincts.</p>	P2.9	<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p> <p>(1) No probable solution identified.</p>
S3.1	<p><u>Land Use Conflict Mitigation</u></p> <p>(1) Uses and other development that adjoin Boundary Road and Cleveland Redland Bay Road incorporate noise attenuation measures that –</p> <ul style="list-style-type: none"> (a) achieve a high quality attractive visual appearance from all public streets; (b) include a combination of – <ul style="list-style-type: none"> (i) vegetated earth mounds; (ii) acoustic screens; (iii) acoustic treatments incorporated into the building design; (c) incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens; 	P3.1	<p>(1) No probable solution identified.</p> <p>Note –</p> <p>Refer to Part 11 – Planning Scheme Policy 5 – Environmental Emissions for further information on noise and air quality impacts.</p> <p>Note –</p> <p>Noise sensitive development will need to meet Main Roads Road Traffic Noise Management Code of Practice. Refer also to Part 5 Division 10 Road and Rail Noise Impacts Overlay.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
<p>S3.2</p>	<p>(d) incorporate physical and visual breaks where adjoining cul de sacs and bus stops to allow for pedestrian and cyclist permeability.</p> <p>(1) Uses and other development are located and designed to protect the ongoing operation of adjoining existing agricultural or rural activities by limiting the potential impacts of chemical spray, noise, odour, fumes, steam, soot, ash, dust, grit, oil, radio or electrical interference by –</p> <p>(a) incorporating staging plans which minimise potential conflicts; or</p> <p>(b) incorporating attenuation measures including vegetated buffers and noise attenuation barriers that minimise noise and other environmental emissions whilst respecting the landscape setting.</p>	<p>P3.2</p>	<p>(1) No probable solution identified.</p>
<p>S3.3</p>	<p>(1) Uses and other development are designed and located to protect the amenity of dwelling houses on existing lots included in the Park Residential Zone by:</p> <p>(a) requiring reconfiguration of land involving the creation of any new lots directly adjoining the Park Residential Zone to achieve a minimum:</p> <p style="margin-left: 20px;">(i) site area of 1200m²;</p> <p style="margin-left: 20px;">(ii) a frontage of 25m;</p> <p>(b) restricting the establishment of dual occupancies and multiple dwellings on newly created lots which directly adjoin existing Park Residential zoned lots.</p>	<p>P3.3</p>	<p>(1) No probable solution identified.</p>
<p>S4.1</p>	<p><u>Infrastructure Network</u></p> <p>(1) Uses and other development are serviced by infrastructure including –</p> <p>(a) reticulated water;</p> <p>(b) reticulated sewerage;</p> <p>(c) stormwater management systems.</p>	<p>P4.1</p>	<p>(1) No probable solution identified.</p> <div style="background-color: #d3d3d3; padding: 5px; margin-top: 10px;"> <p>Note –</p> <p>For additional assessment requirement refer to Part 8 – Division 7 – Infrastructure Works Code and Division 9 – Stormwater Management Code.</p> </div>



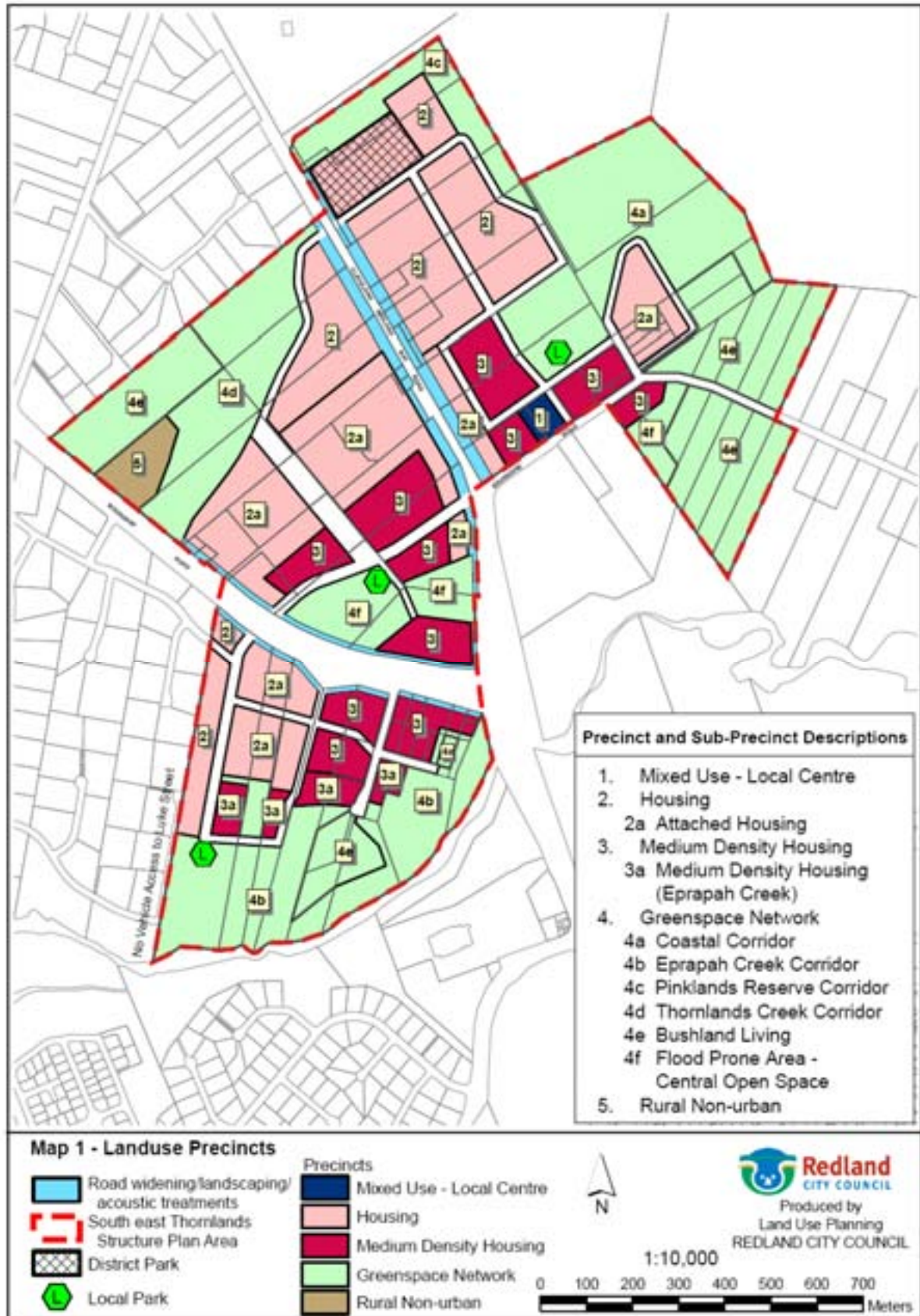
Assessable Development	
Specific Outcomes	Probable Solutions
<p>S4.2</p> <p>(2) Reticulated water sewerage and stormwater management infrastructure is designed to ensure, where practicable it is located outside the Greenspace Network as depicted on Map 1 – Land Use Precincts.</p> <p>Note –</p> <p>Currently there is limited potable water supply, waste water disposal and stormwater management infrastructure within South-east Thornlands. This infrastructure is required to be constructed.</p> <p>(1) Development must include measures to integrate water supply, wastewater and stormwater and thus ensure protection of the water cycle and environment by:</p> <ul style="list-style-type: none"> (a) reducing overall water use; (b) minimising wastewater production where practicable; (c) incorporating water reuse infrastructure to maximise recycling opportunities; (d) protecting waterway health by improving stormwater quality and reducing site run-off; (e) minimising impacts on the water cycle; (f) locating to the extent practicable all water, wastewater and stormwater infrastructure outside the Greenspace Network (Precinct 4). <p>Note –</p> <p>To assist in achieving S4.2 all development proposals are required to be accompanied by an Integrated Water Management Plan (IWMP) that identifies the range of strategies and actions proposed to integrate water supply, wastewater and stormwater and thus ensure protection of affected waterways and catchment areas. An IWMP also identifies those Water Sensitive Urban Design (WSUD) measures proposed to be incorporated in a development to ensure protection of the water cycle.</p>	<p>P4.2</p> <p>(2) No probable solution identified.</p> <p>(1) No probable solution identified.</p>



Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>The IWMP must provide sufficient information on how these matters are to be dealt with for the particular site. Detailed design of the drainage network and Water Sensitive Urban Design measures will usually be required as a subsequent application for operational works or as a condition of approval.</p> <p>Any proposal to locate any water, wastewater or stormwater infrastructure within the Greenspace Precinct must demonstrate that such infrastructure cannot be located within an Urban Precinct and be accompanied by a full ecological assessment which demonstrates such works can be designed, constructed and maintained in a manner which protects the ecological and hydrological integrity of the area.</p>		
S4.3	(1) New development is provided with high quality telecommunications infrastructure including conduits for fibre optics or secure wireless networks that enable the deployment of high speed broadband services.	P4.3	(1) No probable solution identified.
S4.4	(1) New development is provided with energy distribution and reticulation network with the under grounding where practicable of all electrical network infrastructure.	P4.4	(1) No probable solution identified.
S4.5	(1) Energy efficient lighting systems including grid connector solar powered LEDP lighting systems will be utilised where practicable for use in all public spaces and bus stops.	P4.5	(1) No probable solution identified.



