



Kinross Road Structure Plan

Adoption Version

Volume 1: Statutory Components

Prepared by Redland City Council
City Planning and Environment Group

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- (1) Overview
 - (a) Kinross Road is a declared Master Planned Area (MPA) under section 133 of the *Sustainable Planning Act 2009*.
 - (b) The Kinross Road 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 intended outcomes for the Kinross Road Structure Plan Area.
 - (c) The proposed Redlands Planning Scheme amendments relate to:
 - (i) The introduction of provisions to manage development within the Kinross Road 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 (5) – Kinross Road Structure Plan Area (Section 2) and in a new Overlay – Part 5 Division 15 – Kinross Road Structure Plan Area Overlay (Section 3);
 - (ii) Necessary cross referencing and other consequential amendments to other parts of the Redlands Planning Scheme (Section 4);
 - (iii) Mapping and diagram changes to the zone maps, certain overlay maps and diagrams to reflect the outcomes expressed in the Kinross Road Structure Plan Area Overlay code (Section 5).



Division 2 - Strategic Framework

3.2.4 Local Level Strategies applying to certain parts of the City

(5) Kinross Road Structure Plan Area

(a) Overview and Planning Framework:

- (i) The Kinross Road area is a declared Master Planned Area (MPA) under section 133 of the *Sustainable Planning Act 2009*. Section 140 of the *Sustainable Planning Act 2009* requires that Redland City Council have a Structure Plan for the declared MPA.
- (ii) The Kinross Road Structure Plan applies to all development on land subject to the MPA declaration, as indicated in Diagram 10.
- (iii) There are no master plan units within the Kinross Road Structure Plan Area.
- (iv) Redland City is currently home to approximately 140,700 residents and continues to experience strong population growth with an expected increase to 182,000 by 2031.
- (v) This population growth is expected to be distributed with 15,000 infill and redevelopment dwellings and 6,000 dwellings in balance areas (including the Local Development Areas in the City identified in the SEQ Regional Plan 2009-2031).
- (vi) The Kinross Road Structure Plan Area covers an area of two hundred and eighty-four (284) hectares of land located in Redland City. It is bounded to the west by Redland Bay Road, to the south by Boundary Road, to the east by Panorama Drive and to the north by existing residential development and a significant State government land reserve.
- (vii) The Kinross Road Structure Plan provides an integrated land use plan setting out the environmental considerations, land use outcomes and State and local government infrastructure requirements to manage future urban development within the MPA.
- (viii) The Kinross Road Structure Plan aligns with the SEQRP 2009-2031 and will be used in implementing the Regional Policies of the SEQRP 2009-2031.
- (ix) The Kinross Road Structure Plan will be predominantly implemented through an amendment to the Redlands Planning Scheme.

(b) Overall development intent and vision statement

- (i) **Vision for the Kinross Road Structure Plan Area** - *“The Kinross Road Structure Plan Area is a sustainable, integrated and well planned urban community accommodating a range of dwelling types, integrated movement and public open space networks and a range of local community, commercial and retail facilities. The Kinross Road Structure Plan Area has a distinct sense of place and community built upon a strong respect for the natural environment including Hilliards Creek, flood affected areas, bushland habitats and fauna movement corridors.*

The integration of land uses and transport infrastructure ensures the community enjoys a range of travel choices including pedestrian and cycle networks, public transport and private vehicles. Internal linkages ensure good access to the Mixed Use Local Centre Precinct, Community Facilities Precinct and Greenspace Precinct. External linkages ensure strong connectivity to higher order retail, employment and community facilities at Cleveland, Capalaba and Victoria Point.

The Kinross Road Structure Plan Area is characterised by an extensive network of public open space. Land along Hilliards Creek is core habitat for koala populations and other native fauna and is protected from development. Other greenspace corridors supplement this core habitat, providing a connected network of open space that divides the Kinross Road Structure Plan Area into urban and natural areas.

Urban areas within the Kinross Road Structure Plan Area are attractive and functional neighbourhoods with convenient walkable access to public transport. The Mixed Use Local Centre Precinct, in combination with the Community Facilities Precinct and local recreation park creates a community hub and focal point for the urban community.

Urban form in the Kinross Road Structure Plan Area is typified by a range of residential densities and building heights, with the greatest densities located in proximity to the Mixed Use Local Centre Precinct. A diversity of dwelling types provides housing choice and



improved affordability within a unique urban form that enjoys the amenity and values of the surrounding environment”.

- (ii) Key Principles and Outcomes
 - a. concentrate community interaction around a well designed and accessible local activity centre;
 - b. accommodate a diverse community in a range of housing types and densities to encourage housing diversity and choices;
 - c. respect and protect the natural environment;
 - d. demonstrate principles of water sensitive urban design;
 - e. managing urban stormwater and wastewater quality and flows to protect receiving water quality and improve waterway stability through construction and operational phases;
 - f. maintain, protect and enhance the ecological function and scenic amenity of the Hilliards Creek Corridor and other areas of ecological significance including the east-west corridors linking Hilliards Creek with bushland areas adjacent to Panorama Drive;
 - g. incorporate a well protected system of wildlife habitats and accessible local and district recreational parks visually and physically integrated with the urban areas;
 - h. deliver an efficient and affordable infrastructure network funded in a fair and equitable manner;
 - i. incorporate a safe, attractive and integrated street pattern that maximises permeability, legibility, accessibility and street tree plantings;
 - j. ensure a distribution of land uses, layout of streets and building densities that supports the provision and use of public transport;
 - k. provide a safe, attractive and efficient pedestrian and cycle network;
 - l. contribute to the sustainable use of water resources through the implementation of integrated water cycle management principles;
 - m. assist the survival of local koala populations by protecting, rehabilitating and enhancing koala habitat and movement corridors;
 - n. ensure all development maintains koala habitat linkages and incorporates koala sensitive development techniques and practices supporting the safe movement of koalas;
 - o. provide for an inclusive, healthy and engaged community with high levels of access to community facilities, public open space, pedestrian and cycling networks and public transport;
 - p. provide for a high quality built form that is ecologically sustainable, responsive to a subtropical climate, innovative and establishes a local character;
 - q. maximise the retention of existing koala habitat trees as well as clusters of other trees and significant individual trees as valuable landscape features;
 - r. ensure development is designed to minimise the potential adverse impacts of natural hazards relating to flood, bushfire, landslide and other constrained land;
 - s. ensure stormwater infrastructure and services are planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the water environmental values specified in the Environmental Protection (Water) Policy 2009 Schedule 1 Redland Creeks environmental values and water quality objectives for Basin No.145 (part) or updated version;
 - t. stormwater infrastructure and services are planned, designed, constructed and operated in accordance with design objectives in the SEQ Regional Plan Implementation Guideline No. 7 Water sensitive urban design: Design objectives for urban stormwater management November 2009, or Urban Stormwater Quality Planning Guideline (DERM) or equivalent
 - u. 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; and
 - v. ensure development respects the existing topography and minimises to the greatest extent practicable the need for excavation and fill.
- (c) Key strategies for achieving the development intent and vision:
 - (i) The overall development intent for the Kinross Road Structure Plan Area will be achieved through the following strategies:
 - a. Land Use Precincts Strategy;



- b. Infrastructure and Services Strategy;
- c. Development Sequencing Strategy;
- d. Land Use Conflict Mitigation Strategy; and
- e. Non Planning Scheme Implementation Strategy.

(d) Land Use Precincts Strategy

- (i) The intent of the Land Use Precinct Strategy is to achieve a balance between protecting the significant ecological and scenic values of the Kinross Road Structure Plan Area, including the Hilliards Creek Corridor and koala habitats, while accommodating an integrated, efficient and sustainable urban community. The Kinross Road Structure Plan will provide a diverse range of residential housing types supported by an environmental and open space network and a mixed use local centre which incorporates a range of local retail, commercial and community facilities catering for the day to day convenience needs of local residents.
- (ii) Diagram 11 – Kinross Road Structure Plan Area Land Use Precincts – allocates all land within the Kinross Road Structure Plan Area into one of seven land use precincts which in combination will contribute to the achievement of the overall development intent for the area. The seven precincts are:
 - a. Mixed Use Local Centre Precinct (Precinct 1);
 - b. Community Facilities Precinct (Precinct 2)
 - c. Medium Density Residential Housing Precinct (Precinct 3);
 - d. Urban Residential Housing Precinct (Precinct 4);
 - e. Low Density Residential Housing Precinct (Precinct 5);
 - f. Bushland Living Precinct (Precinct 6); and
 - g. Greenspace Precinct (Precinct 7).

(e) Land Use Precincts Strategy – Mixed Use Local Centre Precinct (Precinct 1)

- (i) The Mixed Use Local Centre Precinct will provide convenience shopping catering for the local residents day to day convenience needs, commercial and employment opportunities and residential accommodation in a vibrant central hub of community activity.
- (ii) Outcomes for the Mixed Use Local Centre Precinct include:
 - a. providing limited retail and commercial services to meet the convenience needs of surrounding residents;
 - b. providing for small scale commercial offices or service industry activities that encourage and support local employment opportunities while respecting and protecting the amenity of adjoining housing precincts;
 - c. exhibiting the basic characteristics of a transit orientated community by integrating land uses and public transport infrastructure;
 - d. providing, in association with the adjoining Community Facilities Precinct, local recreation park, pedestrian and cycle network and bus stop, a focal point for the urban community;
 - e. providing opportunity for medium density housing above the ground storey;
 - f. ensuring the built form incorporates:
 - sustainable sub-tropical building design in a mid-rise form; and
 - active street frontages on the ground level.
 - g. ensuring site planning and building design addresses the Greenspace Precinct and facilitates connections to the adjoining local recreation park;
 - h. demonstrating principles of Water Sensitive Urban Design;
 - i. managing urban stormwater and wastewater quality and flows to protect receiving water quality and improve waterway stability through construction and operational phases to meet the design objective.

(f) Land Use Precincts Strategy – Community Facilities Precinct (Precinct 2)

- (i) The Community Facilities Precinct will provide for community facilities such as a community hall, community centre or welfare premises on land in public ownership;
- (ii) Outcomes for the Community Facilities Precinct include:
 - a. providing community facilities on public land that meets the needs of surrounding residents;



- b. providing, in combination with the adjoining Mixed Use Local Centre Precinct, local recreation park, pedestrian and cycle network and bus stop, a multi-purpose hub of community activity and social interaction; and
- c. ensuring site planning and building design addresses the Greenspace Precinct and facilitates connections to the adjoining local park;
- d. demonstrating principles of water sensitive urban design;
- e. managing urban stormwater and wastewater quality and flows to protect receiving water quality and improve waterway stability through construction and operational phases to meet the design objective.

(g) Land Use Precincts Strategy – Medium Density Residential Housing Precinct (Precinct 3)

- (i) The Medium Density Residential Housing Precinct provides for medium density housing in a compact urban form with high levels of amenity supporting the Mixed Use Local Centre Precinct and adjacent to Boundary Road (east of Kinross Road).
- (ii) Outcomes for the Medium Density Residential Housing Precinct include:
 - a. providing a range of housing types including apartment buildings, multiple dwellings, town houses, terrace houses and aged care and special needs housing to meet the community's diverse housing needs;
 - b. taking advantage of the views and amenity offered by the Greenspace Precinct by ensuring development addresses and provides passive surveillance of public open spaces;
 - c. supporting the vitality and vibrancy of the Mixed Use Local Centre Precinct and the line haul public transport corridors along Boundary Road and Panorama Drive;
 - d. incorporating pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Greenspace Precinct;
 - e. demonstrating principles of Water Sensitive Urban Design as well as innovative building design that responds to local climatic conditions;
 - f. building layout and design enhances the surrounding streetscape by ensuring:
 - attractive facades which address street frontages and public and communal open space;
 - building bulk is reduced by a combination of balconies, recesses and variations in building form and materials;
 - roofs are pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines;
 - car parking areas are not a dominant visual element;
 - grade variations are addressed through road alignments and built form solutions; and
 - retaining structures are minimized and designed to be sensitive to the amenity of the location.
- g. Sub-Precinct 3a Medium Density Residential Housing – Kinross Road:
 - is designed to maximise views and outlook across the adjoining Greenspace Precinct;
 - supports an increased density of dwelling units in proximity to the Mixed Use Local Centre and Community Facilities precinct;
 - incorporates pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Community Facilities Precinct, Greenspace Precinct and bus stops; and
 - supports development in a mid-rise (3 storeys) built form.
- h. Sub-Precinct 3b Medium Density Residential Housing – Boundary Road and Panorama Drive:
 - provides low-rise medium density residential development in close proximity to line haul bus services along Boundary Road and Panorama Drive;
 - provides physical breaks in the built form to facilitate convenient pedestrian access to the public transport services along Boundary Road and Panorama Drive;
 - incorporates acoustic treatments and building setbacks which mitigate noise impacts from Boundary Road and Panorama Drive;
 - ensures consistent acoustic treatments incorporate high quality landscaping design and façade treatments that are visually attractive to



address acoustic requirements and provide a transition to the rural land to the south of Boundary Road included in the Regional Landscape and Rural Production Area of the SEQRP 2009-2031; and

- limits development to a low-rise (1-2 storeys) built form

(h) Land Use Precincts Strategy – Urban Residential Housing Precinct (Precinct 4)

(i) The Urban Residential Housing Precinct accommodates a range of low-rise (1 – 2 storey) housing types including detached dwellings on individual lots of varying size, terrace houses, dual occupancy, multiple dwellings and aged care and special needs housing.

(ii) Outcomes for the Urban Residential Housing Precinct include:

- a. accommodating a variety of housing types;
- b. providing opportunity for home based employment;
- c. ensuring lot layout and built form:
 - provides a coordinated subdivision layout of detached and / or attached dwelling units that vary in lot size and appearance, creating a unique residential identity;
 - incorporates attractive facades that address street frontages;
 - demonstrates principles of sustainable sub-tropical building design;
 - demonstrates principles of Water Sensitive Urban Design;
 - provides a network of pedestrian, cycle and vehicular movement routes that maximize connectivity, permeability and ease of mobility;
 - maintains koala habitat linkages and demonstrates koala sensitive design techniques to support the safe movement of koalas;
 - delivers a safe, attractive and integrated street network that maximises permeability, legibility, accessibility and street tree plantings;
 - respects the existing topography and minimises the need for excavation and fill;
 - ensures development addresses the Greenspace Precinct and provides passive surveillance of public open spaces; and
 - ensures no new lots or dwelling units within a community title directly adjoin land in the Greenspace Precinct but are separated by the provision of an esplanade road. (This provision does not apply to the area immediately adjoining sub-precinct 7b on the western side of Kinross Road, where fauna exclusion fencing is required).
- d. Sub-Precinct 4a Urban Housing (Multiple Locations):
 - provides for a full range of low-rise housing types; and
 - incorporates pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Community Facilities Precinct, Greenspace Precinct and bus stops.
- e. Sub-Precinct 4b Urban Housing – Panorama Drive:
 - provides for a full range of low-rise housing types;
 - prevents direct property access to Panorama Drive;
 - vehicle access to Panorama Drive is limited to one road;
 - incorporates acoustic treatments and building setbacks which minimise noise impacts from Panorama Drive; and
 - ensures consistent acoustic treatments that incorporate high quality landscaping design and façade treatments that are visually attractive to address acoustic requirements.
- f. Sub-Precinct 4c Detached Housing:
 - provides for predominantly detached dwelling houses on individual lots;
 - maintains the configuration and density of existing residential development; and
 - protects and maintains the amenity of existing dwelling houses located within this Sub-Precinct.

(i) Land Use Precincts Strategy – Low Density Residential Housing Precinct (Precinct 5)

(i) The Low Density Residential Housing Precinct provides predominately for low-rise (1 – 2 storey) detached dwellings houses on individual lots;



- (ii) Outcomes for the Low Density Residential Housing Precinct include:
 - a. provides for single dwelling houses;
 - b. restricts the development of dual occupancy, terrace housing, multiple dwellings and aged care and special needs housing;
 - c. Sub Precinct 5a Low Density Residential (Milner Place)
 - protects and maintains the low density residential amenity of existing dwellings located within Milner Place;
 - maintains the configuration and density of existing residential development;
 - ensures reconfiguration of land is of a size and shape which protects and maintains the low density residential amenity of existing dwellings located in Milner Place; and
 - retains and protects significant trees of landscape value;
 - provides a transition between existing low density residential dwelling houses in Milner Place and new residential development in Precinct 4a to the west and north.
 - d. Sub Precinct 5b Low Density Residential (Boundary Road)
 - provides for single dwellings houses on larger urban lots adjoining Boundary Road and the Bushland Living and Greenspace Precinct to the west;
 - incorporates a pedestrian accessway to facilitate access to the public transport services along Boundary Road as well as providing an alternative emergency access point;
 - ensures consistent acoustic treatments incorporate high quality landscaping and acoustic treatments that are visually attractive to address acoustic requirements and provide a transition to the rural land south of Boundary Road included in the Regional Landscape and Rural Production Area of SEQRP 2009-2031; and
 - ensures new lots are only created where provided with internal access arrangements and existing driveways to Boundary Road are permanently removed.
- (j) Land Use Precincts Strategy – Bushland Living Precinct (Precinct 6)
 - (i) The Bushland Living Precinct provides for a limited range of uses that are low key and have a very low impact on environmental values.
 - (ii) Outcomes for the Bushland Living Precinct include:
 - a. ensuring uses and other development protect, enhance and provide for the long term management and enhancement of environmental values of the Precinct.
 - b. providing a lifestyle choice in an environmental setting; and
 - c. ensuring uses are low key, cover only a small portion of the land and have a very low impact on environmental values.
 - d. Sub –Precinct 6a Bushland Living (Multiple Locations)
 - provides for single dwelling houses on existing privately owned lots ;
 - protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;
 - provides opportunity for home businesses, low key tourism and recreational pursuits in an environmental setting;
 - maintains current lot sizes with no additional lots created; and
 - ensures vehicular movements do not negatively impact upon environmental values and can be managed without detrimental effect or impact on Boundary Road or Redland Bay Road where a property has a State controlled road frontage.
 - e. Sub-Precinct 6b Special Housing (Koala Sensitive)
 - provides for special limited housing (koala sensitive design) in accordance with the development approval granted by the Planning and Environment Court Appeal no.1303 of 2009.
- (k) Land Use Precincts Strategy – Greenspace Precinct (Precinct 7)



- (i) The Greenspace Precinct provides a protected and connected network of natural areas and accessible open spaces in public ownership comprised of waterways, wetlands, drainage lines, parklands, bushland habitats, fauna corridors and landscape values.
- (ii) Outcomes for the Greenspace Precinct include:
 - a. an area of five (5) Sub-Precincts that are designed and located to:
 - enhance, protect and maintain environmental, landscape, hydrological, scenic and recreation values;
 - rehabilitate degraded habitats to increase native vegetation cover, buffer core habitats and re-establish fauna corridors;
 - preserve and enhance native fauna habitat and movement areas and corridors along Hilliards Creek and throughout the Kinross Road Structure Plan area;
 - be progressively transferred to public ownership;
 - incorporate active recreational facilities including three local recreation parks, a district recreation park, and a network of pedestrian and cycling networks;
 - incorporate trunk stormwater management devices in identified locations; and
 - ensure all recreation parks, pedestrian and cycle paths, trunk stormwater devices, potable water and sewerage infrastructure is designed, located and managed to minimise impacts upon ecological and hydrological values.
 - b. Sub-Precinct 7a Hilliards Creek Core Habitat and Corridor protects and enhances publicly owned land that:
 - incorporates a sub-regional habitat and movement corridor for koalas and other native fauna;
 - manages and enhances koala habitat to ensure the long term viability of koalas in the area;
 - provides a diversity of habitats along Hilliards Creek including remnant vegetation, regrowth vegetation and grassland communities;
 - protects existing waterways, wetlands, drainage lines and riparian vegetation to ensure the long-term availability of aquatic habitats and refuges for diverse fauna populations;
 - maintains and enhances the hydraulic capacity and water quality of Hilliards Creek, its tributaries, drainage lines and riparian flood plains to accommodate local flooding and overland stormwater flows;
 - buffers the ecologically sensitive terrestrial and aquatic habitats of Hilliards Creek from encroachment by urban development;
 - restricts active recreation opportunity to the designated district recreation park located on cleared land at the periphery of this Sub-Precinct; and
 - incorporates pedestrian and cycle networks which are designed, located and managed to minimise impacts upon ecological and hydrological values.

Note -

The Kinross Road Structure Plan proposes that a district park (3.3ha) be located within the Greenspace Precinct as indicated on Diagram 11 – Kinross Road Structure Plan Area - Land Use Precincts and will be subject to future local government acquisition.

- c. Sub-Precinct 7b East West Habitat and Fauna Corridor protects and enhances publicly owned land that:
 - incorporates a local habitat and movement corridor for koala and other native fauna between two branches of Hilliards Creek;
 - incorporates patches of remnant vegetation, scattered eucalyptus and grasslands suitable for rehabilitation to create a continuous east-west corridor for koalas and other native fauna movements between Sub-Precinct 7a and Sub-Precinct 7e in the east;
 - incorporates a pedestrian and cycle network connecting housing precincts to the Mixed Use Local Centre Precinct and the district park which are



- designed, located and managed to minimise impacts upon native fauna movements, and ecological and hydrological values;
- provides a locally significant landscape feature and viewshed between residential precincts;
 - incorporates a purpose built fauna crossing supported by fauna fencing to ensure the safe movement of native fauna across Kinross Road; and
 - incorporates a local recreation park adjacent to the Mixed Use Local Centre Precinct located on predominantly cleared land and designed to support the movement of native fauna through the precinct;
 - includes fauna exclusion fencing along the boundaries of the east-west fauna corridor to encourage the funnelling of fauna within the corridor to the fauna crossing at Kinross Road.
- d. Sub-Precinct 7c Northern Wetlands Habitat, Corridor and Buffer protects and enhances publicly owned land that:
- includes a patch of bushland that is consistent with remnant vegetation community Regional Ecosystem 12.3.6;
 - manages and enhances identified koala habitat to ensure the long term viability of koalas in the area;
 - protects existing water bodies and drainage lines ensuring the long term availability of aquatic habitats and refuges for diverse fauna populations;
 - maintains the hydraulic capacity of a major tributary of Hilliards Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;
 - provides a critical corridor for native fauna movements between the riparian habitats of Sub-Precinct 7e and the core stand of vegetation in this Sub-Precinct and the conservation reserve directly to the north-west;
 - incorporates a bushfire buffer to the conservation reserve to the north; and
 - incorporates a local recreation park.
- e. Sub-Precinct 7d Southern Wetlands Corridor protects and enhances publicly owned land that:
- contains a series of linked farm dams which, subject to further investigation, will be retained and rehabilitated as aquatic habitats or filled returning the drainage line to its natural form conveying overland stormwater flows to Hilliards Creek;
 - maintains the hydraulic capacity and the riparian vegetation of a tributary of Hilliards Creek;
 - accommodates local flooding and conveys overland stormwater flows;
 - protects a significant stand of native vegetation which serves as a habitat refuge to local fauna;
 - manages, buffers and enhances patches of high value koala habitat;
 - provides a passive open space function; and
 - provides a locally significant landscape feature and viewshed of linear open spaces and vegetated areas.
- f. Sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:
- maintains and enhances the water quality of Wellington Ponds;
 - maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
 - accommodates local flooding and conveys overland stormwater flows;
 - protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
 - manages, buffers and enhances patches of high value koala habitat;
 - provides a passive open space function;
 - provides a locally significant landscape feature and viewshed of linear open spaces and vegetated areas;
 - incorporates a local recreation park on cleared land.

(l) Infrastructure and Services Strategy



- (i) Urban growth in the Kinross Road Structure Plan Area is supported by the coordinated planning and timely delivery of infrastructure including:
 - a. movement networks;
 - b. potable water supply;
 - c. wastewater disposal and treatment;
 - d. stormwater management;
 - e. energy provision; and
 - f. telecommunications networks.

(m) Infrastructure and Services Strategy – Movement

- (i) The Structure Plan provides an integrated network of roads, streets and pathways that facilitate the safe and efficient movement of private vehicles, buses, cyclists and pedestrians to destinations within and beyond the Kinross Road Structure Plan Area by:
 - a. ensuring the distribution of land uses, road layout, and development density supports line haul public transport corridors (bus) along Boundary Road and Panorama Drive;
 - b. ensuring street design takes advantage and compliments the local topography;
 - c. incorporating native fauna movements through fauna movement infrastructure to provide for the safe passage of native fauna throughout the area;
 - d. supporting the provision of a local public transport (bus) service for residents;
 - e. ensuring trunk collector and collector streets are of sufficient width to accommodate public transport, bikeways and on-street parking;
 - f. providing traffic calming measures along all residential access streets to increase safety for residents;
 - g. incorporating water sensitive urban design features such as swales, sediment retention and bio retention basins in the design of streets;
 - h. incorporating a safe, attractive and integrated street pattern that maximises permeability, legibility and accessibility and emergency access;
 - i. create an integrated, safe and attractive cycle and pedestrian network that maximises connectivity and permeability to public open space, public transport and the Mixed Use – Local Centre and Community Facilities precincts;
 - j. development is designed to maximise accessibility to public transport from all residential precincts; and
 - k. no direct vehicular access to Boundary Road and Kinross Road between Boundary Road and the northern edge of the east-west Greenspace corridor;
 - l. ensuring a future northern public transport corridor to the north to South Street;
 - m. future development is to ensure that sufficient land is secured for the future upgrade of the Kinross Road/Boundary Road intersection.

Note -

Land requirements associated with future upgrades of the Redland Bay Road / Boundary Road intersection and the Kinross Road / Boundary Road intersection shall be determined by the relevant State Agency.

The Kinross Road Structure Plan proposes part of Kinross Road and part of the proposed road that provides access/egress to Panorama Drive as trunk collectors.

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

- (i) Uses and other development are serviced by infrastructure necessary to support an integrated urban community by –
 - a. maximising the use of existing infrastructure networks; and
 - b. providing for the extension of existing infrastructure networks in an orderly, sustainable and cost effective manner.
- (ii) 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. minimising wastewater generation;
 - c. incorporating rainwater harvesting and water reuse infrastructure to reduce potable water demands and maximise recycling opportunities; and



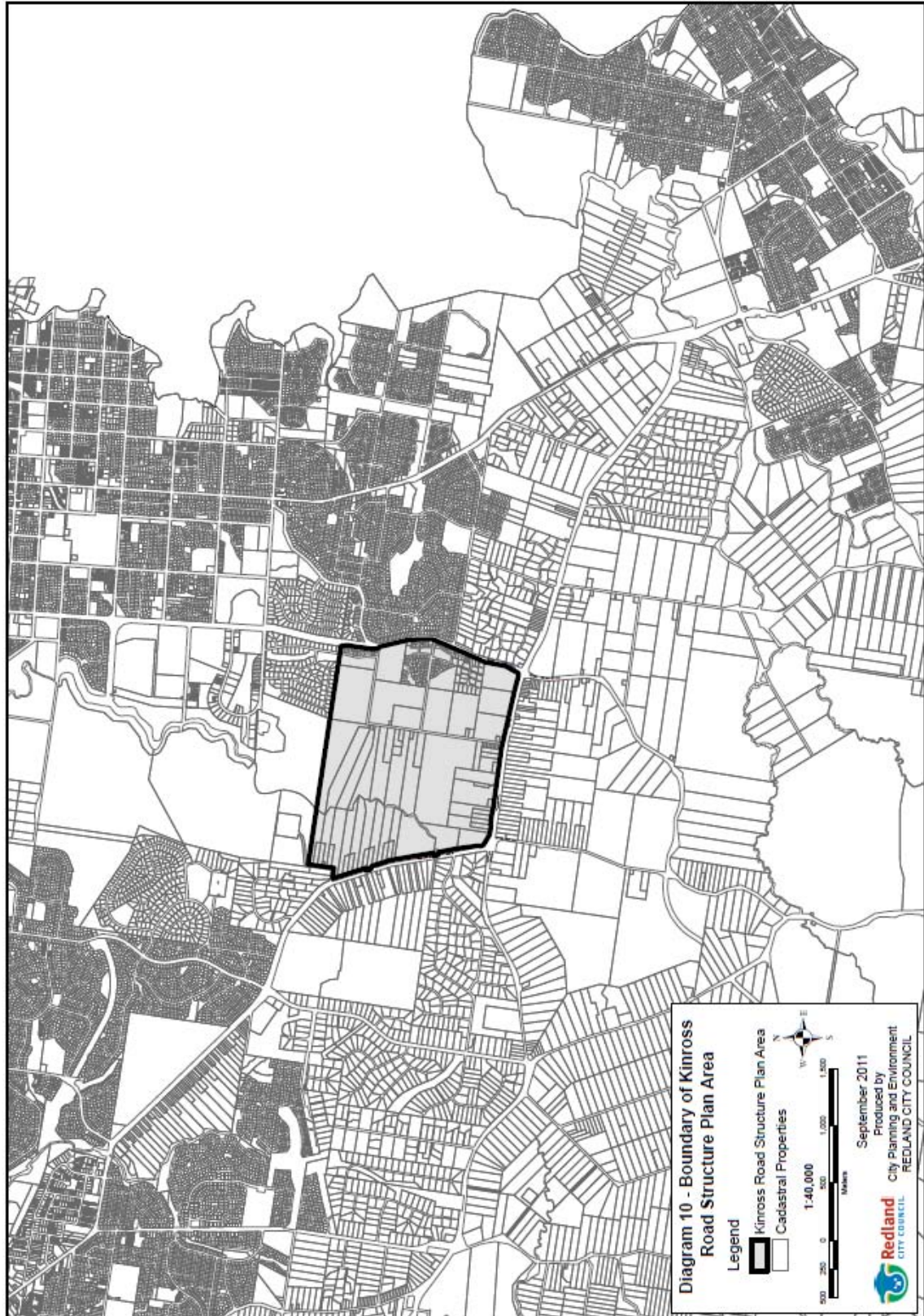
- d. protecting waterway health by improving stormwater quality through water sensitive urban design and minimising site runoff entering Hilliards Creek and its tributaries.
- (iii) Development within the Master Planned Area that triggers State Planning Policy (SPP) 4/10 Healthy Waters will be assessed against the development assessment code contained in SPP/10 until the Redlands Planning Scheme is amended to fully reflect SPP/10.
- (o) Energy Distribution Strategy
 - (i) The Kinross Road Structure Plan Area will be provided with new power line feeders from the existing zone substation at Victoria Point. No new substation is required in the area as a result of the proposed development; and
 - (ii) Where practicable, new power line feeders will be provided underground.
- (p) Sustainable Energy Strategy
 - (i) Urban development in Kinross Road Structure Plan Area is supported by a choice of energy options from a variety of energy retailers including sustainable power options; and
 - (ii) Grid connected solar lighting systems are utilised in all street, public space and bus stop lighting.
- (q) Telecommunications Strategy
 - (i) The Kinross Road Structure Plan Area 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.
- (r) Development Sequencing Strategy
 - (i) Development of the Kinross Road Structure Plan Area will occur progressively in response to market demands and subject to the ceasing of existing poultry operations.
 - (ii) Trunk infrastructure will be funded through infrastructure agreements in accordance with the Redlands Priority Infrastructure Plan. All other infrastructure will be predominately funded by development. In addition, state infrastructure agreements may be negotiated.
- (s) Land Use Conflict Mitigation Strategy
 - (i) A high standard of residential amenity is achieved by mitigating potential conflicts and impacts between new residential uses and:
 - a. existing residential communities;
 - b. existing rural, agricultural, nursery and light industrial activities;
 - c. traffic on Boundary Road, Panorama Drive and the internal trunk collector road; and
 - d. sensitive environments including all land included within the Greenspace Precinct.
- (t) Non Planning Scheme Implementation Strategy
 - (i) Key outcomes sought by the Kinross Road Structure Plan will primarily be achieved through the implementation of the Kinross Road Structure Plan Overlay and other provisions of the Redlands Planning Scheme. Existing local government 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 other non scheme activities and programs are planned to be undertaken to contribute to the achievement of the specific strategies and outcomes sought by the Kinross Road Structure Plan.

Note –

The Kinross Road Structure Plan – Volume 2 Planning Report (2011) 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 Structure Plan outcomes for the Kinross Road declared Master Plan Area.



Diagram 10 – Kinross Road declared Master Planned Area



Strategic Framework



Diagram 11 – Kinross Road Structure Plan – Land Use Precincts



Division 15 – Kinross Road Structure Plan Area Overlay

5.15.1 Introduction

- (1) The Kinross Road area is a declared master planned area under section 133 of the *Sustainable Planning Act 2009*.
- (2) This division contains the provisions for the Kinross Road Structure Plan Area Overlay. They are –
 - (a) Application of the Kinross Road Structure Plan Area Overlay (Section 5.15.2)
 - (b) The Kinross Road Structure Plan Area Overlay Tables of Assessment, that incorporate –
 - (i) levels of assessment for development in the Kinross Road Structure Plan Area Overlay (section 5.15.3);
 - (ii) assessment criteria for development in the Kinross Road Structure Plan Area Overlay (section 5.15.4);
 - (iii) Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises (section 5.15.5);
 - (iv) Kinross Road Structure Plan Area Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 5.15.6).
 - (c) The Kinross Road Structure Plan Area Overlay Code, that incorporates –
 - (i) compliance with the Kinross Road Structure Plan Area Overlay Code (section 5.15.7);
 - (ii) overall outcomes for the Kinross Road Structure Plan Area Overlay Code (section 5.15.8);
 - (iii) specific outcomes and probable solutions applicable to Assessable Development (section 5.15.9)

5.15.2 Application of the Kinross Road Structure Plan Overlay

- (1) The Kinross Road Area is a declared Master Planned Area under Section 133 of the *Sustainable Planning Act 2009*.
- (2) The Structure Plan Area Overlay applies to all development subject to the Master Planned Area declaration as depicted on the Kinross Road Structure Plan Overlay Map – Sheet 1 of 1 Mainland.
- (3) The Structure Plan Area Overlay will facilitate the development and conservation of the Kinross Road Area as a sustainable, integrated and well planned urban community.
- (4) The Structure Plan Area Overlay Code assessment criteria prevail over any other provisions within the Redlands Planning Scheme to the extent of any inconsistency.
- (5) To determine the level of assessment of development refer to Section 5.15.3, 5.15.4 and 5.15.5 of the Kinross Road Structure Plan Area Overlay.
- (6) If development is identified as having a different level of assessment under the Kinross Road Structure Plan Area Overlay than under a different overlay, the highest level of assessment applies as follows –
 - (i) self assessable prevails over exempt;
 - (ii) code assessable prevails over self assessable or exempt;
 - (iii) impact assessment prevails over code assessable, self assessable or exempt^{5.68}
- (7) There are no master plan units within the Kinross road Structure Plan Overlay Area.
- (8) Under section 134 of SPA, a development application for a preliminary approval to vary the effect of the Redlands Planning Scheme, in accordance with Section 242 of the Sustainable Planning Act 2009, is not permitted to be made over land within the Kinross Road Structure Plan Area.

^{5.68} Refer to 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.

- (9) Development subject to assessment against this Structure Plan is to be consistent with the intent of the land use precincts, relevant precinct and sub precinct outlined in Section 5.15.8 of the Kinross Road Structure Plan Overlay Code.
- (10) Development applications subject to assessment against this Structure Plan are to comply with the assessment criteria of the Kinross Road Structure Plan Overlay Code in Section 5.15.9.
- (11) Development that is consistent with the Specific Outcomes, in Section 5.15.9 complies with the Kinross Road Structure Plan Overlay Code. The Overall Outcomes in Section 5.15.8 may be used by an Assessment Manager to approve or refuse a development application which does not satisfy all the Specific Outcomes stated in Section 5.15.9.
- (12) The Overall Outcomes in Section 5.15.8 are the purpose of the Kinross Road Structure Plan Overlay Code. In combination, the overall outcomes seek to deliver an integrated, efficient and sustainable urban community while protecting the significant ecological and scenic values of the area, including the Hilliards Creek corridor.