Map 1 – Landuse Precincts

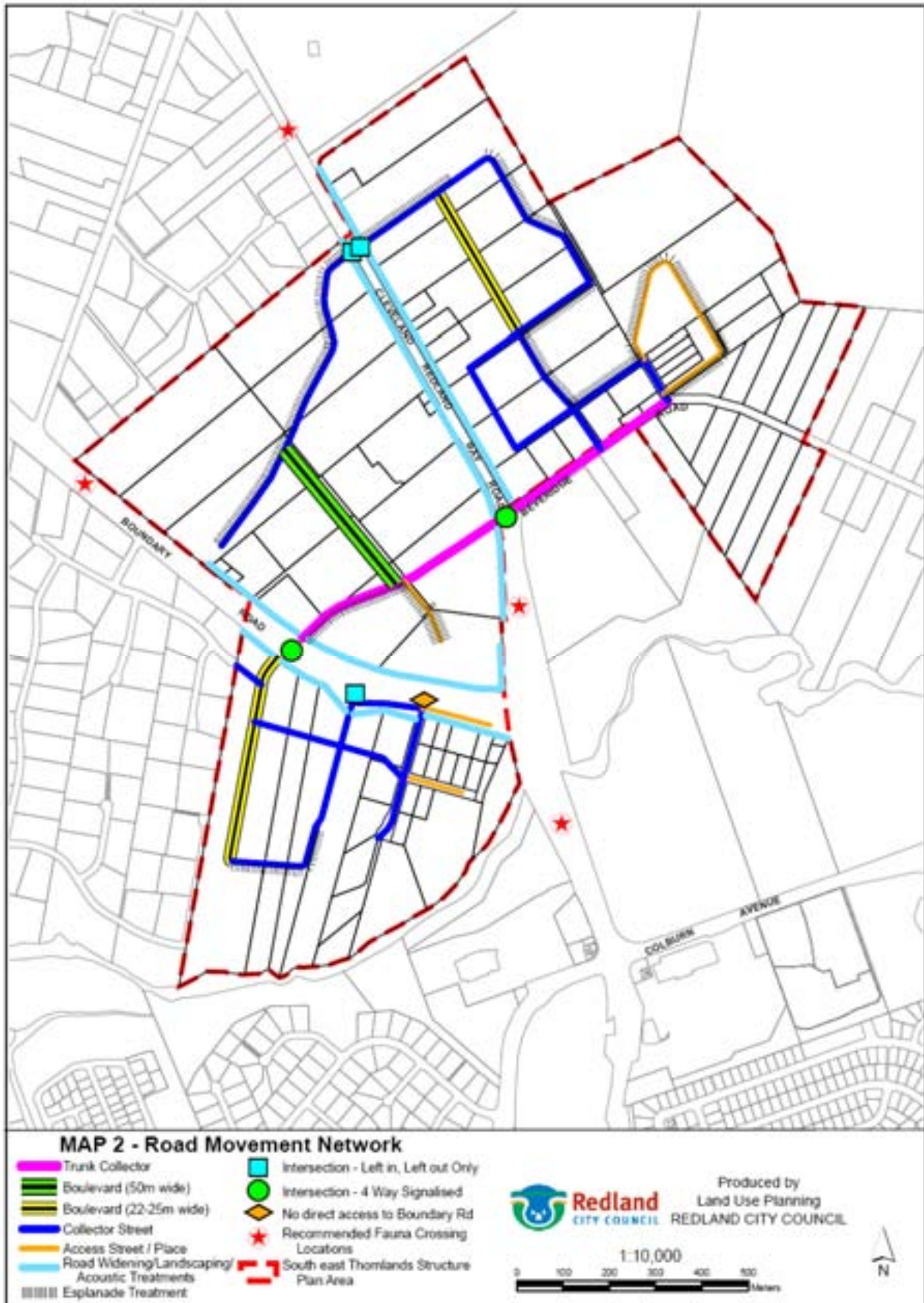


South-east Thornlands Structure Plan Overlay

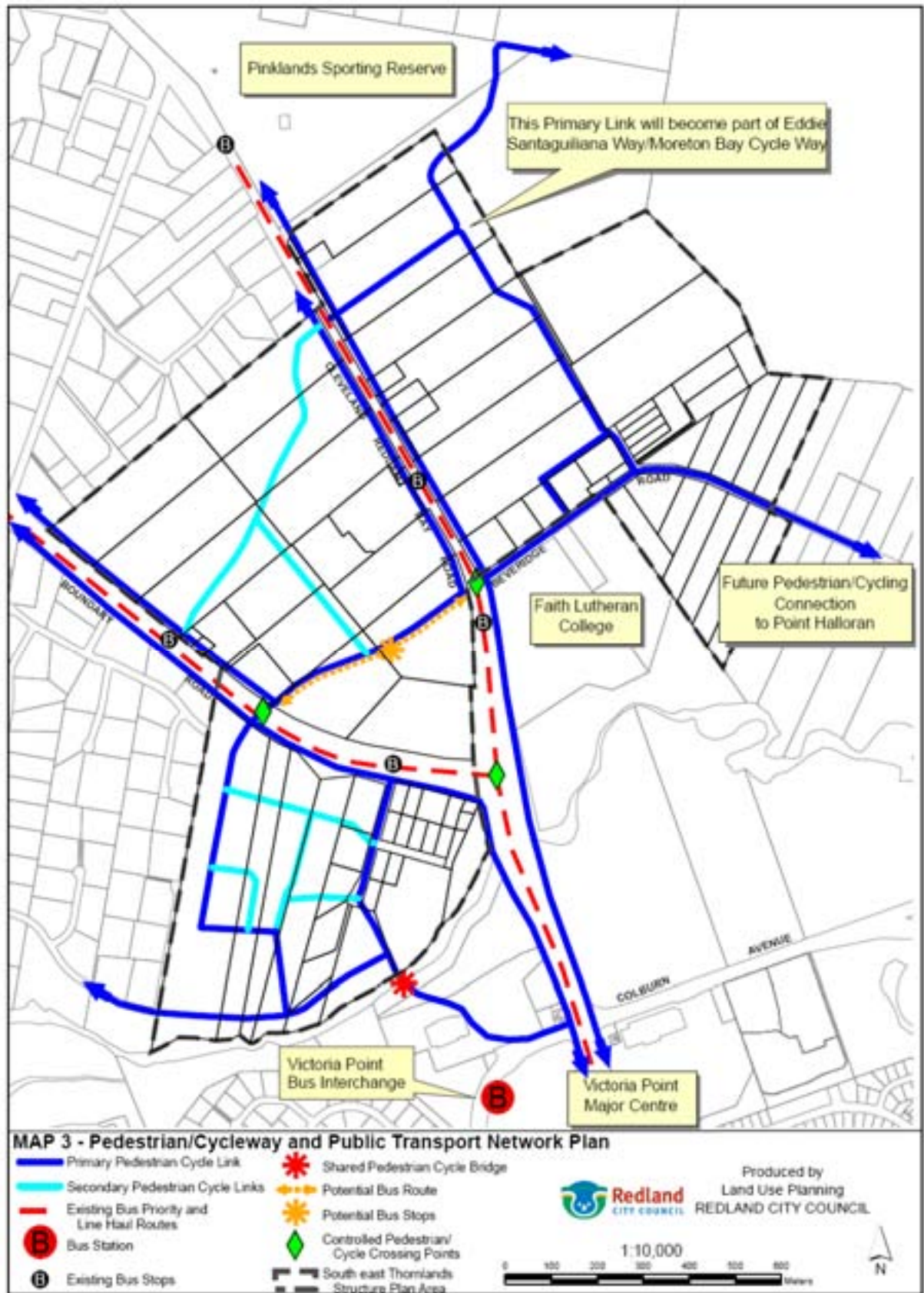


Map 2 – Road Movement Network

South-east Thornlands Structure Plan Overlay



Map 3 – Pedestrian/Cycleway and Public Transport Network Plan



South-east Thornlands Structure Plan Overlay



South-east Thornlands Structure Plan Overlay

this page purposely
left blank



Other Amendments to the Redlands Planning Scheme

Amendment to the Redlands Planning Scheme is necessary to reflect the outcomes of the South-east Thornlands Structure Plan. The following details the various cross references and other consequential amendments to other parts of the Redlands Planning Scheme required to achieve the outcomes sought by the South-east Thornlands Structure Plan.

- (1) Content - Insert Part 5 – Overlays, a new Division 14 - South-east Thornlands Structure Plan Overlay.
- (2) Part 1 – Introduction Division 2 – Planning Scheme structural elements insert the following new clauses:
 - (a) 1.2.2 (4) insert the following:
 - (i) 1.2.2 (4) (J) (ii) sub area LC2 Beveridge Road, South-east Thornlands identified on zone maps as LC2;
 - (ii) 1.2.2 (4) (n) (iv) sub area MDR4 – Abeya Street, South-east Thornlands identified on zone maps as MDR4.
 - (b) 1.2.3 (4) (n) South-east Thornlands Structure Plan as shown on South-east Thornlands Structure Plan Overlay Map
 - (i) sheet 1 of 1 Mainland.
 - (c) 1.2.5 (8) (n) sections 5.14.4 and 5.14.5 - South-east Thornlands Structure Plan Overlay.
 - (d) 1.2.7 (3) (n) South-east Thornlands Structure Plan Overlay.
- (3) Part 3 – Desired Environmental Outcomes, Division 2 – Strategic Framework amend existing and insert new clauses as follows:
 - (a) 3.2.3 (1) (f) (i) delete existing sub clause referencing South-east Thornlands;
 - (b) 3.2.4 Insert the following new clause –
 - (i) 3.2.4 (4) South-east Thornlands Structure Plan Area;
 - (c) 3.2.5 Strategy Diagrams – Amend Diagrams 1, 2, 4, 5 and 7 and insert Diagram 9 to reflect the outcomes of the local level strategy – Part 3, Division 2, 3.2.4 (4) South-east Thornlands Structure Plan Area and the South-east Thornlands Structure Plan Overlay Code (Part 5 Division 14).
- (4) Part 4 – Zones, Division 10 – Local Centre Zone:
 - (a) insert a new sub area LC2 – Beveridge Road, South-east Thornlands identified in zone maps as LC2;
 - (b) amend 4.10.4 Local Centre Zone – Table of Assessment for Material Change of Use of Premises by inserting the following wording into the Table;

Use	Level of Assessment	Assessment Criteria
Commercial Office	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If –</p> <p>(1) Not self-assessable;</p> <p>(2) 200m² or less gross floor area; or</p> <p>(3) Where in sub-area LC2</p> <p>(a) the use is undertaken in association with the provision of a minimum of 200m² gross floor area of Community Facilities;</p> <p>(b) building height does not exceed three storeys – 14m above ground level;</p> <p>(c) 200m² or less gross floor area.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code ■ Local Centre Zone Code ■ Access and Parking Code ■ Centre Design Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code



Use	Level of Assessment	Assessment Criteria
Multiple dwelling	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In sub area LC2;</p> <p>(2) The use is undertaken as part of a mixed use development;</p> <p>(3) Building height does not exceed three storeys 14m above ground level.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Local Centre Zone Code ■ Multiple Dwelling Code ■ Access and Parking code ■ Centre Design Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code
Shop	<p><u>Self-Assessable</u></p> <p>If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>If –</p> <p>(1) Not self-assessable;</p> <p>(2) 500m² or less gross floor area;</p> <p>(3) Where in sub-area LC1 – 400m² or less gross floor area; or</p> <p>(4) Where in sub-area LC2</p> <p>(a) the use is undertaken in association with the provision of a minimum of 200m² gross floor area of Community Facilities;</p> <p>(b) building height does not exceed three storeys – 14m above ground level;</p> <p>(c) 400m² or less gross floor area.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code ■ Local Centre Zone Code ■ Access and Parking Code ■ Centre Design Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

- (c) Amend 4.10.7 Overall outcomes for the Local Centre Zone Code by inserting a new clause 4.10.7 (2) (b) (i) (f) in sub area LC2, “maintain a low to mid rise appearance to create a critical mass for the Centre”;
- (d) Amend 4.10.8 Specific outcomes and Probable Solutions applicable to Assessable Development as follows:
 - (i) insert new Specific Outcome S1.2 (2) as follows: S1.2 (2) “In sub area LC2 the Centre includes –
 - a. a limited amount of retailing (shop) that provides for local convenience shopping for day to day needs only and respects the role and function of Victoria Point Major Centre;
 - b. small scale commercial offices or service industry uses that encourage and support local employment opportunities while protecting the amenity of adjoining residential uses”;
 - c. community facilities serving the social infrastructure needs of the community.
 - (ii) insert new probable solution P1.2 (2) as follows: “P1.2 (2) where in Sub area LC2 –
 - a. the total gross floor area within the centre of all shops does not exceed 800m² with no single shop tenancy exceeding 400m²;
 - b. the total gross floor area within the centre of commercial offices, service industry uses and refreshment establishments does not exceed 1200m² with no single tenancy greater than 200m²;
 - c. a minimum 200m² of the total gross floor area of the centre must be utilised for Community Facilities.