All land within the Kinross Road Structure Plan Area is included into one (1) of seven (7) land use precincts which in combination will contribute to the achievement of the overall development intent for the area. These precincts have distinctive characteristics, and reflect ecological constraints, infrastructure, topography and the preferred future development patterns for the Kinross Road Structure Plan area. The precinct boundaries are shown on Map 1 – Kinross Road Structure Plan Area – Land Use Precincts. The broad strategic intent for each of the Precincts is provided in Part 3 – Desired Environmental Outcomes, Division 2 – Strategic Framework, 3.2.4 Local Level Strategies applying to certain parts of the City, (5) Kinross Road Structure Plan Area,

- (13) For the purposes of Schedule 4 of the Sustainable Planning Regulation 2009 the Kinross Road Structure Plan overlay is not considered to be a relevant overlay for assessment;
- (14) Minimum lot sizes, as identified in Part 7, Division 11, Table 1 of the Redlands Planning Scheme do not apply to development within the Kinross Road Structure Plan Area;
- (15) The Minister of Local Government and Planning has confirmed that the following State Planning Instruments have been reflected in the Kinross Road Structure Plan Overlay Code:

- (a) South East Queensland Regional Plan 2009-2031

Note: As overlays and constraint codes apply to the master planned area, it is considered that the Structure Plan also reflects the following State Planning Policies which are reflected in the Redlands Planning Scheme Version 3.1:

- (b) State Planning Policy 1/92 Development and Conservation of Agricultural Land is addressed in the following sections of the Redlands Planning Scheme:
- (i) Division 9 – Protection of the Poultry Industry Overlay
 - (ii) Policy 11 – Rural Lands and Uses
- (c) State Planning Policy 2/10 Koala Conservation in South East Queensland is addressed in the following sections of the Redlands Planning Scheme:
- (i) Division 7 – Habitat Protection Overlay
 - (ii) Policy 4 – Ecological Impacts
- Note: subject to the submission of a Koala Conservation Strategy*
- (d) State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils is addressed in the following sections of the Redlands Planning Scheme:
- (i) Division 1 – Acid Sulfate Soils Overlay
- (e) State Planning Policy 1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide is addressed in the following sections of the Redlands Planning Scheme:
- (i) Division 3 – Bushfire Hazard Overlay
 - (ii) Division 6 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay
 - (iii) Division 13 – Landslide Hazard Overlay
 - (iv) Policy 1 – Bushfire Hazard

- (v) Policy 7 – Flood Prone, Storm Tide and Drainage Constrained Land
- (vi) Policy 15 – Landslide Hazard
- (f) State Planning Policy 1/07 Housing and Residential Development
- (g) State Planning Policy 3/10 Acceleration of Compliance
- (h) State Planning Policy 4/10 Healthy Waters

Note – Aboriginal Cultural Heritage Act 2003

Under section 23 of the Aboriginal Cultural Heritage Act 2003, a person who carries out an activity must take all reasonable and practicable measure to ensure the activity does not harm Aboriginal cultural heritage (the “Cultural Heritage duty of care”). Maximum penalties for breaching the duty of care are \$1,000,000 for a corporation and \$100,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal Cultural Heritage if they are acting in accordance with the Cultural Heritage duty of care guidelines gazetted under the Aboriginal Cultural Heritage Act 2003, available on the DERM website, or in accordance with an agreement under the Aboriginal party for the area of a cultural heritage management plan approved under part 7 of the Aboriginal Cultural Heritage Act 2003.

Applicants are also encouraged to undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, DERM. Application forms to undertake a free search of the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 3239 3647 or on the DERM website at http://www.derm.qld.gov.au/cultural_heritage/index.html.

5.15.3 Levels of assessment for development affected by the Kinross Road Structure Plan Area Overlay

- (1) Section 5.15.5 and 5.15.6 identify the level of assessment for development affected by the Kinross Road Structure Plan Area Overlay, as follows –
 - (a) section 5.15.5 (Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises) –
 - (i) column 1 identifies uses that are exempt, self-assessable or assessable;
 - (ii) column 2 identifies the level of assessment for the uses listed in column 1.
 - (b) section 5.15.6 (Kinross Road Structure Plan Area 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, self-assessable 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) The Kinross Road Structure Plan Overlay – Table of Assessment for Material Change of Use of Premises - Section 5.15.5 and the Kinross Road Structure Plan Area Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises – Section 5.15.6, incorporates the relevant zone Tables of Assessment. It is not necessary to refer to the relevant zone Tables of Assessment to determine the level of assessment for development affected by the Kinross Road Structure Plan Area Overlay.
- (3) The land use precincts referenced in Section 5.15.5 and Section 5.15.6 (Kinross Road Structure Plan Overlay – Tables of Assessment) are identified on Map 1 of the Kinross Road Structure Plan Area Overlay Code (Section 5.15.9).
- (4) Other Overlays may alter the level of assessment identified in 1 (a) and (b)^{5.69}

^{5.69} Refer to 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.

The Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises (Section 5.15.5) and Other Development not associated with a Material Change of Use of Premises (Section 5.15.6) must be read in conjunction with the Table of Assessment for any other relevant overlay to determine the level of assessment. If development is identified as having a higher level of assessment under a relevant overlay than under this overlay the highest level of assessment applies in accordance with Part 1, Division 2, Section 1.2.5 of the Redlands Planning Scheme. The following lists potentially relevant overlays and the relevant Tables of Assessment that relate to the level of assessment.

Amenity Overlays

- Protection of the Poultry Overlay – Part 5 – Overlays, Division 9, Sections 5.9.4 and 5.9.5.
- Road and Rail Noise Impacts Overlay – Part 5 – Overlays, Division 10, Sections 5.10.4 and 5.10.5.

Hazard Overlays

- Bushfire Hazard Overlay – Part 5 – Overlays, Division 3, Sections 5.3.4 and 5.3.5
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay – Part 5 – Overlays, Division 6, Sections 5.6.4 and 5.6.5
- Landslide Hazard Overlay – Part 5 – Overlays, Division 13, Sections 5.13.4 and 5.13.5.

Values Overlays

- Habitat Protection Overlay – Part 5 – Overlays, Division 7, Sections 5.7.4, 5.7.5
 - Waterways, Wetlands and Morton Bay Overlay – Part 5 – Overlays, Division 12, Sections 5.12.4 and 5.12.5
- (5) A material change of use of premises is impact assessable where –
 - (a) a use is defined in Schedule 3 – Dictionary, Division 1 – Uses and is not listed in column 1 of the Kinross Road Structure Plan Area Overlay – Tables of Assessment for Material Change of Use of Premises; or
 - (b) a use is defined in Schedule 3 – Dictionary, Division 1 – Uses and listed in column 1 of the Kinross Road Structure Plan Area Overlay – Tables of Assessment for Material Change of Use of Premises, but does not meet the level of assessment qualifications in column 2 of the Kinross Road Structure Plan Area Overlay – Tables of Assessment for Material Change of Use of Premises; or
 - (c) a use is not defined in Schedule 3 – Dictionary, Division 1 – Uses; or
 - (d) a use other than for a road is proposed on land within the Kinross Road Structure Plan Area and is not included within one of the land use precincts as shown on Map 1 of the Kinross Road Structure Plan Overlay Code(Section 5.15.9). In all circumstances under the provisions of the Redlands Planning Scheme a road is exempt development;
 - (6) Other development not associated with a material change of use of premises is exempt where it is not listed in column 1 of the Kinross Road Structure Area Overlay – Table of Assessable for Other Development not associated with a Material Change of Use and is proposed to be undertaken on land included within one of the land use precincts as shown on the Kinross Road Structure Plan Overlay Map (Section 5.15.9).;
 - (7) Other development not associated with a material change of use of premises is impact assessable where it is not listed in column 1 of the Kinross Road Structure Plan Area Overlay – Tables of Assessment for Other Development and is not included within one of the land use precincts as shown on the Kinross Road Structure Plan Overlay Map(Section 5.15.9);
 - (8) For the purposes of determining levels of assessment Precinct boundaries are a fixed line;
 - (9) Where development is proposed in more than one Precinct and consequently is subject to more than one level of assessment, the highest level of assessment applies except in the circumstances as defined in (10) below;

- (10) Where access is provided as part of a material change of use of premises, and the provision of that access is located in a Precinct which has a higher level of assessment than would otherwise apply to the use, the level of assessment applicable to the provision of access is the same as the level of assessment applicable to the use.

5.15.4 Assessment criteria for development In the Kinross Road Structure Plan Area Overlay

- (1) Development in the Kinross Road Structure Plan Area Overlay is assessed against the assessment criteria listed in column 3 of sections 5.15.5 and 5.15.6, as follows -
 - (a) acceptable solutions of applicable codes for self-assessable development; or
 - (b) applicable codes for code assessable development.
- (2) Self-assessable development that does not comply with all the acceptable solutions of the applicable codes is assessable development.
- (3) Impact assessable development will be assessed against all relevant provisions of the Redlands Planning Scheme.
- (4) The Kinross Road Structure Plan Area Overlay Code only addresses assessment criteria specific to the Kinross Road Structure Plan 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 overlay Tables of Assessment for material change of use of premises or other development not associated with a material change of use of premises to determine all codes that may be triggered. Should any case arise where provisions of the Kinross Road Structure Plan Area Overlay Code are in conflict with another code in the Redlands Planning Scheme, the Specific Outcomes and Probable Solutions in section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code shall take precedence.

5.15.5 Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code.

Column 1	Column 2	Column 3
Use ^{5.69}	Level of Assessment ^{5.70}	Assessment Criteria
Aged Persons and Special Need Housing	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 3b;</p> <p>(2) the building height does not exceed that detailed in Table 2 – Maximum Overall Building Height of the Medium Density Residential Zone Code; or</p> <p>(3) In Precinct 4;</p> <p>(4) the building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Aged Persons and Special Needs Housing Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Apartment Building	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) In Precinct 1;</p> <p>(2) the use is undertaken as part of a mixed use development;</p> <p>(3) Building height does not exceed 14m in height above ground level</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Local Centre Zone Code ▪ Apartment Building Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prone and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Bed and Breakfast	<p><u>Self-Assessable</u></p> <p>If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) In –</p> <p>(a) Precinct 3; or</p> <p>(b) Precinct 5;</p> <p><u>Code Assessable</u></p> <p>If –</p> <p>(1) Not self-assessable;</p> <p>(2) In –</p> <p>(a) Precinct 1; or</p> <p>(b) Precinct 3; or</p> <p>(c) Precinct 4; or</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code ▪ Applicable Zone Code ▪ Bed and Breakfast Code ▪ Infrastructure Works Code ▪ Landscape Code

	<p>(d) Precinct 5; or (e) Precinct 6a</p> <p>Otherwise – <u>Impact Assessable</u></p>	
Caretakers Dwelling	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Caretakers Dwelling Code ▪ Centre Design Code if in Precinct 1
Child Care Centre	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 2</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Child Care Centre Code ▪ Access and Parking Code ▪ Centre Design Code if in Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Commercial Office	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1</p> <p><u>Code Assessable</u> If – (1) Not Self-assessable; (2) In Precinct 1; (3) 200m² or less gross floor area</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in Section 8.2.4 of the Centre Activity Code ▪ Kinross Road Structure Plan Overlay 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
Community Facility	<p><u>Code Assessable</u> If – (1) In – (c) Precinct 1; or (d) Precinct 2</p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Access and Parking Code ▪ Centre Design Code if in

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	<p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
<p>Display Dwelling</p>	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6 where included in the Environmental Protection Zone</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Display Dwelling Code
<p>Dual Occupancy</p>	<p><u>Code Assessable</u> If – (1) In Precinct 3; (2) The use is located on a premises that – (a) is 700m² or more in area; (b) has a frontage of 20 metres or more; (3) The building height is – (a) 8.5 metres or less above ground level; (b) 2 storey or less; (4) The use does not involve built to boundary wall that – are greater than 7 metres in total length; (a) are greater than 3 metres in height; (b) have windows or doors; or (5) In Precinct 4; (6) The use is located on a premises that – (a) is 800m² or more in area; (b) has a frontage of 20 metres or more; (7) The building height is – (a) 8.5 metres or less above ground level; (b) 2 storey or less; (8) The use does not involve built to boundary wall that – (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors.</p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Dual Occupancy Code ▪ Development Near Underground Infrastructure Code ▪ Domestic Driveway Crossover Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Dwelling House</p>	<p><u>Self-Assessable</u> If-</p> <p>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3;</p> <p>(2) In –</p> <p>(a) Precinct 3; or (b) Precincts 4; or (c) Precinct 5</p> <p>Note –</p> <p>Non-compliance with the acceptable solutions for self-assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self-assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.11.5 of the Dwelling House Code ▪ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code ▪ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ▪ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ▪ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code
	<p><u>Code Assessable</u> If-</p> <p>(1) Not self-assessable;</p> <p>(2) In –</p> <p>(a) Precinct 3; or (b) Precinct 4;</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level; (b) 2 storey of less;</p> <p>(4) The use does not involve built to boundary walls that –</p> <p>(a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors; or</p> <p>(5) Not self-assessable;</p> <p>(6) In –</p> <p>(a) Precinct 5; or (b) Precinct 6;</p> <p>(7) The building height is</p> <p>(a) 8.5 metres or less above ground level; (b) 2 storey of less; or</p> <p>(8) Not self-assessable;</p> <p>(9) In Precinct 6</p> <p>Otherwise –</p>	<ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Dwelling House Code ▪ Development Near Underground Infrastructure Code ▪ Domestic Driveway Crossover Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Stormwater Management Code

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	<u>Impact Assessable</u>	
Emergency Services	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 7</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Access and Parking Code ▪ Centre Design Code if in Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Estate Sales Office	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3; (2) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Estate Sales Office Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code
Health Care Centre	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3; (2) In Precinct 1</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 2</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 8.2.4 of the Centre Activity Code ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Access and Parking Code ▪ Centre Design Code if in Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code

		<ul style="list-style-type: none"> ▪ Stormwater Management Code
Home Business	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3</p> <p>(2) In –</p> <p>(a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6;</p> <p><u>Code Assessable</u> If –</p> <p>(1) Not self-assessable (2) In –</p> <p>(a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.15.4 of the Home Business Code <ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Home Business Code ▪ Access and Parking Code <p>And where being carried out in a Domestic Outbuilding within the Local Centre Zone –</p> <ul style="list-style-type: none"> ▪ Domestic Outbuilding Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code
Indoor Recreation Facility	<p><u>Code Assessable</u> If –</p> <p>(1) In Precinct 2; (2) Being undertaken by the local government; (3) On land in the ownership or control of the local government</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Community Purposes Zone Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Minor Utility	<u>Exempt</u>	
Mobile Home Park	<p><u>Code Assessable</u></p> <p>If in Precinct 3</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Medium Density Residential Zone Code ▪ Mobile Home Park Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management

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		Code
Multiple Dwelling	<p><u>Code Assessable</u> If – (1) In Precinct 1; (2) The use is undertaken as part of a mixed use development; (3) Building Height does not exceed three storeys 14m above ground level; or (4) In Precinct 3; (5) The use is located on a premises that – (a) is 800m2 or more in area; (b) has a frontage of 20 metres or more; (6) The building height does not exceed that detailed in Table 2- Maximum Overall Building Height of the Medium Density Zone Code; or (7) In Precinct 4; (8) The building height is – (a) 8.5 metres or less above ground level; (b) 2 storey or less; (9) The premises is – (a) 1200m2 or more in area; (b) has a frontage of 20 metres or more</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code Multiple Dwelling House Code ▪ Access and Parking Code ▪ Centre Design Code if in Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Outdoor Dining	<p><u>Code Assessable</u> If in Precinct 1</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Outdoor Dining Code
Outdoor Recreation Facility	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 2; or (b) Precinct 7; (2) Being undertaken by the local government; (3) On land in the ownership or control of the local government</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
Park	<p><u>Self Assessable</u> If – (1) Being undertaken by the local government; (2) On land in the ownership or control of the local government;</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.20.4 of the Park Code

	<p>(3) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable Zone Code ▪ Park Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
<p>Place of Worship</p>	<p><u>Code Assessable</u></p> <p>If in Precinct 2</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay Code ▪ Community Purposes Zone Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code
<p>Refreshment Establishment</p>	<p><u>Self-Assessable</u></p> <p>If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) 100m² or less gross floor area;</p> <p>(3) In Precinct 1</p> <p><u>Code Assessable</u></p> <p>If –</p> <p>(1) Not self-assessable;</p> <p>(2) In Precinct 1;</p> <p>(3) 100m² 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 ▪ Kinross Road Structure Plan Overlay Code ▪ Applicable 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
<p>Relatives Apartment</p>	<p><u>Self-Assessable</u></p> <p>If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) In –</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.21.4 of the Relatives Apartment Code ▪ Acceptable Solutions in section 8.5.4 of the Development near Underground Infrastructure

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	<p>(a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6;</p> <p><u>Code Assessable</u> If- (1) Not self-assessable; (2) in – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6</p> <p>Otherwise – <u>Impact Assessable</u></p>	<p>Code</p> <ul style="list-style-type: none"> ▪ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ▪ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ▪ Applicable Zone Code ▪ Relatives Apartment Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Stormwater Management Code
Road	<u>Exempt</u>	
Roadside Stall	<p><u>Code Assessable</u></p> <p>If in Precinct 6a</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Roadside Stall Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Infrastructure Works Code
Service Industry	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1; (3) 100m² or less gross floor area</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solution in section 8.2.4 of the Centre Activity Code ▪ Kinross Road Structure Plan Overlay ▪ 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
Shop	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 8.2.4 of the Centre Activity Code

	<p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1; (3) 500m² or less gross floor area</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay ▪ 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
<p>Small Lot House</p>	<p><u>Code Assessable</u> If – (1) In Precinct 3; (2) The Premises – (a) is greater than 400m² and less than 500m² in area; (b) has a minimum frontage of 10 metres; (3) The building height is – (a) 8.5 metres or less above ground level; (b) 2 storey or less; (4) The use does not involve built to boundary wall that – (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors; or (5) In Precinct 4; (6) The Premises – (a) is greater than 400m² and less than 500m² in area; (b) where the premises exists at the time the planning scheme has effect, has a frontage of 10 metres or more; or (c) has a minimum frontage of 10 metres; (7) The building height is – (a) 8.5 metres or less above ground level; (b) 2 storey or less; (8) The use does not involve built to boundary wall that – (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Applicable Zone Code ▪ Small Lot House Code ▪ Development Near Underground Infrastructure Code ▪ Domestic Driveway Crossover Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code ▪ Stormwater Management Code

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<p>Telecommunications Facility</p>	<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) In –</p> <p>(a) Precinct 1; or</p> <p>(b) Precinct 2</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code ▪ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code ▪ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ▪ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ▪ Kinross Road Structure Plan Overlay ▪ Applicable Zone Code ▪ Telecommunications Facility Code ▪ Access and Parking Code ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Infrastructure Works Code ▪ Landscape Code
<p>Temporary Use</p>	<p><u>Self-Assessable</u></p> <p>If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) In -</p> <p>(a) Precinct 1; or</p> <p>(b) Precinct 2; or</p> <p>(c) Precinct 6; or</p> <p>(d) Precinct 7</p> <p><u>Code Assessable</u></p> <p>If –</p> <p>(1) Not self-assessable;</p> <p>(2) In –</p> <p>(a) Precinct 1; or</p> <p>(b) Precinct 2; or</p> <p>(c) Precinct 6; or</p> <p>(d) Precinct 7</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 6.27.4 of the Temporary Use Code ▪ Kinross Road Structure Plan Overlay ▪ Applicable Zone Code ▪ Temporary Use Code
<p>Utility Installation</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay (except where required for electrical power distribution) ▪ Applicable Zone Code

		<ul style="list-style-type: none"> ▪ Access and Parking Code ▪ Centre Design Code if in Precinct 1 ▪ Development Near Underground Infrastructure Code ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code ▪ Landscape Code ▪ Stormwater Management Code
Veterinary Surgery	<p><u>Code Assessable</u></p> <p>If in Precinct 1</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> ▪ Kinross Road Structure Plan Overlay ▪ 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
Defined uses not in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1, other than a road, not included in one of the Land Use Precincts as shown on Map 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 – Schedule 3 – Dictionary, Division 1 - Uses	<u>Impact Assessable</u>	

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

^{5.70} See Part 9 – Schedule 3 – Dictionary, Division 2 – Administrative Terms for a definition of level of assessment.