- (iii) insert new Specific Outcome S2.1 (2) as follows – S2.1 (2) “Where in sub area LC2 – building height adopts a mid rise appearance to create a critical mass for the centre”. Existing clause S2.1 (2) be renumbered S2.1 (3);
 - (iv) insert new probable solution P2.1 (2) as follows – P2.1 (2) “Within sub area LC2 – buildings or structures do not exceed 3 storeys or 14 metres in height above ground level”. Existing clause P2.1 (2) be numbered P2.1 (3).
- (5) Part 4 – Zones – Division 14 – Medium Density Residential Zone
- (a) insert a new sub area MDR4 – Abeya Street, South-east Thornlands, identified on Zone Maps as MDR4;
 - (b) amend 4.14.4 Medium Density Residential Zone – Table of Assessment for Material Change of Use of premises to ensure:
 - (i) apartment buildings are code assessable within MDR4;
 - (ii) dwelling houses are impact assessable within MDR4;
 - (iii) tourist accommodation is code assessable within MDR4;
 - (iv) aged care and special needs housing are code assessable within MDR4.
 - (c) amend 4.14.7 Overall Outcomes for Medium Density Zone as follows:
 - (i) insert the following new clause :- 4.14.7 (2) (a) (i) (h) “in sub area MDR4 provide for permanent residential and tourist uses including apartment buildings, multiple dwellings, tourist accommodation and aged and special needs housing.”;
 - (ii) insert the following new clause 4.14.7 (2) (a) (iii) “in sub area MDR4 non residential uses are highly restricted to protect the role and function of the Victoria Point Major Centre.”;
 - (iii) amend existing clause 4.14.7 (2) (a) (iii) to read “in sub area MDR1 and MDR4 restrict lower density residential dwelling unit types, large land consumers and uses that are not readily able to coexist with more intense forms of housing.”;
 - (iv) insert new clause 4.14.7 (2) (b) (i) (f) to read “in sub area MDR4 – residential or tourist uses are integrated with existing topography and designed to step down the existing slope toward Erapah Creek.”;
 - (v) insert new clause 4.14.7 (2) (b) (ii) (e) to read “in sub area MDR4 provide for a range of dwelling types and tourist accommodation that maximize use of this limited land resource within walking distance of the Victoria Point Major Centre and Bus Interchange while ensuring design and layout maximizes to the greatest extent practicable the retention and ongoing protection of existing koala habitat trees”.
 - (d) amend Section 4.14.8 Specific Outcomes and Probable Solutions applicable to Assessable Development.
 - (i) amend Specific Outcome S1.3 to also incorporate reference to sub area MDR4;
 - (ii) amend Probable Solution P1.3 to also incorporate reference to sub area MDR4;
 - (iii) insert new Specific Outcome S1.7 as follows: S1.7 “in sub area MDR4 – non residential uses are highly restricted to protect the role and function of Victoria Point Major Centre;
 - (iv) insert new Probable Solutions P1.7 as follows: P1.7 “No probable solution identified.”;
 - (v) amend Specific Outcome S2.3 (1) (c) to also incorporate reference to sub area MDR4;
 - (vi) amend Specific Outcome S2.4 (5) and Probable Solution P2.4 (5) to also incorporate reference to sub area MDR4;
 - (vii) amend Table 1 – Inconsistent uses to ensure dual occupancy, dwelling houses and small lot houses are identified as inconsistent uses in sub area MDR4;
 - (viii) amend Table 2 – Maximum Overall Building Height by incorporating reference to sub area MDR4 stating:

Location	Maximum Overall Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
Sub-area MDR4		
South-east Thornlands – Refer to map 6/6		
22	South-east Thornlands	16 metres
		10 metres (4 storey)

- (6) Part 6 Division 4 – Apartment Buildings and Part 6 Division 18 Multiple Dwellings. Amend Table 2 – Maximum Height to the top of the floor level of the highest room by incorporating reference to sub area MDR4 stating:



Location		Maximum Overall Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
Sub-area MDR4			
South-east Thornlands – Refer to map 6/6			
22	South-east Thornlands	16 metres	10 metres (4 storey)

- (7) Part 5 – Overlays, Insert new overlay – Part 5 Division 14 South-east Thornlands Structure Plan Overlay.

South-east Thornlands Structure Plan



Mapping Amendments to the Redlands Planning Scheme

Maps

- Map 1 - South-east Thornlands Zone Map
- Map 2 - South-east Thornlands Overlay – Sheet 1 of 1
- Map 3 - Bushfire Hazard Overlay – Sheet 1 of 2
- Map 4 - Flood Prone, Storm Tide and Drainage Constrained Land Overlay – Sheet 1 of 2
- Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – Sheet 1 of 1
- Map 6 - Road and Rail Noise Impacts Overlay – Sheet 1 of 2

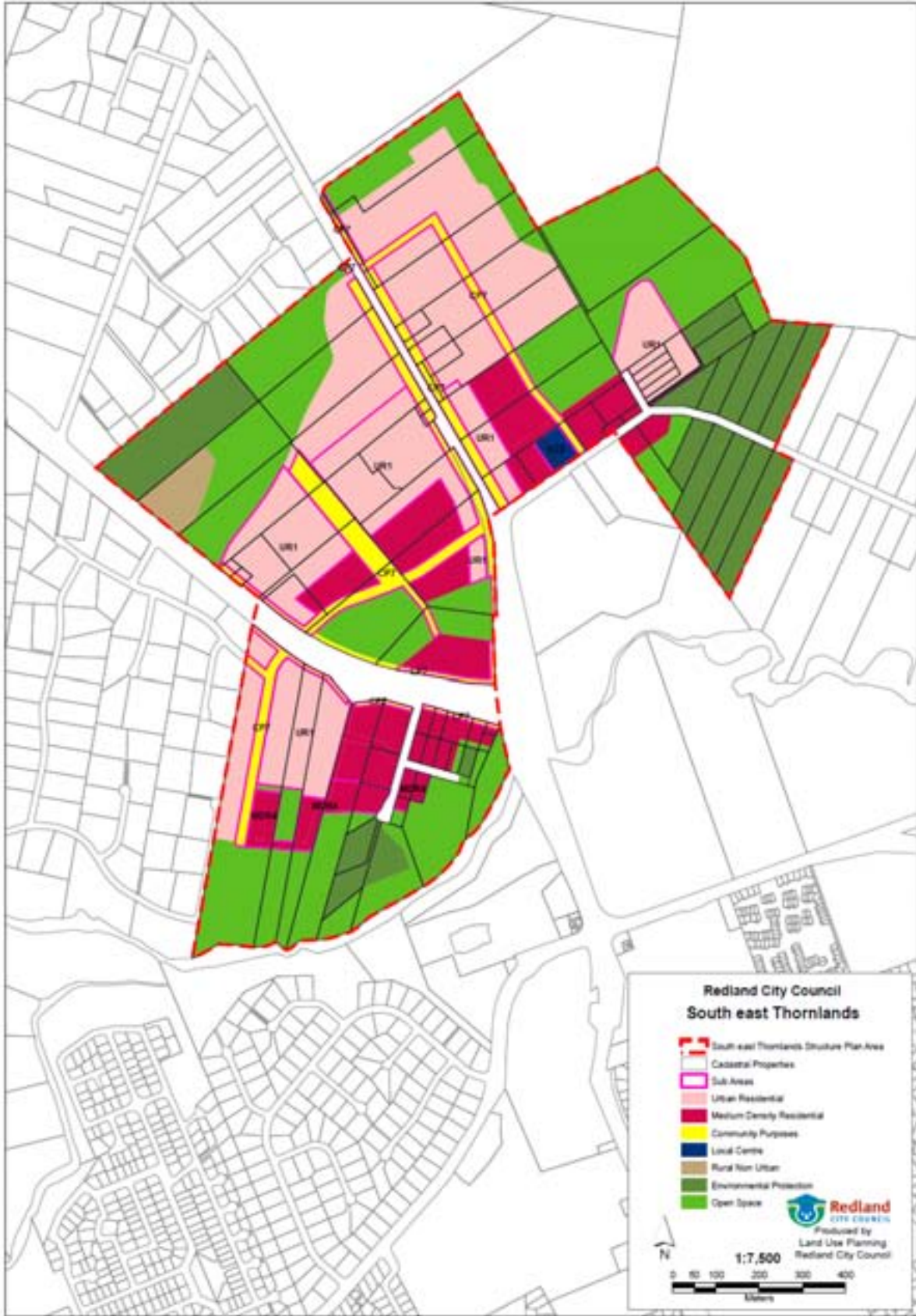
Diagrams

- Diagram 1 - Preferred Settlement Pattern
- Diagram 2 - Centres
- Diagram 4 - Natural Environment
- Diagram 5 - Open Space and Recreational Areas and Facilities
- Diagram 7 - Movement Network
- Diagram 9 - South-east Thornlands Land Use Precincts

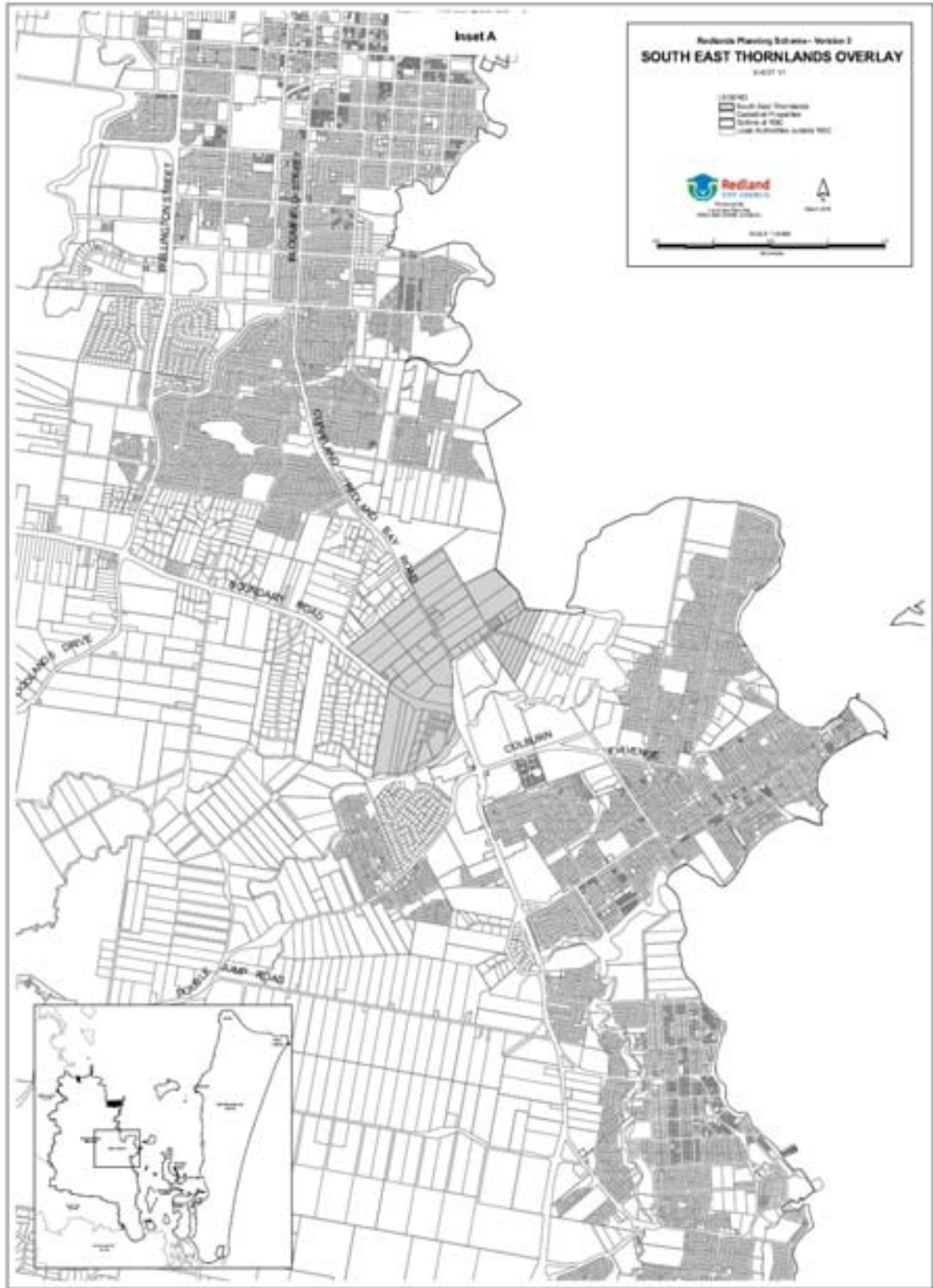


Map 1 - South-east Thornlands Zone Map

South-east Thornlands Structure Plan



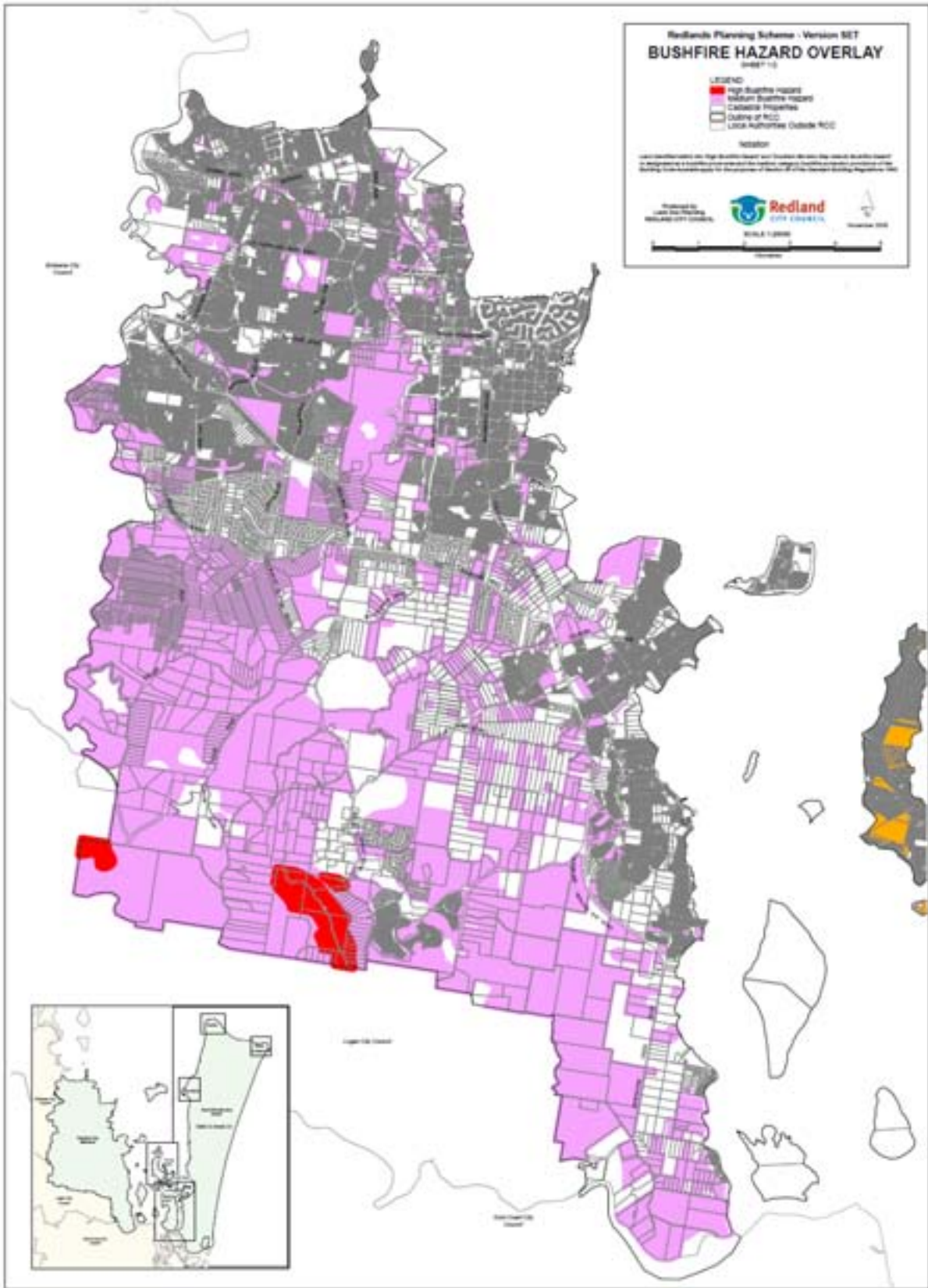
Map 2 - South-east Thornlands Overlay – Sheet 1 of 1



South-east Thornlands Structure Plan



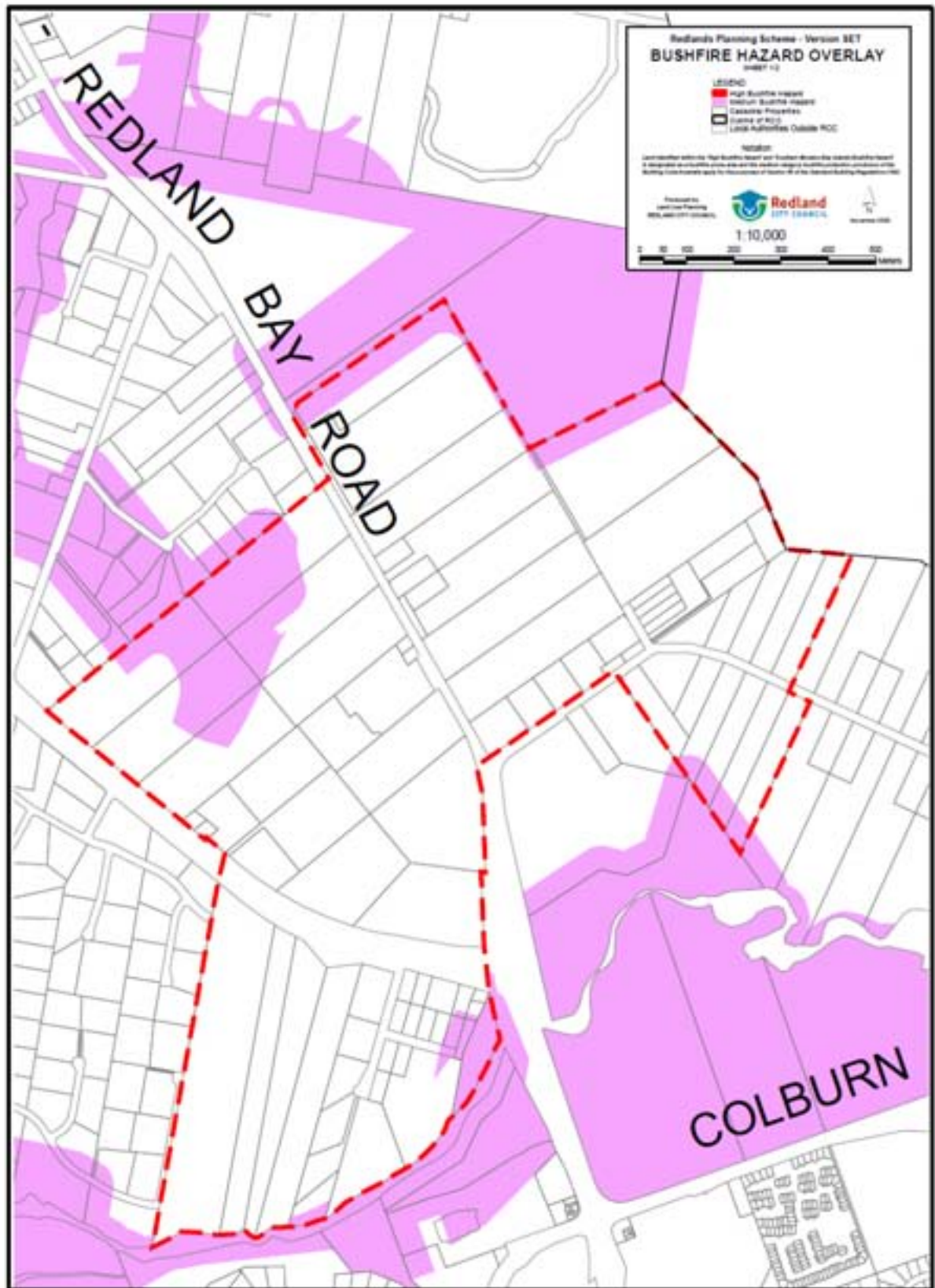
Map 3 - Bushfire Hazard Overlay – Sheet 1 of 2 (A0)