5.15.6 Kinross Road Structure Plan Area Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Kinross Road Structure Plan Area Overlay – Table of Assessment of Other Development

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code.

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}	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) in Precinct 1; or</p> <p>(2) in Precinct 2;</p> <p style="padding-left: 20px;">(a) being undertaken by the local government;</p> <p style="padding-left: 20px;">(b) on land in the ownership and control of the local government; or</p> <p>(3) in Precinct 3; or</p> <p>(4) in Precinct 4;</p> <p style="padding-left: 20px;">(a) the proposal contains 50 or less lots; or</p> <p style="padding-left: 20px;">(b) lot frontage is 10 metres or greater except for irregular or internal lots^{5.74}; or</p> <p>(5) in Precinct 5; or</p> <p>(6) in Precinct 6;</p> <p style="padding-left: 20px;">(a) not in Conservation Sub-Area CN2; or</p> <p>(7) in Precinct 7;</p> <p style="padding-left: 20px;">(a) being undertaken by the local government.</p> <p>Otherwise -</p> <p><u>Impact assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Area Overlay Code • Applicable zone code • Reconfiguration Code • Development Near Underground Infrastructure Code • Excavation and Fill Code • Infrastructure Works Code • Stormwater Management Code
Creating lots by subdividing another lot by: <ul style="list-style-type: none"> • Building format plan; or • Volumetric Format Plan 	<p><u>Code Assessable</u></p> <p>If -</p> <p>(1) in Precinct 1; or</p> <p>(2) in Precinct 2;</p> <p style="padding-left: 20px;">(a) being undertaken by the local government;</p> <p style="padding-left: 20px;">(b) on land in the ownership and control of the local government; or</p> <p>(3) in Precinct 3; or</p> <p>(4) in Precinct 4; or</p> <p>(5) in Precinct 5; or</p> <p>(6) in Precinct 6; or</p> <p>(7) in Precinct 7.</p> <p>Otherwise -</p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Overlay Code • Applicable zone code • Reconfiguration Code

^{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.

^{5.74} Small lots with a frontage of less than 10 metres are Impact Inconsistent. Refer to Table 1 – Inconsistent Uses and Other Development

	<u>Impact assessable</u>	
<ul style="list-style-type: none"> Rearranging the boundaries of a lot by registering a plan of subdivision; or Dividing land into parts by Agreement; or Creating an easement giving access to a lot from a constructed road 	<u>Code Assessable</u>	<ul style="list-style-type: none"> Kinross Road Structure Plan Area Overlay Code Reconfiguration Code
Building Work for -		
Communication Structures	<p><u>Exempt</u> If minor building work^{5.75}.</p> <p><u>Self-Assessable</u> If -</p> <ol style="list-style-type: none"> (1) not exempt; (2) complying with the assessment criteria being the acceptable solutions listed in column 3. <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 7.2.4 of the Communications Structure Code Communications Structures Code
Domestic Additions	<p><u>Exempt</u> If -</p> <ol style="list-style-type: none"> (1) minor building work^{5.76}; (2) in - <ol style="list-style-type: none"> (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6. <p><u>Self-Assessable</u> If -</p> <ol style="list-style-type: none"> (1) not exempt; (2) complying with the assessment criteria being the acceptable solutions listed in column 3; (3) not in - <ol style="list-style-type: none"> (a) Precinct 2; or (b) Precinct 7. <p>Note –</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building</p>	<ul style="list-style-type: none"> Acceptable Solutions in section 7.3.5 of the Domestic Additions Code Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code Acceptable Solutions A1.(1) (a)and(c) in section 7.6.4 of the Excavation and Fill Code Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code

^{5.75} See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of minor building work.

^{5.76} See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of minor building work.

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	<p>Assessment Provisions identified in the Domestic Additions Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.3.2 of the Domestic Additions Code.</p> <p><u>Code Assessable</u> If -</p> <ul style="list-style-type: none"> (1) not self assessable; or (2) in - <ul style="list-style-type: none"> (a) Precinct 3; or (b) Precinct 4; (3) the building height is - <ul style="list-style-type: none"> (a) 8.5 metres or less above ground level; (b) 2 storey or less; (4) the addition does not involve built to boundary walls that are: <ul style="list-style-type: none"> (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors; or (5) in - <ul style="list-style-type: none"> (a) Precinct 5 and the building height is 8.5 metres or less above ground level and 2 storey or less; or (6) in - <ul style="list-style-type: none"> (a) Precinct 2; or (b) Precinct 7. <p>Otherwise - <u>Impact assessable</u></p>	<ul style="list-style-type: none"> • Applicable zone code • Domestic Additions Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Stormwater Management Code
<p>Domestic Outbuilding</p>	<p><u>Exempt</u> If -</p> <ul style="list-style-type: none"> (1) minor building work^{5.77}; (2) in - <ul style="list-style-type: none"> (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6. <p><u>Self-Assessable</u> If -</p> <ul style="list-style-type: none"> (1) not exempt; (2) complying with the assessment criteria being the acceptable solutions listed in column 3; (3) not in - <ul style="list-style-type: none"> (a) Precinct 2; or 	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.5.5 of the Domestic Outbuilding Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1) (a)and(c) in section 7.6.4 of

^{5.77} See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of minor building work.

	<p>(b) Precinct 7.</p> <p>Note –</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Domestic Outbuilding code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.5.2 of the Domestic Outbuilding Code.</p> <p><u>Code Assessable</u></p> <p>If -</p> <p>(1) not self-assessable;</p> <p>(2) in -</p> <p>(a) Precinct 2; or</p> <p>(b) Precinct 7.</p>	<p>the Excavation and Fill Code</p> <ul style="list-style-type: none"> • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code <ul style="list-style-type: none"> • Applicable zone code • Domestic Outbuilding Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
<p>On-site raising or relocation of an existing dwelling unit</p>	<p><u>Self-Assessable</u></p> <p>If -</p> <p>(1) complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) in -</p> <p>(a) Precinct 1; or</p> <p>(b) Precinct 3; or</p> <p>(c) Precinct 4; or</p> <p>(d) Precinct 5; or</p> <p>(e) Precinct 6.</p> <p>Note –</p> <p>Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the On-site Raising or Relocation Code will not elevate the level of assessment of a proposal from self assessable to assessable development under the Redlands Planning Scheme. Refer to section 7.7.2 of the On-site Raising or Relocation Code.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.7.5 of the On-Site Raising or Relocation Code • Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1) (a)and(c) in section 7.6.4 of the Excavation and Fill Code

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	<p><u>Code Assessable</u> If - (1) if not self-assessable; or (2) in - (a) Precinct 3; or (b) Precinct 4; (3) the building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less; (4) the relocation does not result in built to boundary walls that are (a) are greater than 7 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors; or (5) in - (a) Precinct 2; or (b) Precinct 7.</p> <p>Otherwise - <u>Impact assessable</u></p>	<ul style="list-style-type: none"> • Applicable zone code • On-Site Raising and Relocation Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Stormwater Management Code
<p>Private Swimming Pool</p>	<p><u>Self-Assessable</u> If - (1) complying with the assessment criteria being the acceptable solutions listed in column 3; (2) in - (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6 and on land included in the Environmental Protection Zone.</p> <p><u>Code Assessable</u> If - (1) not self-assessable; or (2) in - (a) Precinct 2; or (b) Precinct 6 and on land included in the Conservation Zone including Sub-Area CN2; or (c) Precinct 7.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.8.5 of the Private Swimming Pool Code • Applicable zone code • Private Swimming Pool Code • Development Near Underground Infrastructure Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
<p>Private Tennis Court</p>	<p><u>Self Assessable</u> If - (1) complying with the assessment criteria being the acceptable solutions listed in column 3; (2) in - (a) Precinct 3; or (b) Precinct 4; or</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.9.4 of the Private Tennis Court Code

	<p>(c) Precinct 5; or (d) Precinct 6.</p> <p><u>Code Assessable</u> If - (1) not self-assessable; (2) in - (a) Precinct 1 or (b) Precinct 2; or (c) Precinct 7.</p>	<ul style="list-style-type: none"> • Applicable zone code • Private Tennis Court Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Landscape Code
Operational Works for -		
Constructing a Domestic Driveway Crossover	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code • Domestic Driveway Crossover Code
Excavation and Fill	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code • Acceptable Solutions A1.(1) (b),(c),(d) in section 7.6.4 of the Excavation and Fill Code • Kinross Road Structure Plan Area Overlay Code • Erosion Prevention and Sediment Control Code • Excavation and Fill Code
Placing an Advertising Device on Premises	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> • Acceptable Solutions in section 7.1.4 of the Advertising Devices Code • Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> • Kinross Road Structure Plan Area Overlay Code • Reconfiguration Code • Development Near Underground Infrastructure • Erosion Prevention and Sediment Control Code • Excavation and Fill Code • Infrastructure Works Code • Landscape Code • Stormwater Management Code
All other development not listed in column 1	<p><u>Exempt</u></p>	

Note -

Clearing of native vegetation is controlled through Local Law No. 6 prior to a development application being lodged. Once a development application is lodged the relevant zone code, overlay code and this Kinross Road Structure Plan Area Overlay code includes provisions to control the clearing of native vegetation.

5.15.7 Compliance with the Kinross Road Structure Plan Area Overlay Code

- (1) The Overall Outcomes, listed in section 5.15.8, are the purpose of this Code.
- (2) The Overall Outcomes state the strategic outcomes for land in the Kinross Road Structure Plan Area, as required by section 141 of the *Sustainable Planning Act 2009*.
- (3) The Specific Outcomes, listed in section 5.15.9, that contribute to achieving the Overall Outcomes are the outcomes by which code or impact assessable development subject to the Kinross Road Structure Plan Area Overlay Code will be assessed. Development that is consistent with the Specific Outcomes, in Section 5.15.9 complies with the Kinross Road Structure Plan Overlay Code. The Overall Outcomes in Section 5.15.8 may be used by an Assessment Manager to approve or refuse a development application which does not satisfy all the Specific Outcomes stated in Section 5.15.9.
- (4) Development that is consistent with the Specific Outcomes listed in section 5.15.9 complies with the Kinross Road Structure Plan Area Overlay Code.
- (5) The Probable Solutions, listed in section 5.15.9, are prescriptive solutions and provide a guide to achieving the Specific Outcomes.

5.15.8 Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code

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

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. concentrate community interaction around a well designed and accessible local activity centre;
 - b. accommodate a diverse community in a range of housing types and densities to encourage housing diversity and choices;
 - c. respect and protect the natural environment;
 - d. maintain, protect and enhance the ecological function and scenic amenity of the Hilliards Creek Corridor and other areas of ecological significance including the east - west corridor linking Hilliards Creek with bushland areas adjacent to Panorama Drive;
 - e. incorporate a well protected system of wildlife habitats and accessible local and district recreational parks visually and physically integrated with the urban areas;
 - f. deliver an efficient and affordable infrastructure network funded in a fair and equitable manner;
 - g. incorporate a safe, attractive and integrated street pattern network that maximises permeability, legibility, accessibility and street tree plantings;
 - h. ensure a distribution of land uses, layout of streets and building densities that supports the provision and use of public transport;
 - i. provides a safe, attractive and efficient pedestrian and cycle network;

- j. contribute to the sustainable use of water resources through the implementation of integrated water management principles;
 - k. assist the survival of local koala populations by protecting, rehabilitating and enhancing koala habitat areas and movement corridors;
 - l. ensure all development maintains koala habitat linkages and incorporates koala sensitive development techniques and practices supporting the safe movement of koalas;
 - m. provide for an inclusive, healthy and engaged community with high levels of access to community facilities, public open space, pedestrian and cycling networks and public transport;
 - n. provide for a high quality built form that is ecologically sustainable, responsive to a subtropical climate, innovative and establishes a local character;
 - o. maximise the retention of existing koala habitat trees as well as clusters of other trees and significant individual trees as valuable landscape features;
 - p. 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;
 - q. ensure development respects the existing topography and minimises to the greatest extent practicable the need for excavation and fill;
 - r. development within the Kinross Road Structure Plan area is to achieve a minimum density of 15 dwellings per hectare for urban residential areas and 44 dwellings per hectare in medium density residential areas.
- (ii) Uses and other development reinforce the specific development intent for each Land Use Precinct, depicted on Map 1 Kinross Road Structure Plan Area – Land Use Precincts, as follows –
- a. Mixed Use Local Centre Precinct – (Precinct 1)
 - provides limited retail and commercial services to meet the convenience needs of surrounding residents;
 - provides for small scale commercial offices or service industry activities that encourage and support local employment opportunities while respecting and protecting the amenity of adjoining Housing Precincts;
 - exhibits the basic characteristics of a transit orientated development by integrating land uses and public transport infrastructure;
 - provides, in association with the adjoining Community Facilities Precinct, local recreation park, pedestrian and cycle network and bus stop, a focal point for the surrounding housing precincts;
 - provides opportunity for medium density housing above ground level;
 - ensures built form incorporates:
 - ▶ sustainable sub-tropical building design in a mid-rise form; and
 - ▶ active street frontages on the ground level;
 - ensures site planning and building design addresses the Greenspace Precinct and facilitates connections to the adjoining local recreation park.
 - b. Community Facilities Precinct – (Precinct 2)
 - provides community facilities on public land that meets the needs of surrounding residents;
 - provides, in combination with the adjoining Mixed Use Local Centre Precinct, local recreation park, pedestrian and cycle network and bus stop, a multi-purpose hub of community activity and social interaction;
 - ensures site planning and building design addresses the Greenspace Precinct and facilitates connections to the adjoining local park.
 - c. Medium Density Residential Housing Precinct – (Precinct 3)
 - provides a range of housing types including apartment buildings, multiple dwellings, town houses, terraces, and aged care and special needs housing to meet the community's diverse housing needs;
 - takes advantage of the views and amenity offered by the Greenspace Precinct ensuring development addresses and provides passive surveillance of public open spaces;
 - provides a higher density of dwelling units in proximity to the Mixed Use Local Centre Precinct and Community Facilities Precinct;

- incorporates pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Greenspace Precinct and bus stops;
 - demonstrates principles of Water Sensitive Urban Design as well as innovative building design that responds to local climatic conditions;
 - ensures building layout and design enhances the surrounding streetscape by:
 - ▶ incorporating attractive facades which address street frontages and public and communal open space;
 - ▶ reducing building bulk by a combination of balconies, recesses and variations in building form and materials;
 - ▶ ensuring roofs are pitched, articulated, gabled or provide other features to avoid single plane or flat rooflines;
 - ▶ ensuring car parking areas are not a dominant visual element and are screened from public roads and public and communal open space;
 - ▶ addressing grade variations through road alignments and built form solutions;
 - ▶ minimising retaining structures which are designed to be sensitive to the amenity of the location;
 - Sub-Precinct 3a Medium Density Residential Housing – Kinross Road
 - ▶ ensures building design maximises views and outlook across the adjoining Greenspace Precinct;
 - ▶ provides for a higher density of dwelling units in proximity to the Mixed Use Local Centre and Community Facilities Precinct;
 - ▶ incorporates pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Community Facilities Precinct, Greenspace Precinct and bus stops;
 - ▶ supports a mid-rise built form;
 - Sub-Precinct 3b Medium Density Residential Housing – Boundary Road and Panorama Drive
 - ▶ provides for low-rise medium density residential development in close proximity to line haul bus services along the public transport corridors on Boundary Road and Panorama Drive;
 - ▶ provides physical breaks in the built form to facilitate convenient pedestrian access to the public transport services along Boundary Road and Panorama Drive;
 - ▶ incorporates acoustic treatments and building setbacks which mitigate noise impacts from Boundary Road and Panorama Drive;
 - ▶ ensures consistent acoustic treatments incorporate high quality landscaping design and façade treatments that are visually attractive to address acoustic requirements and provide a transition to the rural land to the south of Boundary Road included in the Regional Landscape and Rural Production Area of the SEQRP 2009-2031;
 - ▶ limits development to a low-rise (1-2 storeys) built form.
- d. Urban Residential Housing Precinct – (Precinct 4)
- accommodates a variety of housing types on a range of lot sizes including detached dwellings, dual occupancy, terrace houses, multiple dwellings, and aged care and special needs housing;
 - provides opportunity for home based employment;
 - ensures lot layout and built form:
 - ▶ provides a coordinated subdivision layout of detached and / or attached dwelling units that vary in lot size and appearance, creating a unique residential identity;
 - ▶ incorporates attractive facades that address street frontages;
 - ▶ demonstrates principles of sustainable sub-tropical building design;
 - ▶ demonstrates principles of water sensitive urban design;
 - ▶ provides a network of pedestrian, cycle and vehicular movement routes that maximise connectivity, permeability and ease of mobility;
 - ▶ maintains koala habitat linkages and demonstrates koala sensitive design techniques to support the safe movement of koalas;
 - ▶ delivers a safe, attractive and integrated street network that maximises permeability, legibility, accessibility and street tree plantings;
 - ▶ respects the existing topography and minimises the need for excavation and fill;

- ▶ ensures development addresses the Greenspace Precinct and provides passive surveillance of public open spaces;
 - ▶ ensures no new lots or dwelling units within a community title directly adjoin land in the Greenspace Precinct but are separated by the provision of an esplanade road. (This does not apply to the area immediately adjoining the sub-precinct 7b on the western side of Kinross Road, where fauna exclusion fencing is required);
 - ▶ ensures dwellings are sited and managed to maximize the retention and/or restoration of environmental values through revegetation and contribute to the function of the adjoining native fauna corridor.
 - Sub-Precinct 4a Urban Housing (Multiple Locations)
 - ▶ provides for a full range of low-rise housing types;
 - ▶ incorporates pedestrian and cycle pathways which provide convenient linkages to the Mixed Use Local Centre Precinct, Community Facilities Precinct, Greenspace Precinct and bus stops.
 - Sub-Precinct 4b Urban Housing – Panorama Drive
 - ▶ provides for a full range of low-rise housing types;
 - ▶ prevents direct property access to Panorama Drive;
 - ▶ limits vehicle access to Panorama Drive to one trunk collector road;
 - ▶ incorporates acoustic treatments and building setbacks which minimise noise impacts from Panorama Drive;
 - ▶ ensures acoustic treatments include consistent high quality landscaping design and façade treatments that are visually attractive to address acoustic requirements.
 - Sub-Precinct 4c Detached Housing
 - ▶ provides for predominantly detached dwelling houses on individual lots;
 - ▶ maintains the configuration and density of existing residential development;
 - ▶ protects and maintains the amenity of existing dwelling houses located within this Sub-Precinct.
- e. Low Density Residential Housing Precinct – (Precinct 5)
- provides for single detached dwelling houses on individual lots;
 - restricts the development of dual occupancy, terrace housing, multiple dwellings and aged care and special needs housing;
 - Sub Precinct 5a Low Density Residential (Milner Place)
 - ▶ protects and maintains the low density residential amenity of existing dwellings located within Milner Place;
 - ▶ maintains the configuration and density of existing residential development;
 - ▶ ensures reconfiguration of land is of a size and shape which protects and maintains the low density residential amenity of existing dwellings located in Milner Place;
 - ▶ retains and protects significant trees of landscape value;
 - ▶ provides a transition between existing low density residential dwelling houses in Milner Place and new residential development in Precinct 4a to the west and north;
 - Sub Precinct 5b Low Density Residential (Boundary Road)
 - ▶ provides for single dwellings houses on larger urban lots adjoining Boundary Road and the Bushland Living and Greenspace Precinct to the west;
 - ▶ incorporates a pedestrian accessway to facilitate access to the public transport services along Boundary Road as well as providing an alternative emergency access point;
 - ▶ ensures consistent high quality landscaping and acoustic treatments that are visually attractive and address acoustic requirements and provide a transition between the urban footprint and rural land to the south of Boundary Road included in the Regional Landscape and Rural Production Area of SEQRP 2009-2031;
 - ▶ ensures new lots are only created where provided with internal access arrangements and existing driveways to Boundary Road are permanently removed;
- f. Bushland Living Precinct – (Precinct 6)
- ensures uses and other development protect, enhance and provide for the long term management and enhancement of environmental values of the Precinct;