South-east Thornlands Structure Plan



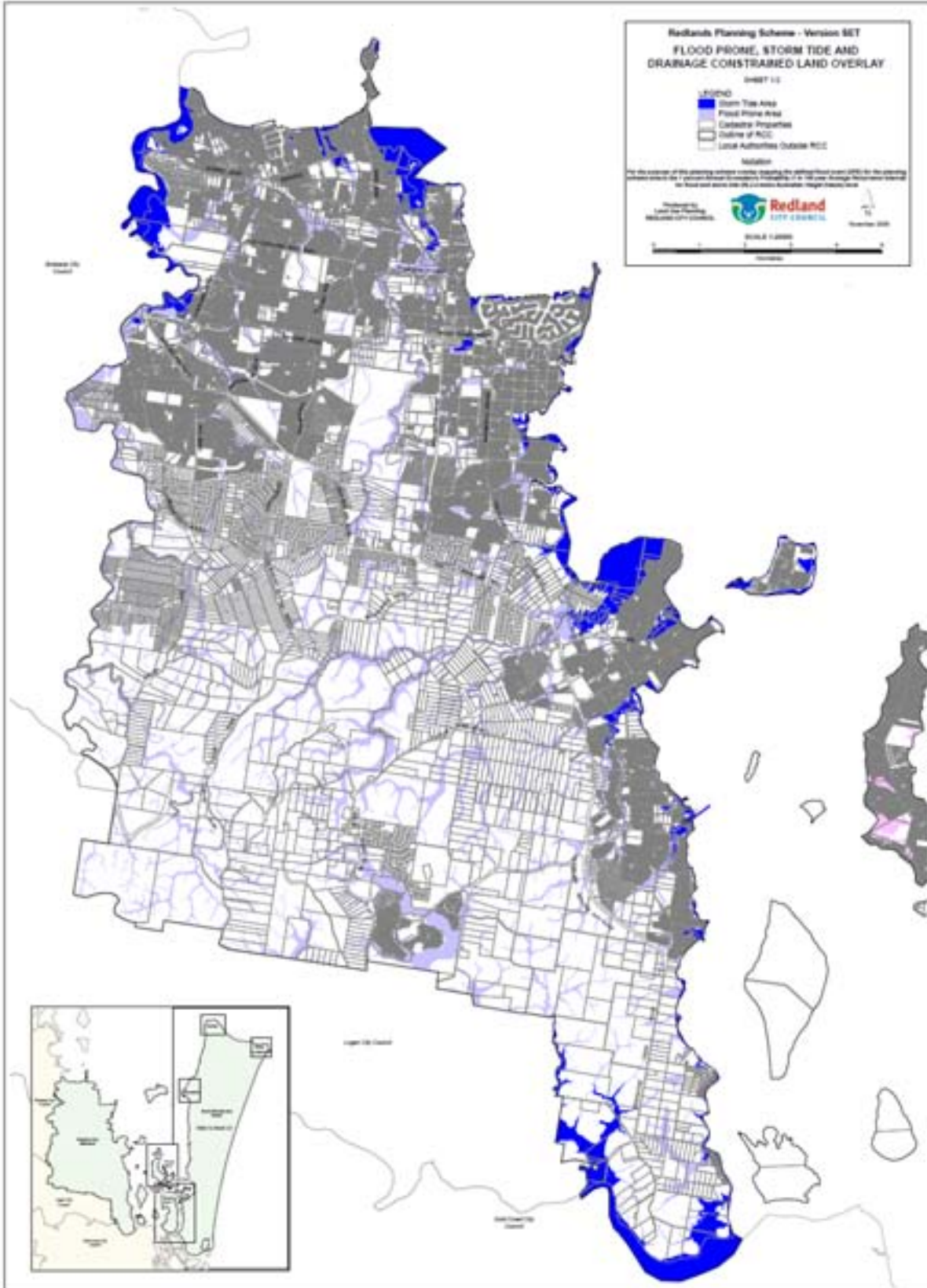
Map 3 - Bushfire Hazard Overlay – Sheet 1 of 2 (A4)



South-east Thornlands Structure Plan



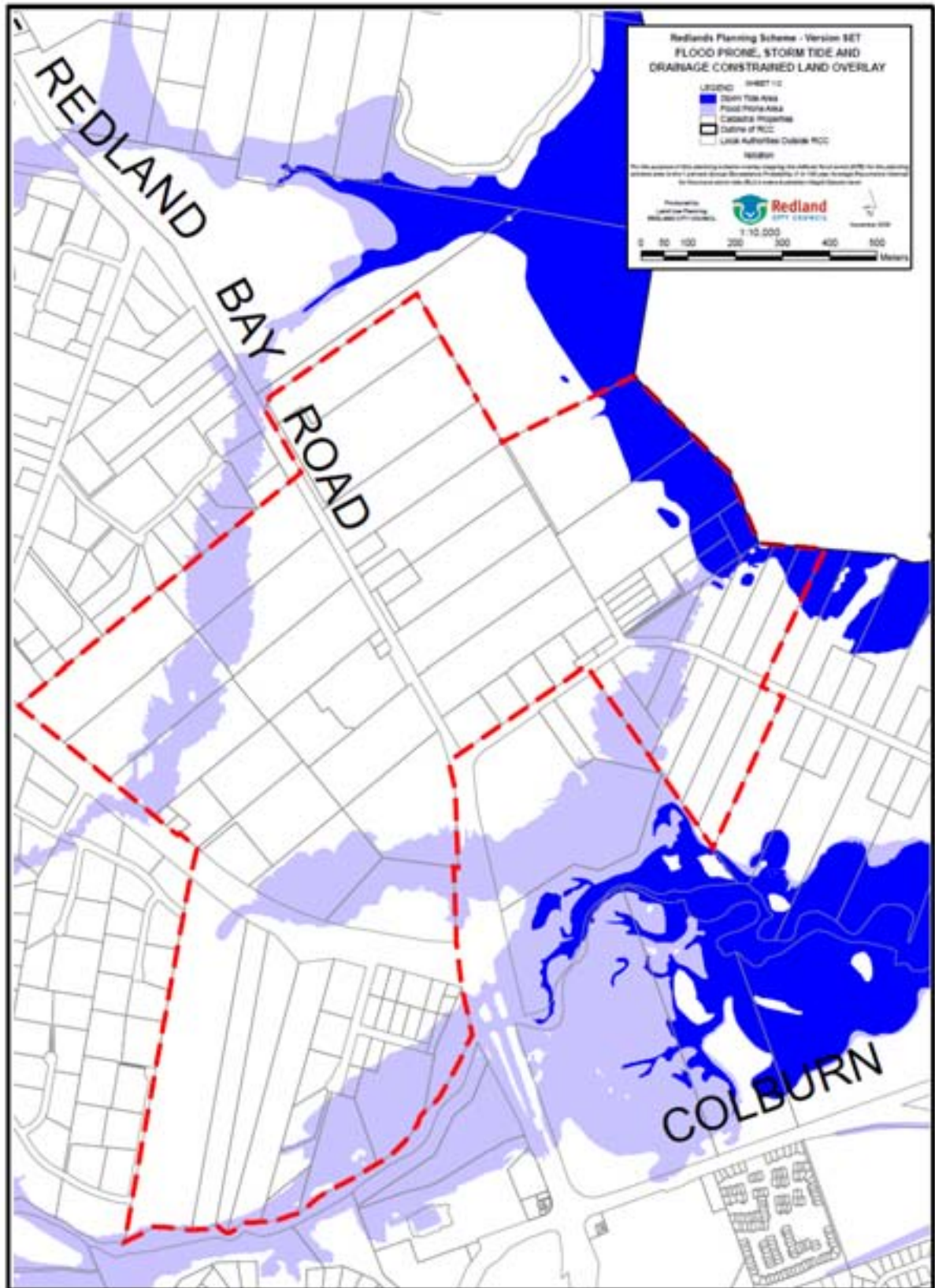
Map 4 - Flood Prone, Storm Tide and Drainage Constrained Land Overlay – Sheet 1 of 2 (A0)



South-east Thornlands Structure Plan



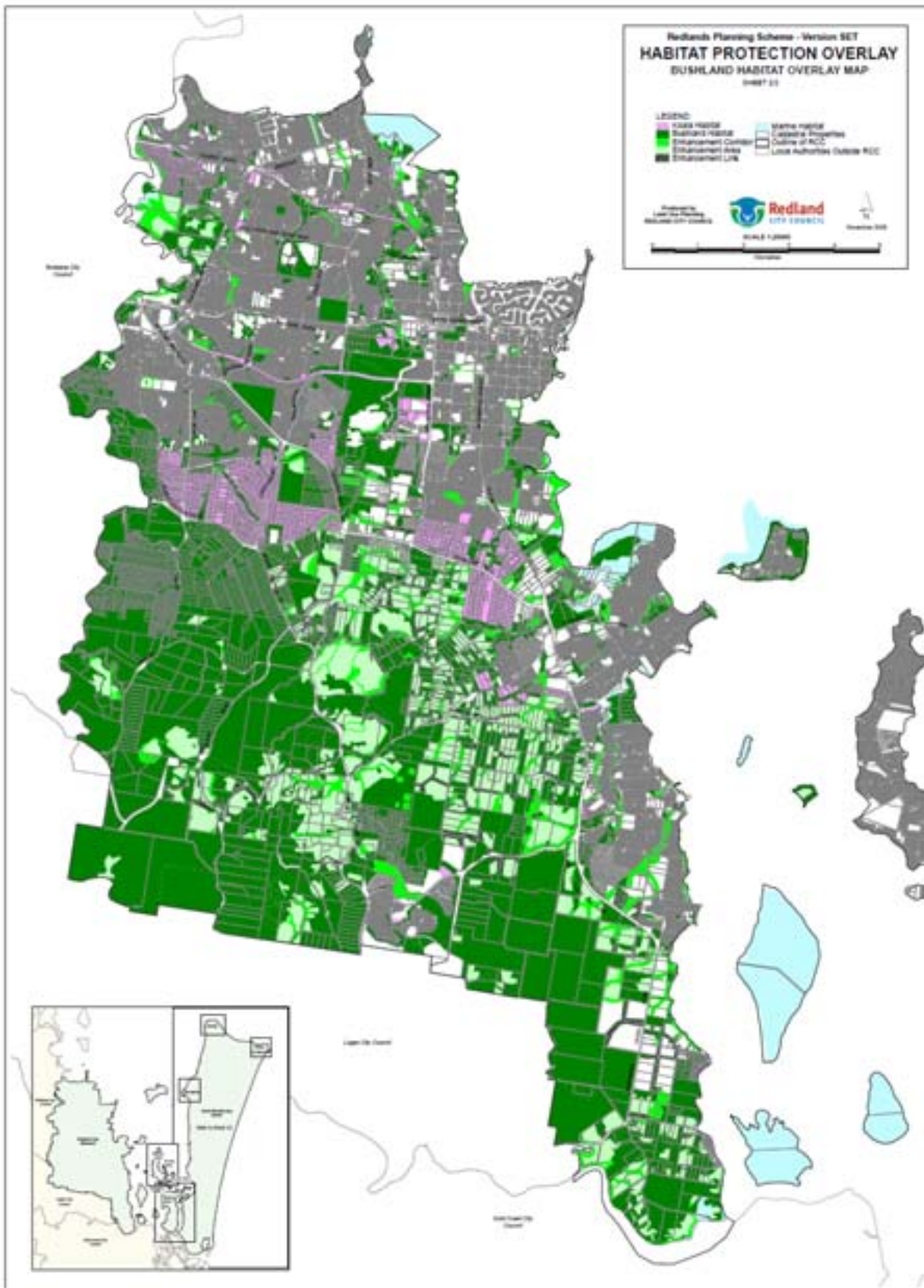
Map 4 - Flood Prone, Storm Tide and Drainage Constrained Land Overlay – Sheet 1 of 2 (A4)



South-east Thornlands Structure Plan



Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – Sheet 1 of 1 (A0)



South-east Thornlands Structure Plan



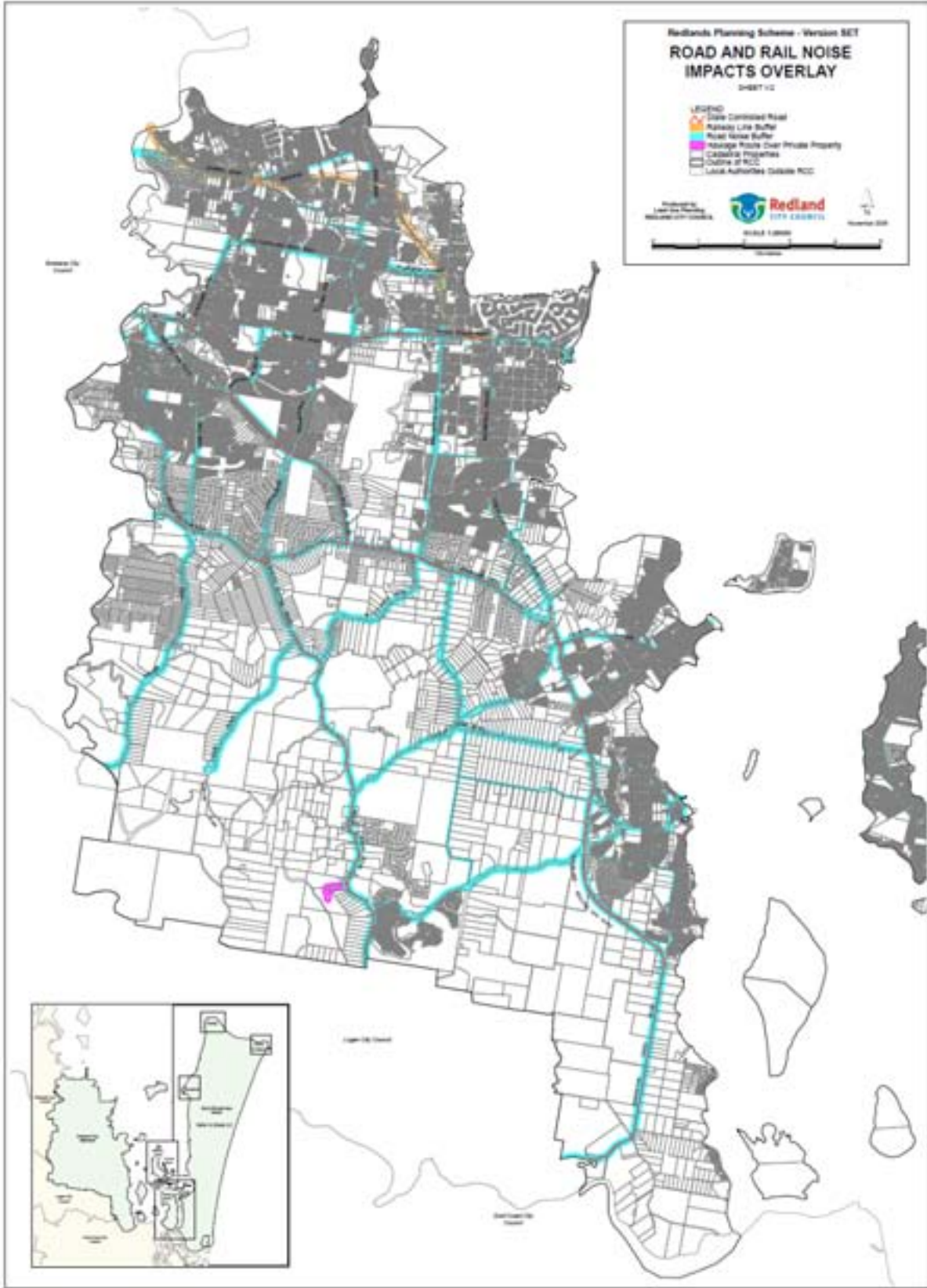
Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – Sheet 1 of 1 (A4)



South-east Thornlands Structure Plan



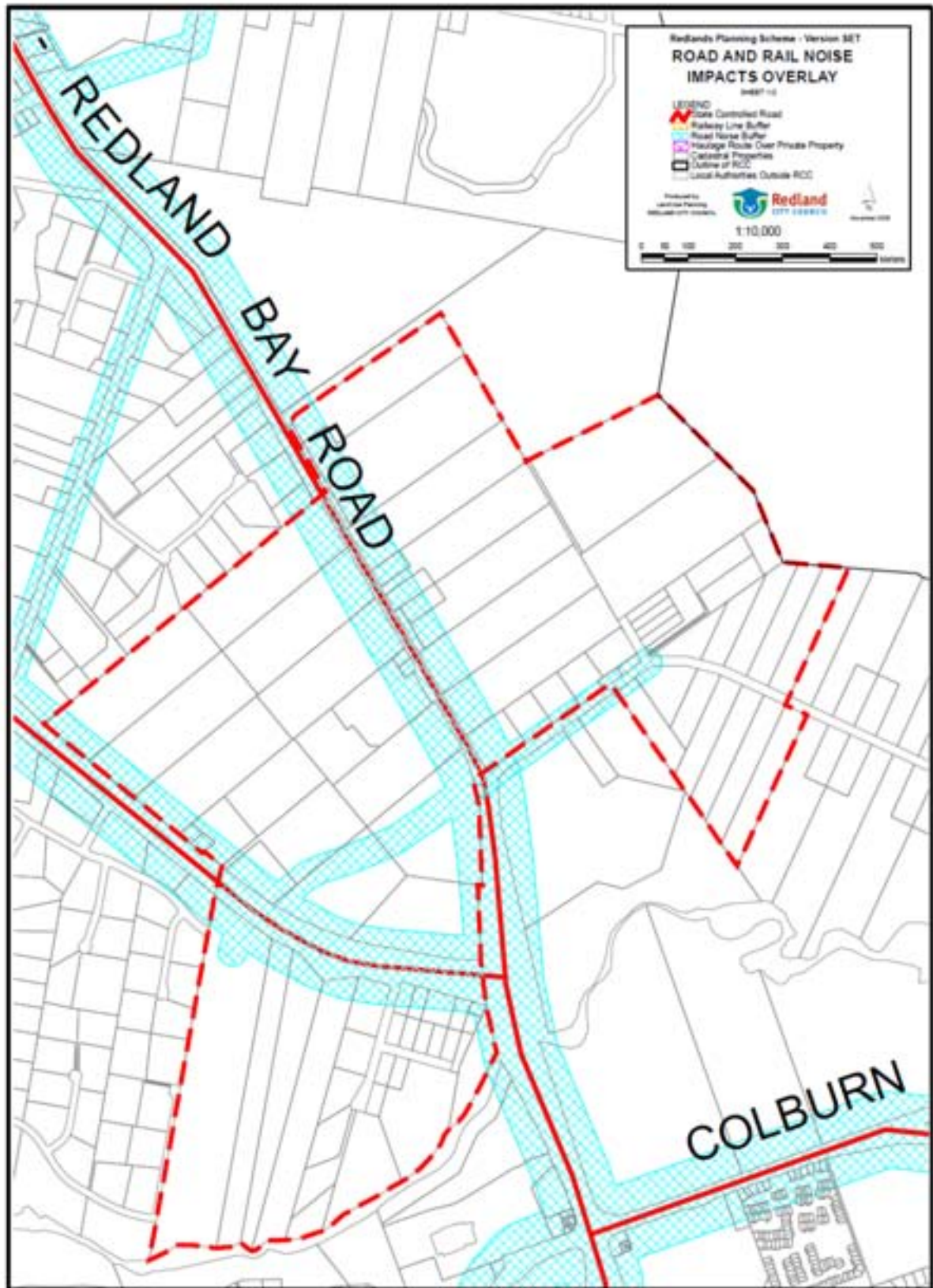
Map 6 - Road and Rail Noise Impacts Overlay – Sheet 1 of 2 (A0)