- provides for lifestyle choice in an environmental setting;
 - ensures uses are low key, cover only a small portion of the land and have a very low impact on environmental values;
 - Sub –Precinct 6a Bushland Living (Multiple Locations)
 - ▶ provides for single dwelling houses on existing privately owned lots ;
 - ▶ protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;
 - ▶ provides opportunity for home businesses, low key tourism and recreational pursuits in an environmental setting;
 - ▶ maintains current lot sizes with no additional lots created; and
 - ▶ ensures vehicular movements do not negatively impact upon environmental values and can be managed without detrimental effect or impact on Boundary Road or Redland Bay Road where a property has a State controlled road frontage;
 - Sub-precinct 6b Special housing (Koala Sensitive)
 - ▶ provides for special limited housing (koala sensitive design) in accordance with the development approval granted by the Planning and Environment Appeal no.1303 of 2009.
- g. Greenspace Precinct – (Precinct 7)
- an area of five (5) sub-precincts that are designed and located to:
 - ▶ enhance, protect and maintain environmental, landscape, hydrological, scenic and recreation values;
 - ▶ rehabilitate degraded habitats to increase native vegetation cover, buffer core habitats and re-establish fauna corridors;
 - ▶ preserve and enhance native fauna habitat and movement areas and corridors along Hilliards Creek and throughout the Structure Plan Area;
 - ▶ be progressively transferred to public ownership;
 - ▶ incorporate active recreational facilities including three local recreation parks, a district recreation park, and a network of pedestrian and cycling networks;
 - ▶ incorporate trunk stormwater management devices in identified locations;
 - ▶ ensure all recreation parks, pedestrian and cycle paths, trunk stormwater devices, potable water and sewerage infrastructure is designed, located and managed to minimise impacts upon ecological and hydrological values.
 - Sub-precinct 7a Hilliards Creek Core Habitat and Corridor protects and enhances publicly owned land that:
 - ▶ incorporates a sub-regional habitat and movement corridor for koalas and other native fauna;
 - ▶ manages and enhances koala habitat to ensure the long term viability of koalas in the area;
 - ▶ protects a diversity of habitats along Hilliards Creek including remnant vegetation, regrowth vegetation and grassland communities;
 - ▶ protects existing waterways, wetlands, drainage lines and riparian vegetation to ensure the long term availability of aquatic habitats and refuges for diverse fauna populations;
 - ▶ maintains and enhances the hydraulic capacity and water quality of Hilliards Creek, its tributaries, drainage lines and riparian flood plains to accommodate local flooding and overland stormwater flows;
 - ▶ buffers the ecologically sensitive terrestrial and aquatic habitats of Hilliards Creek from encroachment by urban development;
 - ▶ restricts active recreation opportunity to the designated district recreation park located on cleared land at the periphery of this Sub-Precinct;
 - ▶ incorporates pedestrian and cycle networks which are designed, located and managed to minimise impacts upon ecological and hydrological values.

Note -

The Kinross Road Structure Plan proposes that a district park (3.3ha) be located within the Greenspace Precinct as indicated on Map 1 – Kinross Road Structure Plan Area – Land Use Precincts, and will be subject to future local government acquisition.

- Sub-precinct 7b East West Habitat and Fauna Corridor protects and enhances publicly owned land that:

- ▶ incorporates a local habitat and movement corridor for koala and other native fauna between two branches of Hilliards Creek;
 - ▶ incorporates patches of remnant vegetation, scattered eucalyptus and grasslands suitable for rehabilitation to create a continuous vegetated east-west corridor for koalas and other native fauna movements between Sub-Precinct 7a and Sub-Precinct 7e to the east;
 - ▶ incorporates pedestrian and cycle networks connecting housing precincts to the Mixed Use Local Centre Precinct and the district park which are designed, located and managed to minimise impacts upon native fauna movements, ecological and hydrological values;
 - ▶ provides a locally significant landscape feature and view shed between Residential Precincts;
 - ▶ incorporates a purpose built native fauna crossing and fauna fencing across Kinross Road to ensure the safe movement of native fauna through the precinct;
 - ▶ incorporates a local recreation park adjacent to the Mixed Use Local Centre Precinct located on predominantly cleared land and designed to support the movement of native fauna through the precinct;
 - ▶ includes fauna exclusion fencing along the boundaries of the east-west fauna corridor to encourage the funneling of fauna within the corridor to the fauna crossing at Kinross Road.
- Sub-precinct 7c Northern Wetlands Habitat Corridor and Buffer protects and enhances publicly owned land that:
 - ▶ includes a patch of remnant bushland that is consistent with Regional Ecosystem 12.3.6 (Vegetation Management Act, 1999);
 - ▶ manages and enhances identified koala habitat to ensure the long term viability of koalas in the area;
 - ▶ protects existing waterbodies and drainage lines ensuring the long term availability of aquatic habitats and refuges for diverse fauna populations;
 - ▶ maintains the hydraulic capacity of a major tributary of Hilliards Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;
 - ▶ provides a critical corridor for native fauna movements between the riparian habitats of Sub-Precinct 7e to the core stand of vegetation in this Sub-Precinct and the conservation reserve directly to the north-west;
 - ▶ incorporates a bushfire buffer to the conservation reserve to the north; and
 - ▶ incorporates a local recreation park.
- Sub-precinct 7d Southern Wetlands Corridor protects and enhances publicly owned land that:
 - ▶ contains a series of linked farm dams which, subject to further investigation, will be retained and rehabilitated as aquatic habitats or filled returning the drainage line to its natural form conveying overland stormwater flows to Hilliards Creek;
 - ▶ maintains the hydraulic capacity and the riparian vegetation of a tributary of Hilliards Creek;
 - ▶ accommodates local flooding and conveys overland stormwater flows;
 - ▶ protects a significant stand of native vegetation which serves as a habitat refuge to local fauna;
 - ▶ manages, buffers and enhances patches of high value koala habitat;
 - ▶ provides a passive open space function;
 - ▶ provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas.
- Sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:
 - ▶ maintains and enhances the water quality of Wellington Ponds;
 - ▶ maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
 - ▶ accommodates local flooding and conveys overland stormwater flows;
 - ▶ protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
 - ▶ manages, buffers and enhances patches of high value koala habitat;
 - ▶ provides a passive open space function;

- ▶ provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas;
 - ▶ incorporates a local recreation park on cleared land.
- (b) Movement Network (Map 2 and Map 3)
- (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 incorporating canopy trees which reinforce the amenity of residential precincts and which establish a clear physical distinction between trunk collector, collector and local access streets;
 - c. ensures street design takes advantage and compliments the local topography;
 - d. incorporates fauna movement through infrastructure to provide for the safe passage of native fauna throughout the area;
 - e. supports the provision of a future northern public transport (bus) corridor to run along Kinross Road and connect to South Street to the North;
 - f. ensures trunk collector and collector streets are of sufficient width to accommodate public transport, bikeways and on street parking;
 - g. provides traffic calming measures along all residential access streets to increase safety for residents while not impeding the movement of buses;
 - h. incorporates water sensitive urban design features such as swales, sediment retention and bio-retention basins in the design of streets;
 - i. requires additional land adjacent to Boundary Road, Panorama Drive and the proposed trunk collector for road widening purposes;
 - j. ensures collector streets, access streets and/or access places are provided to the greatest extent practicable adjacent to all land in the Greenspace Precinct;
 - k. ensures no direct access to Boundary Road and Kinross Road;
 - l. future development is to ensure that sufficient land is secured for the future upgrade of the Kinross Road/Boundary Road intersection.
 - (ii) Uses and other development create an integrated, safe and attractive cycle and pedestrian network that maximises connectivity and permeability to public open space, public transport and the Mixed Use – Local Centre and Community Facilities precincts.
 - (iii) Uses and other development are designed to maximise accessibility to public transport from all residential precincts.

Note -

Land requirements associated with future upgrades of the Redland Bay Road / Boundary Road intersection and the Kinross Road / Boundary Road intersection shall be determined by the relevant State Agency.

The Kinross Road Structure Plan proposes Kinross Road and part of the proposed road that provide access/egress to Panorama Drive as trunk collectors as indicated on Map 2 - Road Movement Network.

- (c) 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 networks;
 - b. providing for the extension of existing infrastructure networks in an orderly, sustainable and cost effective manner;
 - c. providing high quality:
 - ▶ reticulated water;
 - ▶ reticulated sewerage;
 - ▶ stormwater management;
 - ▶ energy;
 - ▶ telecommunications including conduits for fibre optics or secure wireless networking enabling the development of high speed broadband 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 rainwater harvesting and reuse infrastructure to reduce potable water demands and maximise recycling opportunities.

Note –

Trunk infrastructure will be funded through infrastructure agreements in accordance with the Redlands Priority Infrastructure Plan. All other infrastructure will be predominately funded by development. In addition, state infrastructure agreements may be negotiated.

- (d) 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 residential communities;
 - b. existing rural, agricultural, nursery and light industrial activities;
 - c. traffic on Boundary Road, Panorama Drive and the internal trunk collector roads;
 - d. sensitive environmental areas including all land included within the Greenspace Precinct.

5.15.9 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 generally in accordance with Map 1 Kinross Road Structure Plan Area - Land Use Precincts.	P1.1	(1) No probable solution identified.
S1.2	<p>(1) Precinct 1 – Mixed Use Local Centre integrates uses and other development that –</p> <ul style="list-style-type: none"> (a) provides a mix of local shops, commercial offices, service industries, refreshment establishments with residential accommodation; (b) provides in association with the adjoining Community Facilities Precinct, local recreation park and bus stop, a multi-purpose hub of community activity and interaction at ground level; (c) are designed and located to: <ul style="list-style-type: none"> (i) maximise connectivity to future public bus stops; (ii) maximise views to the adjacent Greenspace Precinct; (iii) provide passive surveillance of public open spaces (iv) ensure active street frontages at the ground level. <p>(2) Uses within Precinct 1 Mixed Use Local Centre include -</p> <ul style="list-style-type: none"> (a) a limited amount of shops to meet local convenience needs of surrounding residents; (b) small scale commercial offices, refreshment establishments and service industry activities that encourage and support local employment opportunities while respecting and protecting the amenity of adjoining residential precincts; (c) multiple dwellings and apartment buildings where part of a mixed use development and where ensuring the maintenance of active street frontages at ground level. 	P1.2	<p>(1) No probable solution identified.</p> <p>(2) In Precinct 1 – Mixed Use Local Centre -</p> <ul style="list-style-type: none"> (a) the gross floor area of a single shop tenancy does not exceed 400m²; (b) the gross floor area of all shop tenancies do not exceed 1,600m² in total; (c) the gross floor area of commercial offices, refreshment establishments and service industry tenancies do not exceed 200m² for a single tenancy; (d) the gross floor area of all commercial office, refreshment establishments and service industry tenancies do not exceed 1,200m² in total; (e) residential components of a mixed use development are above ground level.

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.3	<p>(3) Building height in precinct 1 adopts a mid-rise built form consistent with the adjoining Medium Density Residential Housing Precinct.</p>		<p>(3) Buildings or structures in precinct 1 do not exceed 14 metres (three storeys) above ground level.</p> <div style="background-color: #cccccc; padding: 5px; margin-top: 10px;"> <p>Note – Refer to Part 8 Division 3 Centre Design – for further assessment criteria relative to centre design.</p> </div>
S1.3	<p>(1) Precinct 2 – Community Facilities is designed and located to –</p> <ul style="list-style-type: none"> (a) provide for community facilities such as a community hall, community centre or welfare premises that are located on land in public ownership to meet the needs of the local community; (b) provides in association with the adjoining Mixed Use Local Centre Precinct, local recreation park and bus stop, a multi-purpose hub of community activity and interaction; (c) maximise views to the adjacent Greenspace Precinct and provide passive surveillance of public open spaces. <p>(2) Building height in precinct 2 adopts a low to mid-rise built form.</p>	P1.3	<p>(1) No probable solution identified.</p> <p>(2) Buildings or structures in precinct 2 do not exceed 14 metres (three storeys) above ground level.</p>
S1.4	<p>(1) Precinct 3 - Medium Density Residential 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, townhouses, villas and aged persons and special needs housing; (b) ensure car parking areas are not a dominant visual element and are screened from public roads and communal and public open space; (c) ensure building layout and design: <ul style="list-style-type: none"> (i) provides attractive facades which address all street frontages and public communal and public open space; (ii) contributes to the establishment of a high quality streetscape; (iii) reduces building bulk by a 	P1.4	<p>(1) No probable solution identified.</p> <div style="background-color: #cccccc; padding: 5px; margin-top: 10px;"> <p>Note – Refer to relevant use codes for specific built form assessment criteria.</p> </div>