South-east Thornlands Structure Plan



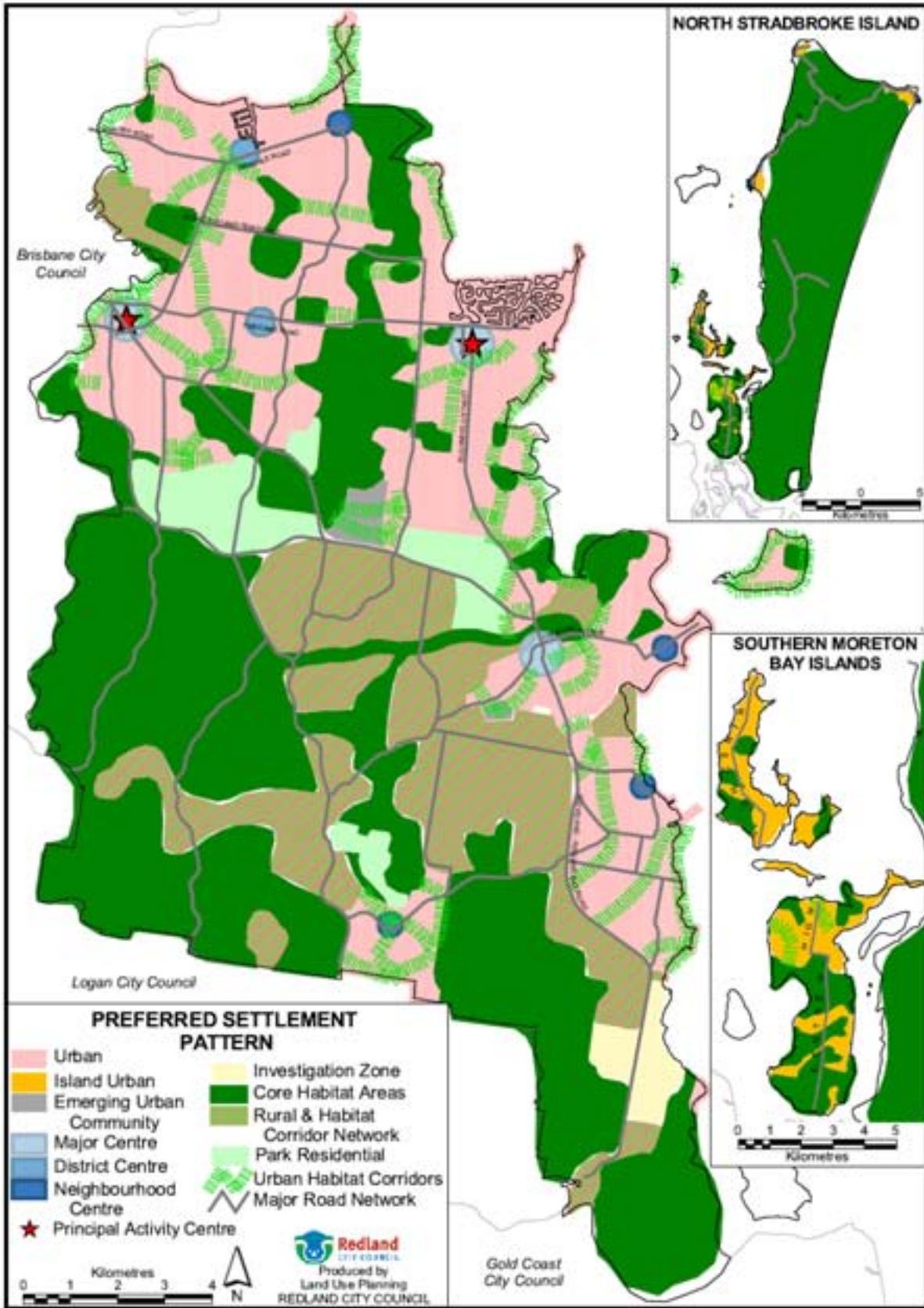
Map 6 - Road and Rail Noise Impacts Overlay – Sheet 1 of 2 (A4)



South-east Thornlands Structure Plan



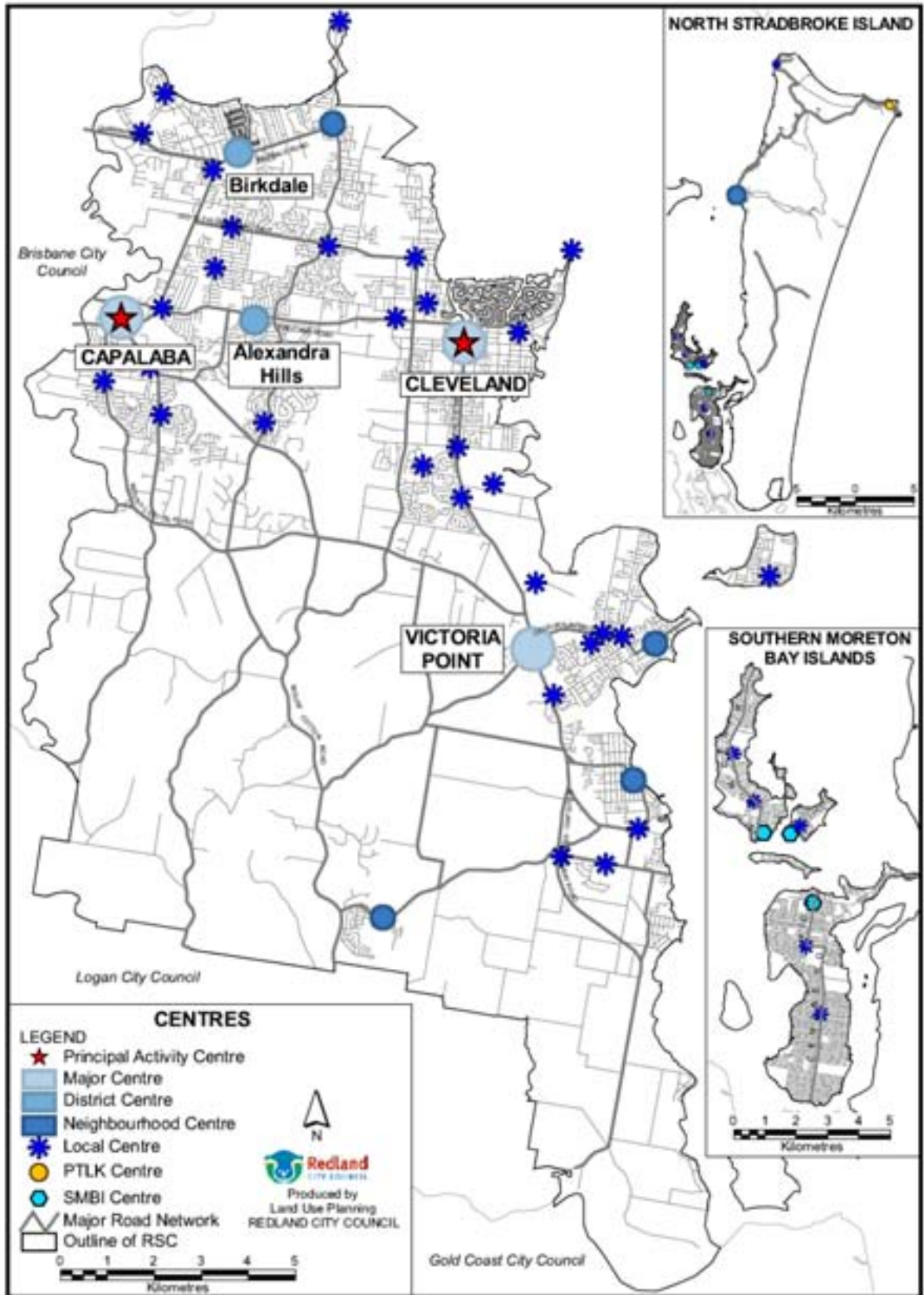
Diagram 1 - Preferred Settlement Pattern