Kinross Road Structure Plan Area Overlay

Assessable Development	
Specific Outcomes	Probable Solutions
<ul style="list-style-type: none"> (iv) requires roofs to be pitched articulated, gabled or other features to avoid single plane or flat rooflines; (v) ensures buildings are stepped and terraced to respond to the topography and where existing slopes are greater than 10% buildings must be constructed on multiple slabs or pier construction; (vi) ensures where practicable grade variation(s) are addressed through road corridors and within the built form; (vii) ensures retaining structures are minimised and designed to be sensitive to the amenity of the location and incorporate landscape screening to minimise any adverse visual impacts. <p>(2) Sub-Precinct 3a Medium Density Residential Housing – Kinross Road is located and designed to –</p> <ul style="list-style-type: none"> (a) provide medium density living options in proximity to the Mixed Use Local Centre and Community Facilities Precinct; (b) where possible maximise views and outlook providing passive surveillance of land included within the Greenspace Precinct; (c) facilitate accessibility to the adjoining pedestrian and cycle network providing convenient active transport access to local and district recreation parks, bus stops and local convenience shopping and community facilities located in the Mixed Use Local Centre Precinct and Community Facilities Precinct; (d) supports overall building height to a mid-rise built form not exceeding three storeys; or <p>(3) Sub-Precinct 3b Medium Density Residential Housing – Boundary Road and Panorama Drive is located and designed to –</p> <ul style="list-style-type: none"> (a) incorporate physical breaks between buildings to facilitate convenient walking to bus stops 	<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>along Boundary Road;</p> <ul style="list-style-type: none"> (b) ensure no direct vehicular access to Boundary Road; (c) incorporate in private land a ten (10) metre wide strip of land adjoining Boundary Road to accommodate landscaping and noise attenuation treatments, including landscaping, acoustic fencing and earth mounds; (d) ensure buildings achieve a consistent setback from mounding, landscaping and acoustic fencing along Boundary Road, to contribute to an aesthetically pleasing interface with the Boundary Road reserve; (e) incorporate consistent landscaping treatments that ensure any acoustic fencing, to the greatest extent practicable, is screened from Boundary Road and assists in providing a transition and interface to land included within the Regional Landscape and Rural Production Area of the SEQRP 2009-2031; (f) ensure a high quality attractive building facade to Boundary Road which positively recognises the location as the southern gateway to the Kinross Road Structure Plan area; (g) ensure building design, setback, and landscaping, in combination with mounding, landscaping and acoustic fencing reduces traffic noise impacts to within prescribed acoustic levels while facilitating casual surveillance of bus stops along Boundary Road and Panorama Drive; (h) limit overall building height to a low-rise built form. <div style="background-color: #cccccc; padding: 5px; margin-top: 10px;"> <p>Note – To assist in addressing S1.4 (3) (g) refer to Table 1 of the Road and Rail Noise Overlay.</p> </div> <p>S1.5 (1) Precinct 4 – Urban Residential Housing is designed and located to –</p> <ul style="list-style-type: none"> (a) provide a diversity of low-rise dwelling types including detached dwellings on a mix of individual lot sizes, multiple 	<p>P1.5 (1) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>dwelling, small lot houses, dual occupancies and aged persons and special needs housing;</p> <p>(b) ensures lot layout and built form:</p> <ul style="list-style-type: none"> (i) provides a range of different lot sizes and dwelling types to achieve streetscape variety and avoid large concentrations of similar housing types in any one area; (ii) incorporates attractive facades that address street frontages and establish a local character; (iii) demonstrates principles of subtropical design and water sensitive urban design; (iv) provides a network of pedestrian and cycle paths and vehicular movement routes that maximise connectivity, permeability and ease of mobility; (v) ensures to the greatest extent practicable that new lots or dwelling units within a community title that directly adjoin any land within the Greenspace Precinct are separated by the provision of an esplanade road. (Except where on land immediately adjoining sub-precinct 7b on the western side of Kinross Road, where fauna exclusion fencing is required); (vi) ensures the provision of cul-de-sacs are avoided to the greatest extent practicable; (vii) respects the existing landform and systems including existing drainage paths by minimising the extent of excavation and fill in designing streets and lots; (viii) avoids to the greatest extent practicable the benching of new lots; (ix) ensures cut and fill on new lots over 500m² with an existing slope greater than 10% is avoided with dwelling design restricted to non slab on ground techniques; (x) ensures in circumstances where retaining walls or 	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>structures cannot be avoided they are stepped or terraced 0.75m for every for every 1.5m in height to incorporate landscaping;</p> <p>(xi) ensures where practicable grade variation(s) are addressed through road corridors and within the built form by the use of multiple slabs or pier construction;</p> <p>(xii) ensures any retaining structures are minimised and designed to be sensitive to the high amenity of the location and incorporate landscape treatments and screening to prevent adverse visual impacts from public roads and land in the Greenspace Precinct.</p> <p>(c) provides opportunity for home base employment.</p> <p>(2) Lot layout and design within Precinct 4 – Urban Housing – Multiple Locations - avoids areas of steep slope and is responsive to existing topography;</p> <p>(3) Sub-Precinct 4a - Urban Housing – Multiple Locations is designed and located to provide for a range of low-rise housing types including detached dwellings on a mix of individual lot sizes as well as multiple dwelling and aged care and special needs housing; or</p> <p>(4) Sub-Precinct 4b – Urban Residential Housing – Panorama Drive is designed and located to –</p> <p>(a) provide for a range of low-rise housing types including detached dwellings on a mix of individual lot sizes as well as multiple dwelling and aged care and special needs housing;</p> <p>(b) ensure no direct property access to Panorama Drive;</p> <p>(c) restrict vehicular access to Panorama Drive to one trunk collector street, as depicted on Map 2 – Road Movement Network;</p> <p>(d) ensure building design and setback, in combination with</p>	<p>(2) Ensures no new lots with an area of less than 500m2 are created where the existing slope exceeds:</p> <p>a. 10% side slope;</p> <p>b. 5% length slope; or</p> <p>c. where both side and length slope approach 10% and 5% respectively</p> <p>(3) No probable solution identified.</p> <p>(4) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>mounding, acoustic fencing and landscaping, reduces traffic noise impacts to within prescribed acoustic levels and delivers a high quality streetscape; or</p> <p>Note –</p> <p>To assist in addressing S1.5 (3) (d) refer to Table 1 of the Road and Rail Noise Overlay.</p> <p>(5) Sub-Precinct 4c – Detached Housing is designed and located to -</p> <ul style="list-style-type: none"> (a) provide for predominantly detached dwelling houses on individual lots; (b) protect and maintain the amenity of existing dwelling houses within the Sub-Precinct; (c) maintains the configuration and density of existing residential developments; (d) restricts the establishment of dual occupancy, multiple dwellings, and aged care and special needs housing. <p>S1.6 (1) Precinct 5 – Low Density Residential Housing is designed and located to -</p> <ul style="list-style-type: none"> (a) provide for single detached dwelling houses on individual lots; (b) restricts the establishment of dual occupancy, terrace housing, multiple dwellings and aged care and special needs housing. <p>(2) Sub-precinct 5a – Low Density Residential – Milner Place is designed and located to -</p> <ul style="list-style-type: none"> (a) protect and maintain the low density residential amenity of existing dwellings located within Milner Place; (b) maintain the configuration and density of existing residential development; (c) ensure reconfiguration of land is of a size and shape which protects and maintains the low density residential amenity of existing dwellings located in Milner Place; (d) retains and protects significant trees of landscape value located across the rear of lots that 	<p>(5) No probable solution identified.</p> <p>P1.6 (1) No probable solution identified.</p> <p>(2) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>directly adjoin existing dwelling houses in Milner Place;</p> <p>(e) provide a transition between existing low density residential dwelling houses in Milner Place and new residential development in Precinct 4a to the west and north;</p> <p>(3) Reconfiguration of land within Sub-precinct 5a – Low Density Residential – Milner Place ensures lot sizes protect and maintain the residential amenity of existing lots and dwellings located within Milner Place; or</p> <p>(4) Sub-precinct 5b – Low Density Residential – Boundary Road is designed and located to -</p> <p>(a) provide for single detached dwelling houses on larger urban lots adjoining Boundary Road and the Bushland Living and Greenspace Precinct to the west;</p> <p>(b) incorporate a physical break between lots to facilitate convenient walking access to public transport services along Boundary Rod as well as providing an alternative emergency access point;</p> <p>(c) ensure consistent high quality landscaping and acoustic treatments that are visually attractive and address acoustic requirements and assist in delivering a transition and interface to land included in the Regional Landscape and Rural Production Area of the SEQRP 2009-2031;</p> <p>(d) ensure new lots are only created where provided with internal access arrangements and existing driveways to Boundary Road are permanently removed;</p> <p>(e) incorporate in private land a ten (10) metre wide strip of land adjoining Boundary Road to accommodate landscaping and noise attenuation treatments,</p>	<p>(3) Reconfiguration of land within Sub-Precinct 5a -</p> <p>(a) ensures any newly created lots achieve a minimum area of 1600m² and a minimum frontage of 30 metres;</p> <p>(b) incorporates a vegetated buffer of five (5) metres to ten (10) metres based on a tree plot of significant vegetation across the rear of newly created lots that directly adjoin existing dwelling houses in Milner Place.</p> <p>(4) No probable solution identified.</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	including landscaping, acoustic fencing and earth mounds; (f) ensure building design and landscaping in combination with mounding and acoustic fencing reduces traffic noise impacts to within prescribed acoustic levels; (g) ensure to the greatest extent practicable any acoustic treatment and/or fauna exclusion fencing is screened from Boundary Road through consistent high quality landscaping and mounding treatments; (h) ensure the retention of a row of existing trees within the road reserve located on the western boundary of lot 7 on SP118217.		
	(5) Reconfiguration of land within Sub-Precinct 5b – Low Density Residential – Boundary Road ensures lots sizes of a significant size to: (a) assist in delivering a transition and interface to the Regional Landscape and Rural Production Area of the SEQRP 2009-2031 located to the south of Boundary Road; (b) retain existing native vegetation to the greatest extent practicable; (c) accommodate a ten (10) metre strip of land adjoining Boundary Road to accommodate consistent high quality landscaping, acoustic treatments and fauna exclusion fencing; or		(5) Reconfiguration of land within Sub-Precinct 5b ensures any newly created lots achieve a minimum area of 1600m ² .
S1.7	(1) Precinct 6 – Bushland Living is designed and located to – (a) ensure uses and other development protect, enhance and provide for the long-term management of environmental values within the precinct. (b) provide for lifestyle choice in an environmental setting; (c) ensure uses are low key, cover only a small portion of the land and have a very low impact on environmental values; (d) ensure development is adequately set back from remnant vegetation to ensure that there is no clearing of	P1.7	(1) No probable solution identified.

Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>remnant vegetation as a result of development (for example, fire management buffers);</p> <p>(e) no clearing of remnant vegetation that is essential habitat is to occur.</p> <p>(2) Sub –Precinct 6a Bushland Living – Multiple Locations –</p> <p>(a) provides for single dwelling houses on existing privately owned lots ;</p> <p>(b) protects, enhances and maintains waterways, habitat and movement corridors for koalas and other fauna;</p> <p>(c) provides opportunity for home businesses, low key tourism and recreational pursuits in an environmental setting;</p> <p>(d) maintains current lot sizes with no additional lots created;</p> <p>(e) ensures vehicular movements do not negatively impact upon environmental values and can be managed without detrimental effect or impact on Boundary Road or Redland Bay Road where a property has a State controlled road frontage; or</p> <p>(3) Sub-Precinct 6b Special Housing (Koala Sensitive) provides for limited special housing (koala sensitive design) in accordance with the development approval granted by the Planning and Environment Court Appeal no.1303 of 2009.</p>		<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>
<p>Note –</p> <p>An ecological assessment is undertaken to detail the re-vegetation requirements to restore the pre-clearing environmental values of the lots outside development envelopes.</p> <p>In addition, the ecological assessment shall detail proposed mechanisms, such as covenants on title, to secure the long-term protection of re-vegetated areas outside development envelopes.</p> <p>Refer to Part 11 – Planning Scheme Policy 4 – Ecological Impacts for details on ecological assessment.</p>			
S1.8	(1) All uses and other development reinforce the specific development	P1.8	(1) No probable solution identified.

Assessable Development	
Specific Outcomes	Probable Solutions
<p>intent for land use precincts 1, 2, 3, 4, and 5 as depicted in Map 1 – Kinross Road Structure Plan Area – Land Use Precincts, while being designed to:</p> <ul style="list-style-type: none"> (a) maintain koala habitat linkages; (b) ensure site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site by: <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 immediately outside of the development site; (iii) locating buildings / structures and other works in existing cleared areas where practicable; (iv) retaining to the greatest extent practicable all existing koala habitat trees; (v) ensuring where koala habitat trees are retained appropriate buffers are established between development and the trees to ensure their ongoing protection and viability throughout the life of the development; (vi) providing habitat links of native vegetation across the site; (vii) 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; (viii) ensuring roads or road networks are located, designed and constructed to minimise the risk to koalas from vehicle strikes; (ix) ensuring where development unavoidably 	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>results in the loss of non juvenile koala habitat trees, offset planting must be carried out at a minimum 5:1 replacement ratio. All replacement plants are to be trees (not shrubs) and advanced plant stock comprised of species recognised as koala habitat species;</p> <p>(x) ensuring site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values;</p> <p>(xi) ensuring during construction phases:</p> <p style="margin-left: 20px;">a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and</p> <p style="margin-left: 20px;">b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p>Note –</p> <p>To assist in addressing S1.8 (1) and in particular habitat connectivity value for koala movement refer to Schedule 2 – “Determining Habitat Connectivity Value for Koala Movement” of the South East Queensland Koala Conservation State Planning Regulatory Provisions.</p> <p>In addition, any native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree.</p> </div> <p>S1.9 (1) Precinct 7 - Greenspace Network comprising of five (5) sub-precincts is designed and located to–</p> <p style="margin-left: 20px;">(a) enhance, protect, rehabilitate and maintain environmental, landscape, scenic and recreation values;</p> <p style="margin-left: 20px;">(b) protect the hydraulic and ecological functions of the Hilliards Creek waterway</p>	<p>P1.9 (1) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>corridor, its tributaries, drainage lines and flood prone land;</p> <p>(c) protect, manage and enhance koalas and koala habitat and corridors to ensure the long term viability of koalas in the area.</p> <p>(d) protect remnant and non-remnant vegetation, cleared areas and artificial wetlands that contribute to local habitat and movement of fauna;</p> <p>(e) provide a buffer for core habitat values associated with Hilliards Creek,</p> <p>(f) to rehabilitate degraded habitats to increase native vegetation cover, buffer core habitats and enhance and establish viable koala and fauna corridors and links;</p> <p>(g) incorporate active recreational facilities including a district park, three local parks and a network of passive linear open spaces and connections incorporating shared pedestrian and cycle networks;</p> <p>(h) incorporate trunk potable water, sewer and stormwater management infrastructure in locations generally as depicted on Map 4 – Integrated Water Management;</p> <p>(i) be progressively transferred to public ownership;</p> <p>(j) ensure all recreation parks, pedestrian and cycle paths, trunk potable water, sewer and stormwater management infrastructure is designed, located and managed to minimise impacts upon ecological and hydrological values and does not result in the clearing of non-juvenile habitat trees;</p> <p>(k) all development is adequately set back from remnant vegetation to ensure that there is no clearing of remnant vegetation as a result of development (for example, fire management buffers);</p> <p>(l) no clearing of remnant vegetation that is essential habitat is to occur;</p> <p>(m) ensure any works to modify or remove existing farm dams consider the provisions of Part C of the Development Assessment</p>	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>Code of the State Planning Policy 4/10 Healthy Waters.</p> <p>(2) Sub-Precinct 7a – Hilliards Creek Core Habitat and Corridor protects and enhances publicly owned land that –</p> <p>(a) provides a sub-regional habitat and movement corridor for koalas and other fauna;</p> <p>(b) buffers the ecologically sensitive terrestrial and aquatic habitats of Hilliards Creek from encroachment by urban development;</p> <p>(c) incorporates existing farm dams and natural waterbodies as stormwater infrastructure and permanent aquatic habitats for a diverse range of native fauna;</p> <p>(d) maintains the hydraulic capacity of Hilliards creek and its riparian flood plains to accommodate local flooding and overland stormwater flows;</p> <p>(e) maintains and enhances the water quality of Hilliards Creek;</p> <p>(f) restricts active recreation to a designated district park located on cleared land on the periphery of this Sub-Precinct;</p> <p>(g) provides passive linear open space incorporating shared pedestrian and cycle networks;</p> <p>(h) restricts the provision of water and sewage infrastructure and stormwater treatment devices to cleared areas adjacent to the eastern boundary of the Sub-Precinct;</p> <p>(i) is transferred to public ownership where part of a development site; or</p> <p>Note –</p> <p>The Kinross Road Structure Plan proposes that a District Park (3.3ha) be located within the Greenspace Precinct – Sub-precinct 7a – Hilliards Creek Core Habitat and Corridor as indicated on Map 1 Kinross Road Structure Plan Area – Land Use Precincts. The proposed district park will be subject to future local government acquisition.</p> <p>(3) Sub-Precinct 7b – East West Habitat and Fauna Corridor protects and enhances publicly owned land that –</p> <p>(a) consolidates patches of remnant</p>	<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>vegetation, scattered eucalypt and cleared grasslands capable of rehabilitation and re-vegetation;</p> <p>(b) provides a local east-west koala and native fauna movement corridor linking Hilliards Creek with stands of remnant vegetation to the east (Sub-Precinct 7e);</p> <p>(c) provides for the rehabilitation of degraded habitats and linkages;</p> <p>(d) incorporates a purpose built native fauna crossing and exclusion fencing to ensure the safe movement of fauna along the corridor across Kinross Road;</p> <p>(e) incorporate fauna exclusion fencing along the boundaries of residential areas to assist in funneling of fauna within the corridor to the fauna crossing at Kinross Road;</p> <p>(f) incorporates a local recreational park adjacent to the Mixed Use – Local Centre and Community Facilities Centre designed and located to compliment the primary purpose of the sub precinct as a native fauna movement corridor;</p> <p>(g) incorporates pedestrian and cycle pathways as depicted on Map 3 – Pedestrian/Cycleway and Public Transport;</p> <p>(h) provides a significant landscape feature between residential precincts, allowing access to view sheds of linear open spaces and vegetated areas;</p> <p>(i) is transferred to public ownership where part of a development site; or</p> <p>(4) Sub-Precinct 7c – Northern Wetlands Habitat, Corridor and Buffer protects and enhances publicly owned land that –</p> <p>(a) protects and enhances a significant stand of non remnant vegetation;</p> <p>(b) manages, buffers and enhances koala habitat to ensure the long term viability of koalas in the area;</p> <p>(c) incorporates existing farm dams and natural waterbodies as stormwater infrastructure and permanent aquatic habitats for a</p>	<p>(4) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>diverse range of native fauna;</p> <ul style="list-style-type: none"> (d) maintains the hydraulic capacity of a tributary of Hilliards Creek and its riparian flood plains to accommodate local flooding and overland stormwater flows; (e) provides a critical corridor for native fauna movements between riparian habitats adjacent to Wellington Ponds and the core stand of remnant vegetation in this Sub-Precinct and the conservation reserve to the north west as well as providing a landscaped buffer to the existing residential area to the north; (f) incorporates a buffer to address bushfire hazard associated with the conservation reserve to the north; (g) is transferred to public ownership where part of a development site; (h) incorporates a local recreation park; or <p>(5) Sub –Precinct 7d – Southern Wetlands Corridor protects and enhances publicly owned land that –</p> <ul style="list-style-type: none"> (a) maintains the hydraulic capacity and the riparian vegetation of a tributary of Hilliards Creek; (b) accommodates local flooding and conveyance of overland stormwater flows; (c) maintains and enhances the water quality of a tributary of Hilliards Creek; (d) incorporates existing farm dams as natural waterbodies and stormwater infrastructure and provide permanent aquatic habitats for diverse fauna populations; (e) buffers the ecologically sensitive terrestrial and aquatic habitats that serves as a refuge to local fauna; (f) incorporates pathways that connect residential neighbourhoods to the district park via passive linear open space; (g) provides a locally significant landscape feature between residential precincts, allowing access to view sheds of linear open spaces and vegetated areas; 	<p>(5) No probable solution identified.</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
	<ul style="list-style-type: none"> (h) protects existing stands of existing native vegetation; (i) manages, buffers and enhances identified koala habitat to ensure the long term viability of koalas; (j) is transferred to public ownership where part of a development site; or <p>(6) Sub-Precinct 7e – Eastern Wetlands Corridor protects and enhances publicly owned land that –</p> <ul style="list-style-type: none"> (a) maintains and enhances the water quality of Wellington Ponds and adjoining waterway; (b) maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek; (c) accommodates local flooding and conveys overland stormwater flows; (d) links with a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations; (e) manages, buffers and enhances patches of high value koala habitat; (f) provides a passive open space function; (g) provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas; (h) incorporates a local recreation park on cleared land (i) is transferred to public ownership where part of a development site. 		<p>(6) No probable solution identified.</p>
S2.1	<p><u>Movement Network</u></p> <p>(1) Principal streets that include trunk collector and collector streets are to be provided generally in accordance with Map 2 – Road Movement Network.</p> <p>Note –</p> <p>Trunk collector streets are generally fixed in their location. Changes to the location of collector streets or the creation of additional collector streets connecting to trunk collector streets will only be considered when it can be demonstrated the revised location –</p> <ul style="list-style-type: none"> (a) provides increased levels of legibility, 	P2.1	<p>(1) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>connectivity and permeability for all street users;</p> <p>(b) improves levels of safety and amenity;</p> <p>(c) provides enhanced environmental outcomes.</p> <p>(2) Trunk collector streets identified on Map 2 Road Movement Network are designed to –</p> <p>(a) incorporate speed control devices to control traffic speeds for the safety of pedestrians, cyclists and all vehicular uses, while not inhibiting the future movement of buses;</p> <p>(b) incorporate roundabouts at key intersections;</p> <p>(c) incorporate appropriate koala and native fauna sensitive design measures including fauna exclusion fencing;</p> <p>(d) incorporate a purpose built native fauna crossing where sub precinct 7b – East West Habitat and Fauna Corridor crosses Kinross Road;</p> <p>(e) incorporate significant native canopy shade tree plantings within landscaped verges and medians;</p> <p>(f) provide future bus stops in strategic locations;</p> <p>(g) ensure the incorporation of landscaping strips to provide a high quality streetscape and screen to the greatest extent practicable any potential acoustic screens from public roads;</p> <p>(h) restrict direct vehicular access from all new uses and new lots directly adjoining the Kinross Road trunk collector for a distance of INSERT m from the intersection of Kinross Road and Boundary Road;</p> <p>(i) ensure the trunk collector that provides access/egress to Panorama Drive:</p> <p>(i) accommodates a minimum road width of 20m;</p> <p>(ii) restricts direct vehicular access from all new uses and lots adjoining the trunk collector;</p> <p>(iii) provides a left in, right in and left out only intersection to Panorama Drive.</p> <p>(j) future development is to ensure</p>	<p>(2) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>that sufficient land is secured for the future upgrades of the Kinross Road/Boundary Road intersection.</p> <p>(3) Ensure the Kinross Road trunk collector reserve extending from the intersection at Boundary Road to Goddard Road accommodates a contemporary and effective design solution for a sub-arterial entry and main access to a Greenfield development.</p> <p>Note –</p> <p>Reference should be made to the best practice solutions found in other south east Queensland developments to assist with the design of the Kinross Road Trunk Collector. .</p> <p>Note –</p> <p>Land requirements associated with future upgrades of the Redland Bay Road / Boundary Road intersection and the Kinross Road / Boundary Road intersection shall be determined by the relevant State Agency.</p> <p>The Kinross Road Structure Plan proposes Kinross Road and part of the proposed road that provides access/egress to Panorama Drive to function as trunk collectors.</p> <p>(4) 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 for cars, cyclists and pedestrians through the use of a highly connected, permeable grid pattern layout, (b) avoid the use of cul-de-sacs to the greatest extent practicable, (c) ensure where cul-de-sacs must be used they are designed to – <ul style="list-style-type: none"> (i) ensure the end of the cul-de-sac is visible from the entry to the cul de sac to prevent drivers inadvertently turning into dead ends; (ii) restrict access to a maximum of ten (10) dwelling units; (iii) provide pedestrian and cyclist connections through the cul-de-sac to adjoining streets; 	<p>(3) The Kinross Road trunk collector reserve is to be widened to a width of 32 metres. This may include:</p> <ul style="list-style-type: none"> (a) a 6.5m landscaped verge on both sides of the road incorporating native canopy shade trees, utility services and shared pedestrian/bicycle concrete pathways; (b) a 1.5m on-road cycle lane on both sides of the road using differently textured materials; (c) on one vehicular lane and breakdown lane, minimum dimension of 5m on both sides of the road; (d) a 6m central median incorporating native canopy trees and water sensitive urban design features. <p>(4) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<ul style="list-style-type: none"> (d) maximise the retention of individual native trees and stands of native trees by incorporating these features into the road design through increased road widths and other design treatments; (e) assist in the conveyance and treatment of stormwater; (f) incorporate landscaping with native plants to provide shade and enhance visual amenity; (g) ensure pedestrian and cycling permeability and access to public bus stops on Boundary Road and Kinross Road (h) incorporate speed control devices to control traffic speeds for the safety of pedestrians and cyclists; (i) ensure no new vehicular access is provided to the section of Goddard Road within the Greenspace Precinct as depicted on Map 1 – Kinross Road Structure Plan Area – Land Use Precincts; (j) ensure no new vehicular access is provided to the section of Wrightson Road included within the Greenspace Precinct as depicted on Map 1 – Kinross Road Structure Plan Area – Land Use Precincts; (k) ensure no new vehicular access is provided between Whitby Place and new residential development to the west in Sub-precinct 4a; (l) ensure no vehicular access, other than for emergency purposes, is permitted access across Sub-Precinct 7b East West habitat and Fauna Corridor via Carlingford Drive as depicted on Map 2 – Road Movement Network; (m) ensure alternative vehicular access is provided by development for existing dwelling houses that currently access onto Boundary Road and Kinross Road. <div style="background-color: #cccccc; padding: 5px; margin-top: 10px;"> <p>Note – Emergency purposes means a restricted vehicular access for local government and emergency service vehicles only that:</p> </div>	