South-east Thornlands Structure Plan



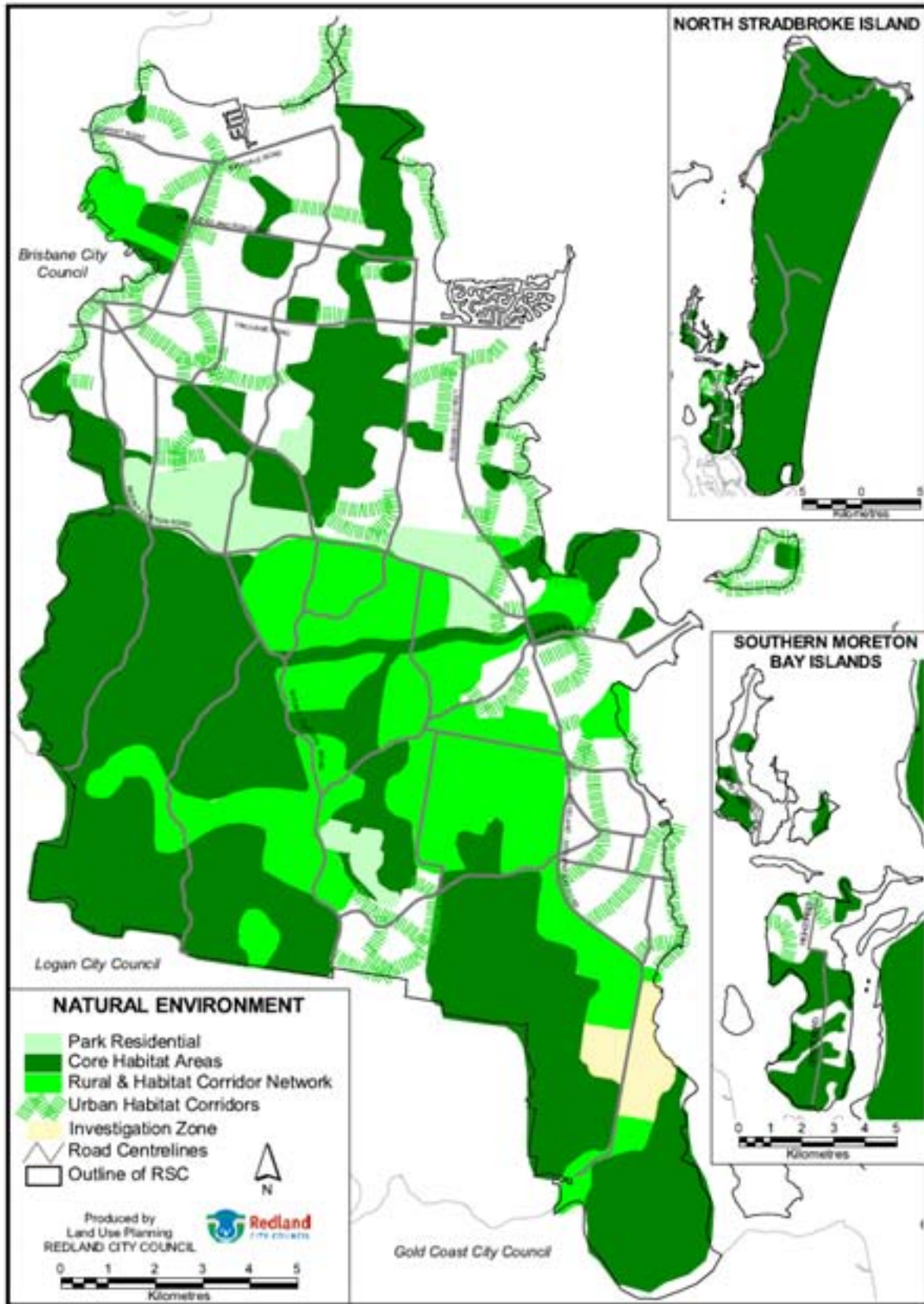
Diagram 2 – Centres



South-east Thornlands Structure Plan



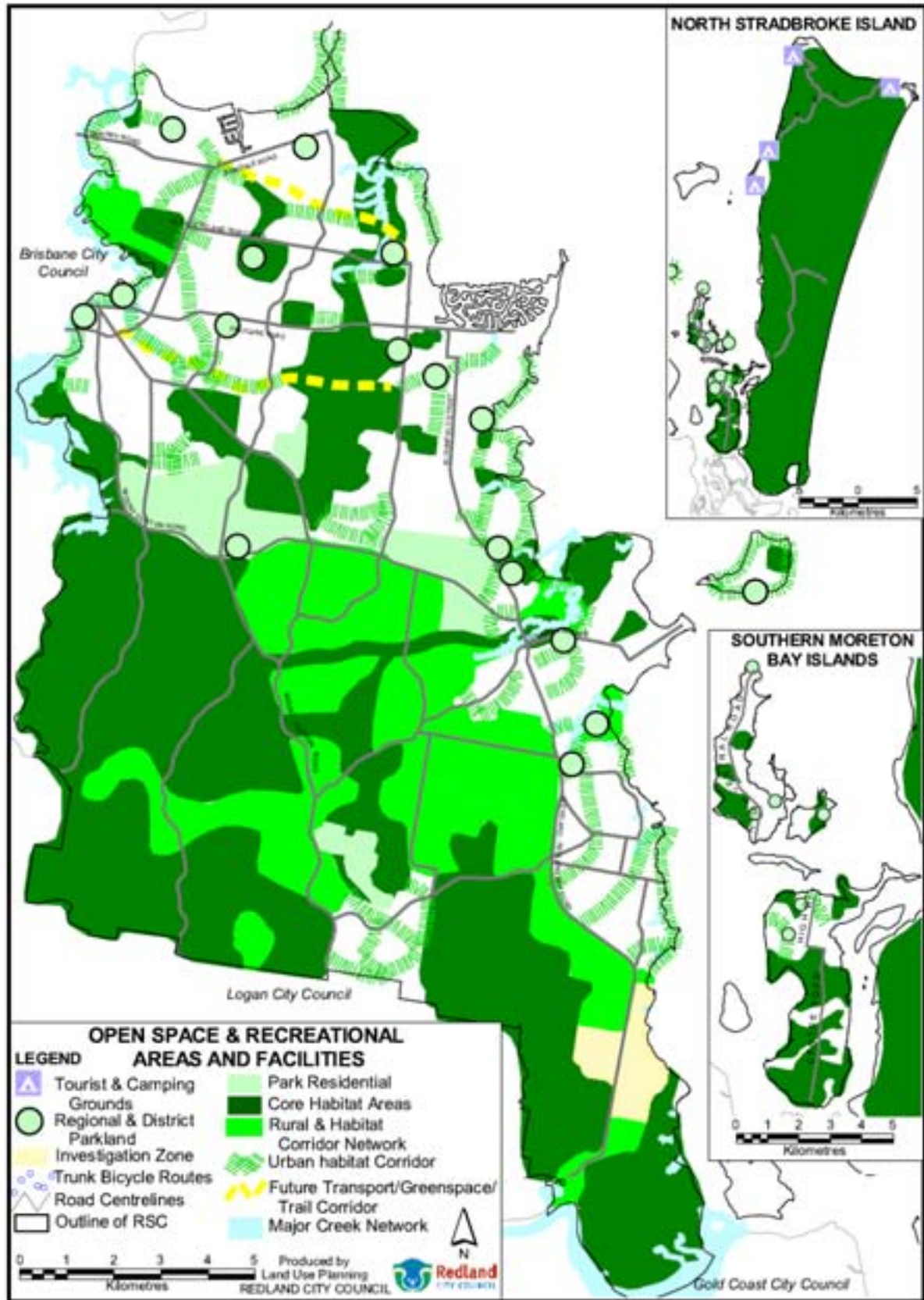
Diagram 4 - Natural Environment



South-east Thornlands Structure Plan



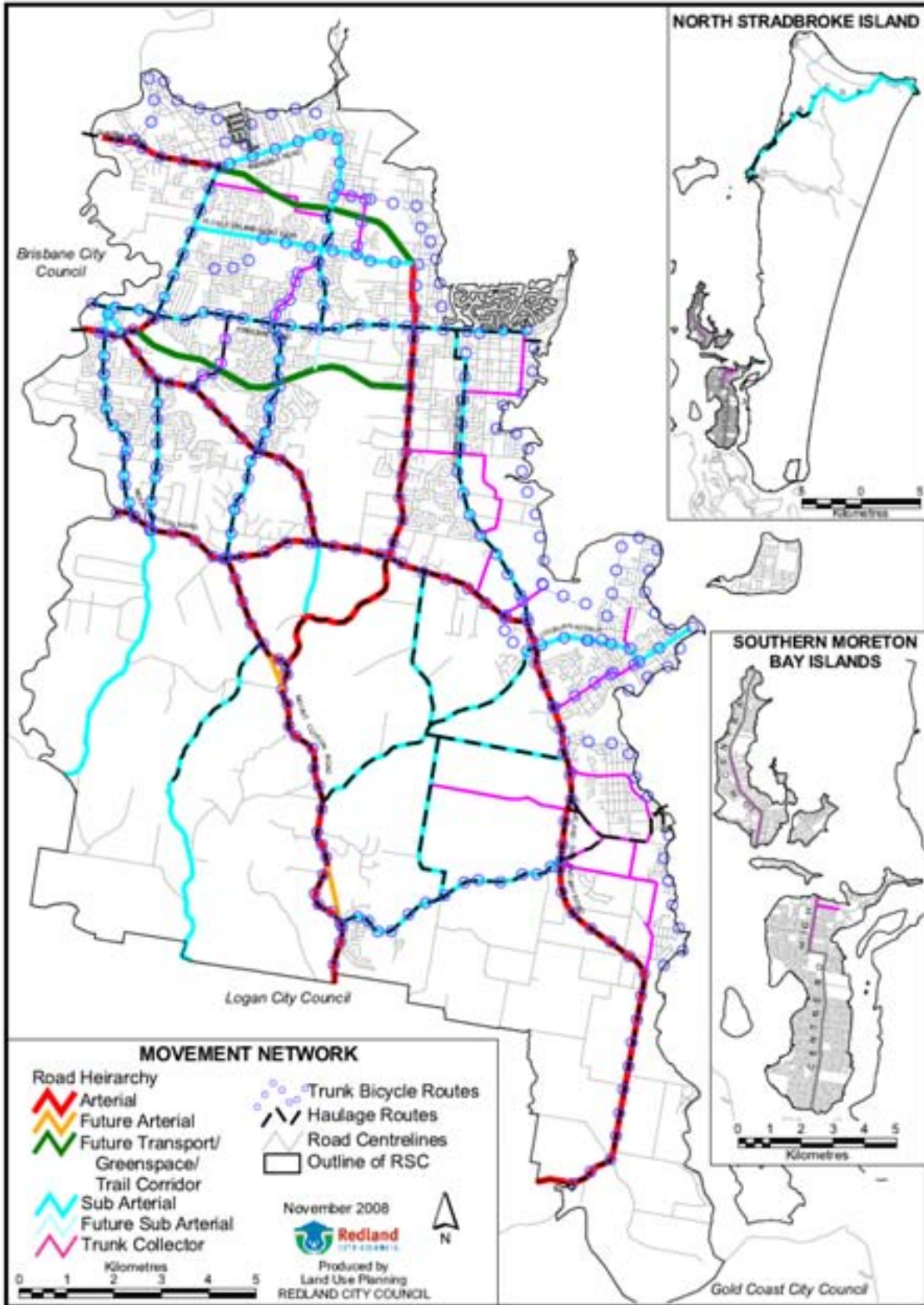
Diagram 5 - Open Space and Recreational Areas and Facilities



South-east Thornlands Structure Plan



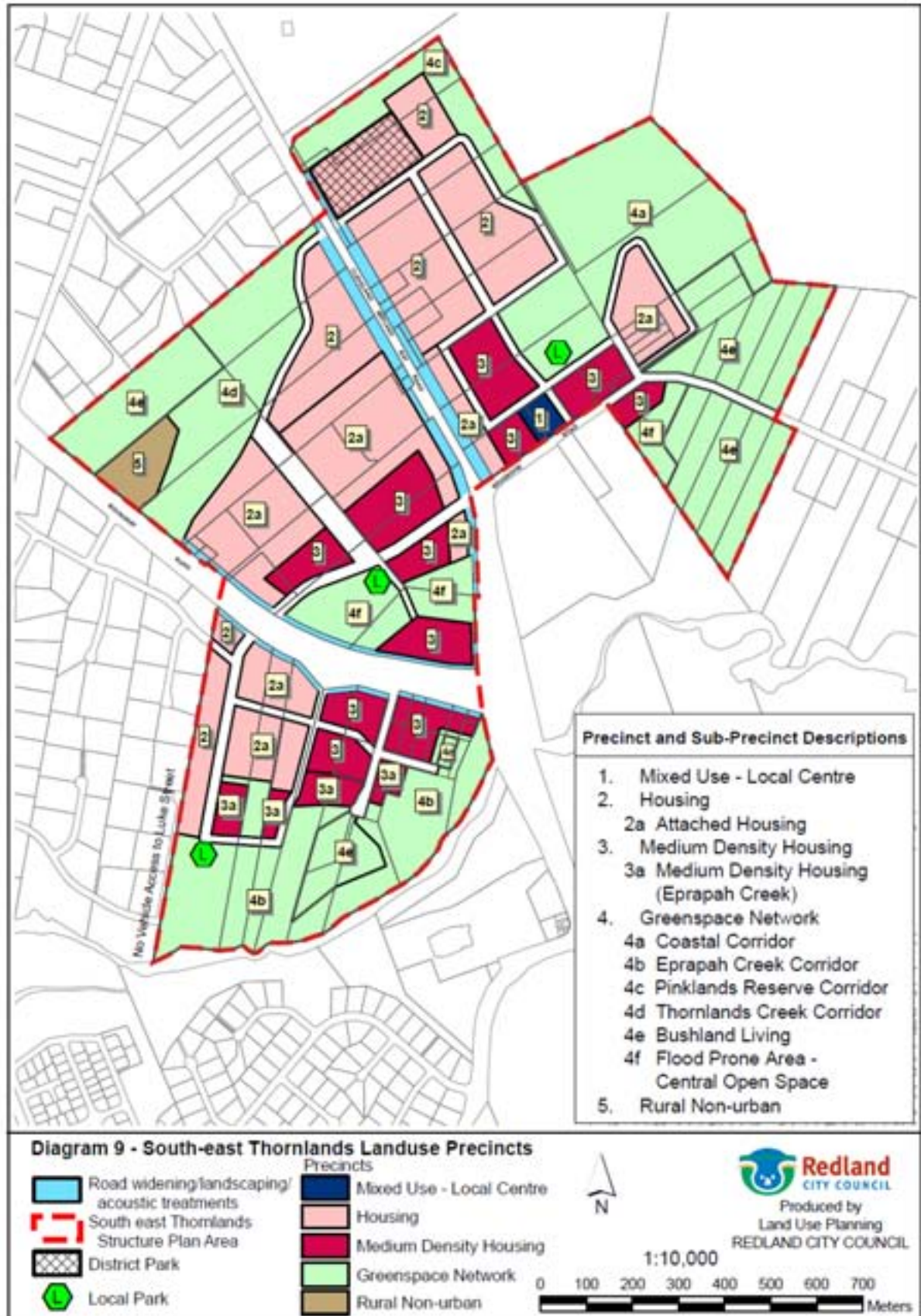
Diagram 7 - Movement Network



South-east Thornlands Structure Plan



Diagram 9 - South-east Thornlands Land Use Precincts



South-east Thornlands Structure Plan