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(1) is limited to a locked gate and appropriate restrictive fencing at the end of Carlingford Drive;</p> <p>(2) is not a constructed road within Sub-Precinct 7b East West Habitat and Fauna Corridor.</p> <p>(5) Collector, access streets and access places to the greatest extent practicable are provided adjacent to all land included within the Greenspace Precinct and designed to incorporate esplanade treatments, as depicted on Map 2 – Road Movement Network, that –</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 practicable, 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 except where road crossings are identified on Map 2 – Road Movement Network; (e) assist in the conveyance of stormwater; (f) maximise the retention of existing individual or stands of native trees by incorporating these features into the road design. <p>Note –</p> <p>Map 2 – Road Movement Network identifies the location of all esplanade road/treatments. The final alignment and design of the esplanade road/treatments may be varied to ensure minimal disturbance to existing vegetation and where it can be demonstrated that an alternative alignment will better protect and enhance the ecological, scenic and hydrological functioning of the identified Greenspace Sub-precincts.</p> <p>Note –</p> <p>Access streets, except where required to be located adjacent to the land within the Greenspace Precinct are not fixed in location and therefore generally not shown on Map 2 – Road Movement</p>	<p>(5) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
Network.	
<p>S2.2 (1) All new streets within the Mixed Use Local - Centre and Medium Density Residential Precinct are designed to accommodate on street parking.</p>	<p>P2.2 (1) New streets in the Mixed Use Local Centre and Medium Density Residential Precincts are a minimum width of 18m.</p>
<p>S2.3 (1) Boundary Road, under the control of the State Government - Department of Transport and Main Roads (DTMR) – is designed to –</p> <ul style="list-style-type: none"> (a) ensure all new lots and uses are only created where provided with internal vehicular access arrangements and existing driveways are permanently removed; (b) incorporate a new signalised intersection at the junction of Kinross Road and Boundary Road as depicted on Map 2 – Road Movement Network; (c) incorporate noise attenuation treatments that are designed to – <ul style="list-style-type: none"> (i) be located on private and/or local government land; (ii) achieve a high quality streetscape (iii) incorporate a combination of vegetated earth mounds, koala and other native fauna exclusion fencing, acoustic treatments and landscaping; (iv) provide physical breaks to allow for pedestrian and cyclist permeability; (v) provide for passive surveillance of bus stops along Boundary Road. (d) incorporate native fauna crossings as identified in Map 2 – Road Movement Network; (e) incorporate koala and other native fauna exclusion fencing. 	<p>P2.3 (1) No probable solution identified.</p>
<p>Note –</p> <p>Within Sub-Precinct 3b and Sub-Precinct 5b new uses and lots provide, in addition to any DTMR road widening requirements, an additional ten (10) metre strip of land adjoining Boundary Road to accommodate landscaping, noise attenuation treatments including landscaping, acoustic fencing and earth mounds along with native fauna exclusion fencing.</p>	
<p>Note –</p>	

Assessable Development			
Specific Outcomes		Probable Solutions	
<p>Intersection and Access Points – The locations of the proposed intersection on Boundary Road is fixed. The creation of additional intersections onto Boundary Road will not be supported.</p> <p>Native Fauna Exclusion Fencing and Fauna Crossings – To assist the survival of local koala populations and other native fauna, it is essential appropriate exclusion fencing and fauna crossings are provided on Capalaba –Redland Bay Road and Boundary Road. Redland City Council will continue to liaise with the relevant State Government departments (DTMR and DERM) to ensure existing crossing opportunities are enhanced prior to the timely delivery of this infrastructure as part of future road upgrades.</p>			
<p>2.4</p>	<p>(1) Provide a safe, attractive and integrated network of pedestrian and cycle paths in accordance with Map</p>	<p>P2.4</p>	<p>(1) No probable solution identified.</p>
	<p>(2) Panorama Drive is designed to –</p> <ul style="list-style-type: none"> (a) be widened to accommodate a 4 vehicular lane dual carriage way with verges for pedestrian and cycle pathways, landscaping and acoustic treatments; (b) ensure new lots and uses are only created where provided with internal vehicular access arrangements; (c) incorporate a new left in, right in left out only trunk collector road intersection on Lot 3 on RP117065 as depicted on Map 2 – Road Movement Network; (d) incorporate noise attenuation treatments that are designed to – <ul style="list-style-type: none"> (i) be located on private and/or local government land; (ii) achieve a high quality streetscape (iii) incorporate a combination of vegetated earth mounds acoustic screens and landscaping; (iv) provide physical and visual breaks to allow for pedestrian and cyclist permeability; (e) incorporate fauna exclusion fencing where considered necessary. 	<p>(2) No probable solution identified.</p>	

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.5	<p>3 – Pedestrian / Cycleway and Public Transport Network to ensure safe and direct pedestrian and cycle access to destinations such as local shops, community facilities, public transport stops, local parks and district park.</p> <p>(2) Provide footpaths on at least one side of every street including cul-de-sacs that provide through routes for pedestrians and cyclists.</p> <p>(1) Ensure trunk collector and collector streets are of sufficient width to accommodate a future northern public transport corridor that will extend along Kinross Road and connect to South Street to the north.</p>	P2.5	<p>(2) No probable solution identified.</p> <p>(1) No probable solution identified.</p>
S3.1	<p><u>Infrastructure Network</u></p> <p>(1) Uses and other development are serviced by infrastructure including –</p> <ul style="list-style-type: none"> (a) reticulated water; (b) reticulated sewerage; (c) stormwater management systems. <p>Note –</p> <p>Currently there is limited potable water supply, waste water disposal and stormwater management infrastructure within Kinross Road structure plan area. This infrastructure is required to be constructed. Map 4 – Integrated Water Management describes preferred indicative infrastructure layouts for the Kinross Road structure plan area for portable water supply, wastewater disposal and trunk stormwater management infrastructure. Map 4 should be used to assist in achieving S3.1.</p>		<p>(1) No probable solution identified.</p> <p>Note –</p> <p>For additional assessment requirement refer to:</p> <ul style="list-style-type: none"> (1) Part 8 – Division 7 – Infrastructure Works Code. (2) Part 8 – Division 9 – Stormwater Management Code.
S3.2	<p>(1) Development must include measures to integrate water supply, wastewater and stormwater to ensure protection of the water cycle and ecological values –</p> <ul style="list-style-type: none"> (a) reducing overall water use; (b) using alternative water sources (rainwater harvesting) and substitutes for non potable uses; (c) minimising wastewater production; (d) incorporating water reuse infrastructure to maximise recycling opportunities; 	P3.2	<p>(1) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(e) protecting waterway health by improving stormwater quality and minimising site run-off;</p> <p>(f) minimising impacts on the water cycle;</p> <p>(g) locating to the greatest extent practicable all water, waste water and stormwater infrastructure outside the Greenspace Network (Precinct 7) except where identified on Map 4 – Integrated Water Management.</p> <p>Note –</p> <p>To assist in achieving S3.2 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 to ensure protection of waterways and water catchment areas</p> <p>The IWMP must provide sufficient information on how these matters are to be dealt with for the particular site. Detailed design 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, waste water or stormwater infrastructure within the Precinct 7 including where identified on Map 4 – Integrated Water Management must demonstrate that such infrastructure cannot be located within one of the urban precincts and must 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> <p>(2) New developments are provided with high quality telecommunications infrastructure including conduits for fibre optics or secure wireless networks that enable the deployment of high speed broadband services.</p> <p>(3) New development is provided with an energy distribution and reticulation network with the under grounding of all electrical network</p>	<p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>infrastructure to the greatest extent practicable.</p> <p>(4) Energy efficient lighting systems including grid connected solar powered LED lighting systems will be utilised in all streets, public spaces and bus stop lighting to the greatest extent practicable.</p> <div style="background-color: #d3d3d3; padding: 5px; margin-top: 10px;"> <p>Note –</p> <p>Specific outcome S3.3 reflects the requirements of ENERGEX. Further information to assist in achieving S3.3 may be obtained by contacting ENERGEX.</p> </div> <p>S3.3</p> <p>(1) No development is to occur within the ENERGEX Easement without ENERGEX approval of the design.</p> <p>(2) Operational works must not impact on the ability of ENERGEX to maintain or upgrade infrastructure within its easement.</p> <p>(3) Earthworks involving trenches shall be undertaken and managed to ensure it does not affect the safety and reliability of ENERGEX infrastructure.</p>	<p>(4) No probable solution identified.</p> <p>P3.3</p> <p>(1) No probable solution identified.</p> <p>(2) Development must provide for the existing access to the ENERGEX easement and along the ENERGEX easement at all times (for heavy vehicles); or Where access is restricted to an easement area, it must only be by a gate (4.5m wide) locked with an ENERGEX padlock.</p> <div style="background-color: #d3d3d3; padding: 5px; margin-top: 10px;"> <p>Note-</p> <p>ENERGEX will provide a padlock wherever gated and locked access to an easement is required.</p> </div> <p>(3) No excavation or other civil works shall be undertaken within 10 metres of any part of a tower base, pole or stay; and Where excavation (other than facilities trenches) e.g. for a road, are located within an easement, they must have a minimum 45 degree batter to the base of the excavation from a point 10 metres from the closest point of the structure; or Where the minimum 10 metres horizontal separation to an excavation cannot be achieved and the trench exceeds 2m in depth, t a structural geotechnical report must be submitted to ENERGEX to confirm that the development will not adversely impact on the structure.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(4) Works within the ENERGEX easement do not result in a potentially unsafe traffic situation before or after construction</p> <p>(5) Earthworks maintain or improve the drainage of land within the ENERGEX easement.</p> <p>(6) The completion of earthworks must not have an adverse impact on land within an easement for ENERGEX infrastructure.</p> <p>(7) Earthworks involving trenches within an ENERGEX easement or within 10m of a Sub-Transmission line do not affect the safety and reliability of ENERGEX infrastructure.</p> <p>(8) Pipelines and other underground infrastructure is designed and located to ensure it does not affect the safety and reliability of ENERGEX infrastructure.</p>	<p>Note –</p> <p>The persons carrying out the earthworks do so in accordance with conditions imposed by ENERGEX and the findings of the geotechnical report.</p> <p>(4) Vehicle impact barriers are erected to prevent any damage to structures (where required). Barriers should be erected with 5 metres of clear space on all sides (e.g. outside the step and touch area).</p> <p>(5) Final ground levels should be either maintained or improved to be free draining, such that pooling of water within an ENERGEX easement is avoided and conducted ground clearances are not decreased</p> <p>Note –</p> <p>Schedule 4 of the Electrical Safety Regulation 2002 requires that the correct clearances for powerlines over both trafficable land and non-trafficable land are maintained.</p> <p>(6) Upon completion of earthworks, there must be:</p> <ul style="list-style-type: none"> (a) no increase in final ground levels; (b) 10 metres clear access provided around all towers and pole structures; or (c) no reduction in clear access provided around all towers and structures where access was up to 20 metres previously. <p>(7) During construction, trenches must not be left open overnight. Backfill of the trench upon completion of the excavation/installation is to be compacted in 150mm layers in the immediate vicinity of the structure to at least 95% Modified Dry Density compaction ratio.</p> <p>(8) No valve pits may occur within 20 metres of any part of a tower base, pole or stay and pipelines with cathodic protection systems must comply with Part 11 of the</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
			Electrical Safety Regulation 2002.
	<u>Land Use Conflict Mitigation</u>		
S4.1	<p>(1) Uses and other development are located and designed to protect the ongoing operation of existing agricultural, rural and light industrial 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 attenuation measures to minimise noise and other environmental emissions whilst respecting the landscape setting; or</p> <p>(b) incorporating development staging plans that respects the ongoing activity.</p> <p>(2) Sensitive land uses are separated from development of land uses that generate emissions to the air and acoustic environments to ensure the impacts of emissions on sensitive uses meet the objectives of the Environmental Protection (Air) Policy 2008, Environmental Protection (Noise) Policy 2008 and State Planning Policy 05/10 Air, Noise and Hazardous Materials.</p> <p>(3) Noise attenuation measures undertaken adjacent to Boundary Road are designed to: -</p> <p>(a) achieve a high quality visual appearance;</p> <p>(b) ensure any acoustic fencing is screened from the road carriageway by landscaping and landscaped earth mounds of at least ten (10) metres in width;</p> <p>(c) incorporate physical and visual breaks to allow for pedestrian and cyclist permeability;</p> <p>(d) facilitate the passive surveillance of bus stops along Boundary Road.</p> <p>(4) Noise attenuation measures undertaken adjacent to Redland Bay Road and Boundary Road west of Kinross Road are designed to achieve a high quality visual appearance consistent with the environmental setting of the land.</p> <p>(5) Noise attenuation measures undertaken adjacent to Panorama</p>	P4.1	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p> <p>(4) No probable solution identified.</p> <p>(5) No probable solution identified.</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>Drive are designed to: -</p> <ul style="list-style-type: none"> (a) achieve a high quality visual appearance; (b) ensure any acoustic fencing is screened from the road carriageway by landscaping and landscaped earth mounds of at least two (2) metres in width. 	

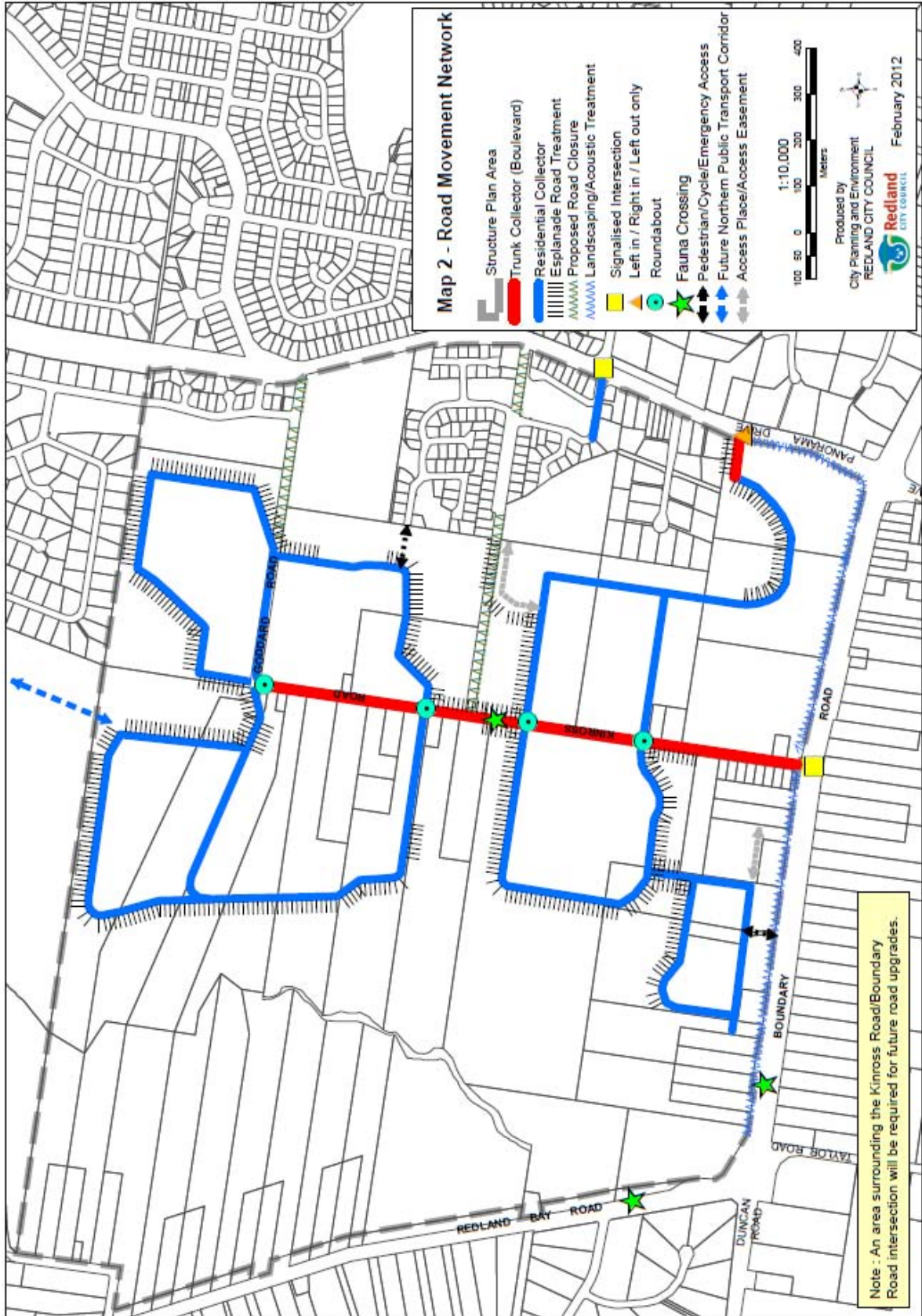
Map 1 – Kinross Road Structure Plan Area – Land Use Precincts



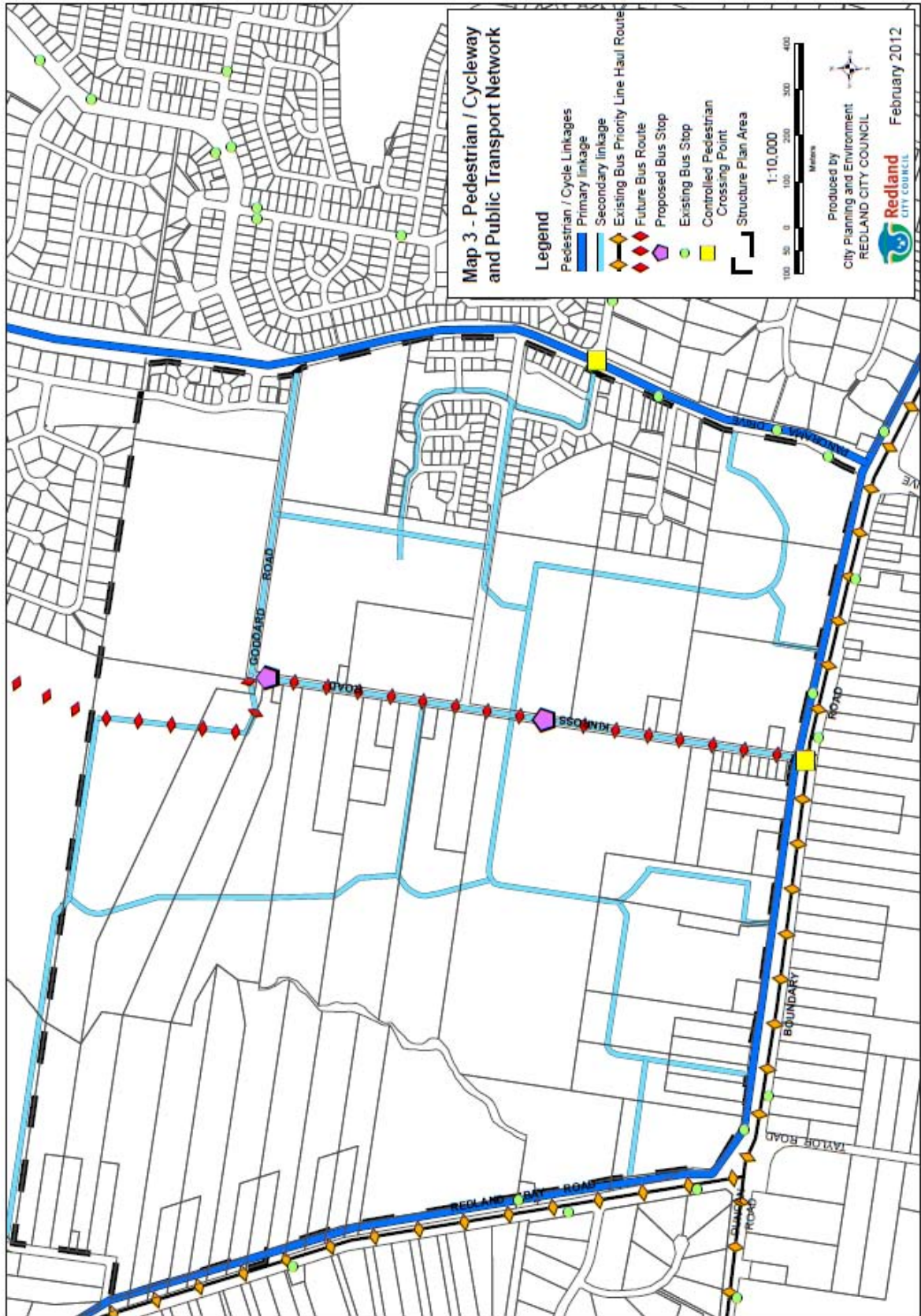
Kinross Road Structure Plan Area Overlay

Map 2 – Road Movement Network

Kinross Road Structure Plan Area Overlay



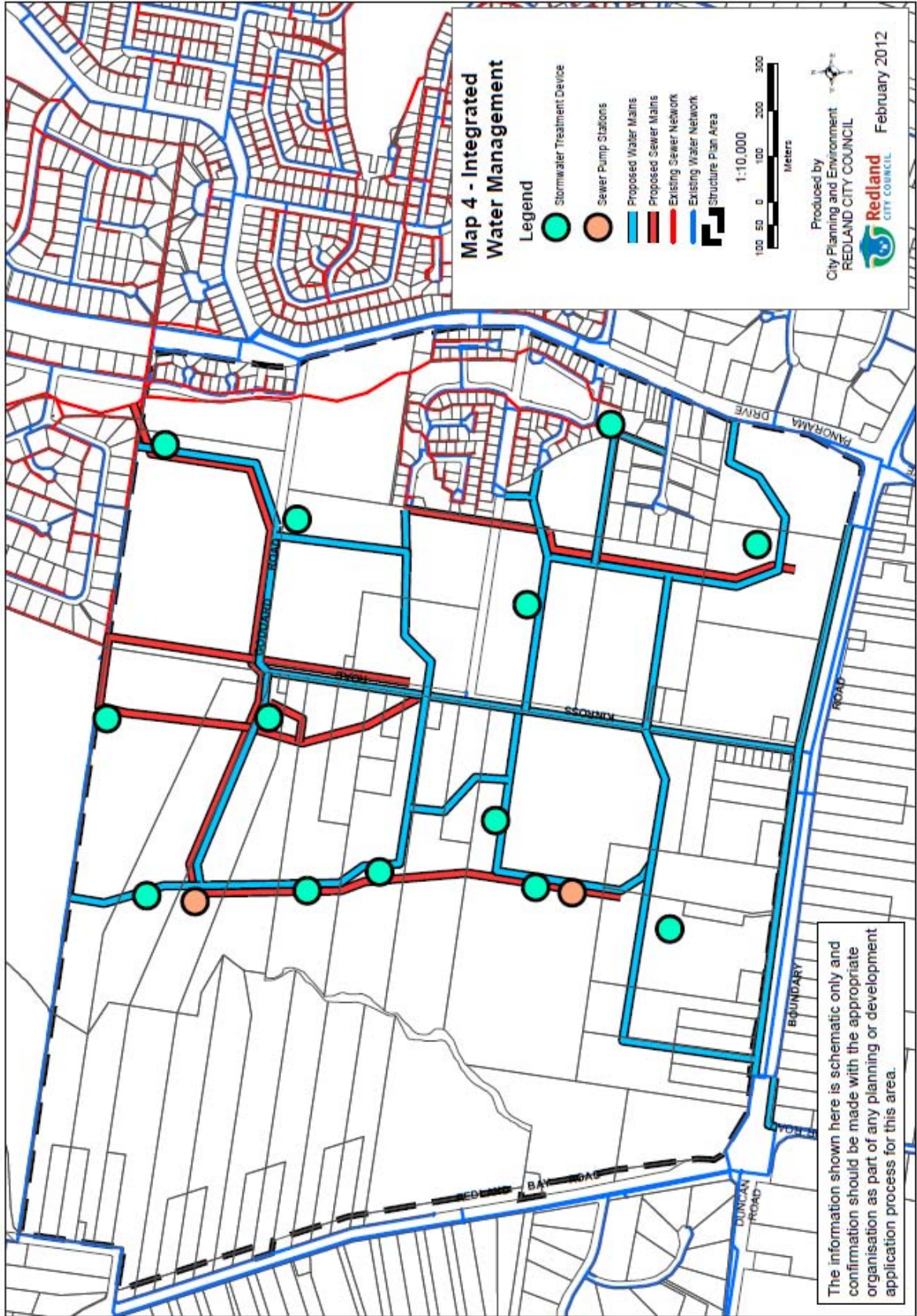
Map 3 – Pedestrian / Cycleway and Public Transport Network



Kinross Road Structure Plan Area Overlay

Map 4 – Integrated Water Management

Kinross Road Structure Plan Area Overlay



Section 4: Other Amendments to the Redlands Planning Scheme

Amendment to the Redlands Planning Scheme is necessary to reflect the outcomes of the Kinross Road 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 Kinross Road Structure Plan.

- (1) Contents - Insert in Part 5 – Overlays, a new Division 15 – Kinross Road 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) (iii) sub area LC3 Kinross Road, Thornlands identified on zone maps as LC3;
 - (ii) 1.2.2 (4) (n) (v) sub area MDR5 – Boundary Road, Thornlands identified on zone maps as MDR5.
 - (b) 1.2.3 (4) (o) Kinross Road Structure Plan as shown on Kinross Road Structure Plan Overlay Map – sheet 1 of 1 Mainland
 - (c) 1.2.5 (8) (o) sections 5.15.5 and 5.15.6 – Kinross Road Structure Plan Overlay;
 - (d) 1.2.5 (10) (g) sub clauses (a),(b) and (c) of this section 1.2.5.(10) do not apply to Part 5 Division 15 - Kinross Road Structure Plan Overlay. For further information relating to the levels of assessment within the Kinross Road Structure Plan Overlay Code refer to 5.15.3 ,
 - (e) 1.2.7 (3) (o) Kinross Road Structure Plan Overlay
- (3) Part 2 – Desired Environmental Outcomes, Division 1 – Desired Environmental Outcomes remove existing clause 3.1.7 (1) (h).
- (4) Part 3 – Desired Environmental Outcomes, Division 2 – Strategic Framework amend existing and insert new clauses as follows:
 - (a) 3.2.3 (1) (f) (ii) amend existing sub clause by removing reference to Kinross Road;
 - (b) 3.2.3 (4) (g) remove clause;
 - (c) 3.2.4 (5) insert the following new clause – Kinross Road Structure Plan Area;
 - (d) 3.2.5 Strategy Diagrams – Amend Diagrams 1, 2, 4, 5, 7 and 8 and insert Diagram 10 and 11 to reflect the outcomes of Part 3, Division 2,3.2.4(5) Kinross Road Structure Plan Area and the Kinross Road Structure Plan Overlay Code (Part 5 Division 15)
- (5) Part 4 – Zones, Division 5 – Emerging Urban Community Zone
 - (a) 4.5.7 (1) Remove reference to Kinross Road, Thornlands.
- (6) Part 4 – Zones, Division 10 – Local Centre Zone
 - (a) Insert a new sub area LC3 – Kinross Road, Thornlands identified on Zone maps as LC3;
 - (b) Amend 4.10.3 Local Centre Zone – Assessment Criteria for development in the Local Centre Zone by inserting the following wording into a new table:

Note –

Summary of Local Centre Zone sub-areas	
Sub-area	Description
Sub-area LC1	Multiple locations at NSI and SMBI
Sub-area LC2	Beveridge Road at South-East Thornlands
Sub-area LC3	Kinross Road at Thornlands



- (c) 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
Apartment building	Code Assessable If – (1) In sub area LC2 and LC3; (2) The use is undertaken as part of a mixed use development (3) Building height does not exceed 14m in height above ground level. Otherwise – <u>Impact Assessable</u>	<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 ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code

Use	Level of Assessment	Assessment Criteria
Multiple dwelling	Code Assessable If – (4) In sub area LC2 and LC3; (5) The use is undertaken as part of a mixed use development (6) Building height does not exceed 14m in height above ground level. Otherwise – <u>Impact Assessable</u>	<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 ■ 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 as follows:
- (i) Insert the following new clause 4.10.7 (2) (a) (ii) (e) “In sub area LC3 encourage residential development above ground level as part of a mixed use development.”
 - (ii) Amend existing clause 4.10.7 (2) (b) (i) (f) by inserting “In sub area LC2 and LC3 maintain mid rise built form allowing for residential uses at above ground level where part of a mixed use development”.
- (d) Amend 4.10.8 Specific Outcomes and Probable Solutions applicable to Assessable Development as follows:
- (i) Insert new Specific Outcome S1.2 (3) as follows: “In sub area LC3, the centre includes:
 - a. a limited amount of retailing (shops) that provide for local convenience shopping;
 - b. small scale commercial offices, refreshment establishments and service industry activities that encourage and support local employment opportunities while respecting and protecting the amenity of adjoining residential precincts;
 - c. multiple dwellings and apartment buildings above ground level, where part of a mixed use development and ensuring active street frontages at ground level.”
 - (ii) Insert proposed new Probable Solution P1.2 (3) as follows: “Where in sub area LC3 – the gross floor area of:
 - a. a single ‘shop’ tenancy does not exceed 400m²;
 - b. all ‘shop’ tenancies do not exceed 1600m² in total;
 - c. commercial offices, refreshment establishments and service industry tenancies do not exceed 200m² for a single tenancy;



- d. all commercial office, refreshment establishments and service industry tenancies do not exceed 1200m² in total;
- e. residential components of a mixed use development are above ground level.”
- (iii) Amend existing specific outcome S2.1 (2) to read: “Where in sub areas LC2 and LC3 building height adopts a mid rise appearance to create a critical mass for the precinct”.

(7) Part 4 – Zones – Division 14 – Medium Density Residential Zone

- (a) Insert a new sub-area MDR5 – Boundary Road, Thornlands identified on Zone Maps as MDR5;
- (b) Amend 4.14.3 Note – Table: Summary of Medium Density Residential Zone sub-areas to include reference to MDR5 - Boundary Road, Thornlands.
- (c) Amend 4.14.4 Medium Density Residential Zone – Table of Assessment for Material Change of Use of Premises to ensure:
 - (i) Aged Persons and Special Needs Housing is code assessable within MDR5.
- (d) Amend 4.10.7 Overall Outcomes for the Medium Density Residential Zone as follows:
 - (i) Insert the following new clause 4.14.7 (2) (a) (i): “In sub area MRD5 – provide for permanent residential uses including multiple dwellings, tourist accommodation and aged and special needs housing with no direct vehicular access from Boundary Road;”
 - (ii) Insert the following new clause 4.14.7 (2) (a) (ii) (j): “In sub area MDR5 – non residential uses are highly restricted to protect the higher order function of Boundary Road as a primary road link between the City’s southern districts and Brisbane.”
 - (iii) Insert new overall outcome 4.14.7 (2) (b) (i) (g): “In sub area MDR5– building heights are low rise with building design, setbacks and landscaping to achieve a high quality streetscape which recognizes the location as the southern gateway to the Kinross Road Structure Plan Area and provides transition with land to the south of Boundary Road included within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan 2009-2031.”
 - (iv) Insert new clause 4.14.7 (2) (b) (ii) (f) to read: “In sub area MDR5 provide for a range of dwelling units that are consistent with the zone while maximising resident populations in proximity to public transport services.”
 - (v) Amend 4.14.7 Note – Table: Summary of Medium Density Residential Zone sub-areas to include reference to MDR5 - Boundary Road, Thornlands.
- (e) Amend section 4.14.8 Specific Outcomes and Probable Solutions applicable to Assessable Development:
 - (i) Insert new specific outcomes S1.8 as follows: “In sub are MDR5 – non residential uses are highly restricted to protect the role and function of Boundary Road as a key arterial road.”
 - (ii) Insert new probable solutions P1.8 as follows: “No probable solution identified.”
 - (iii) Insert new specific outcome S2.1 (5) as follows: “In sub area MDR 5 – building height is restricted to low rise.”
 - (iv) Insert new probable solution P2.1 (5) as follows: “No probable solution identified.”
 - (v) Insert new clause S2.5 (2): “In sub area MDR5
 - a. incorporate physical breaks between buildings to facilitate convenient walking to public transport facilities along Boundary Road;
 - b. incorporate consistent landscaping treatments that achieve a high quality streetscape and transition and interface between the boundary of the Urban Footprint and Regional landscape and Rural Production Area as depicted in the South East Queensland Regional Plan 2009-2031;
 - c. ensure a high quality attractive building façade to Boundary Road which positively recognises the location as the southern gateway to the Kinross Road structure plan area.
 - d. ensure building design, setbacks and landscaping, in combination with mounding, landscaping and acoustic fencing on private land reduces traffic noise to within prescribed acoustic levels.”
 - (vi) Insert new probable solution P2.5 (2): “No probable solution identified.”
 - (vii) Amend Table 1 – Inconsistent Uses so that Apartment buildings are identified as inconsistent in MDR5;



- (viii) Amend Table 2 – Maximum Overall Building Height by incorporating reference to MDR5 stating –

Location	Maximum Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
Sub-area MDR5		
Location	Maximum Building Height	Maximum Height to the Top of the Highest Floor Level of the Highest Habitable Room
Kinross Road – Thornlands – Refer to Map 7		
23 Kinross Road - Thornlands	8.5 metres	4.5 metres

- (ix) Insert new Map 7 – Medium Density Residential Zone – Sub Area 5 – Boundary Road Thornlands.

(8) Part 5 – Overlays – Insert new overlay - Division 15 – Kinross Road Structure Plan overlay

(9) Part 6 – Use Codes – Division 1 – Aged Care and Special Needs Housing

- (a) Amend Table 2 – Maximum Height to the Top of the Floor Level of the Highest Habitable Room, as follows:

Location	Maximum Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
Sub-area MDR5		
Location	Maximum Building Height	Maximum Height to the Top of the Highest Floor Level of the Highest Habitable Room
Kinross Road – Thornlands – Refer to Map 7		
22 Kinross Road - Thornlands	8.5 metres	4.5 metres

(10) Part 6 – Use Codes – Division 18 – Multiple dwelling

- (a) Amend Table 2 – Maximum Height to the Top of the Floor Level of the Highest Habitable Room, as follows:

Location	Maximum Building Height	Maximum Height to the Top of the Floor Level of Highest Habitable Room
Sub-area MDR5		
Location	Maximum Building Height	Maximum Height to the Top of the Highest Floor Level of the Highest Habitable Room
Kinross Road – Thornlands – Refer to Map 7		
23 Kinross Road - Thornlands	8.5 metres	4.5 metres

(11) Part 12 – Planning Scheme Notations



- (a) Insert new Division 3 – Declared Master Planned Areas
 - (i) 12.3.1 – Kinross Road Structure Plan Area – On 24 December 2010, the Queensland Government issued notice in the Queensland Government Gazette for the declaration of the Kinross Road Master Planned Area.



Mapping Amendments to the Redlands Planning Scheme

Maps

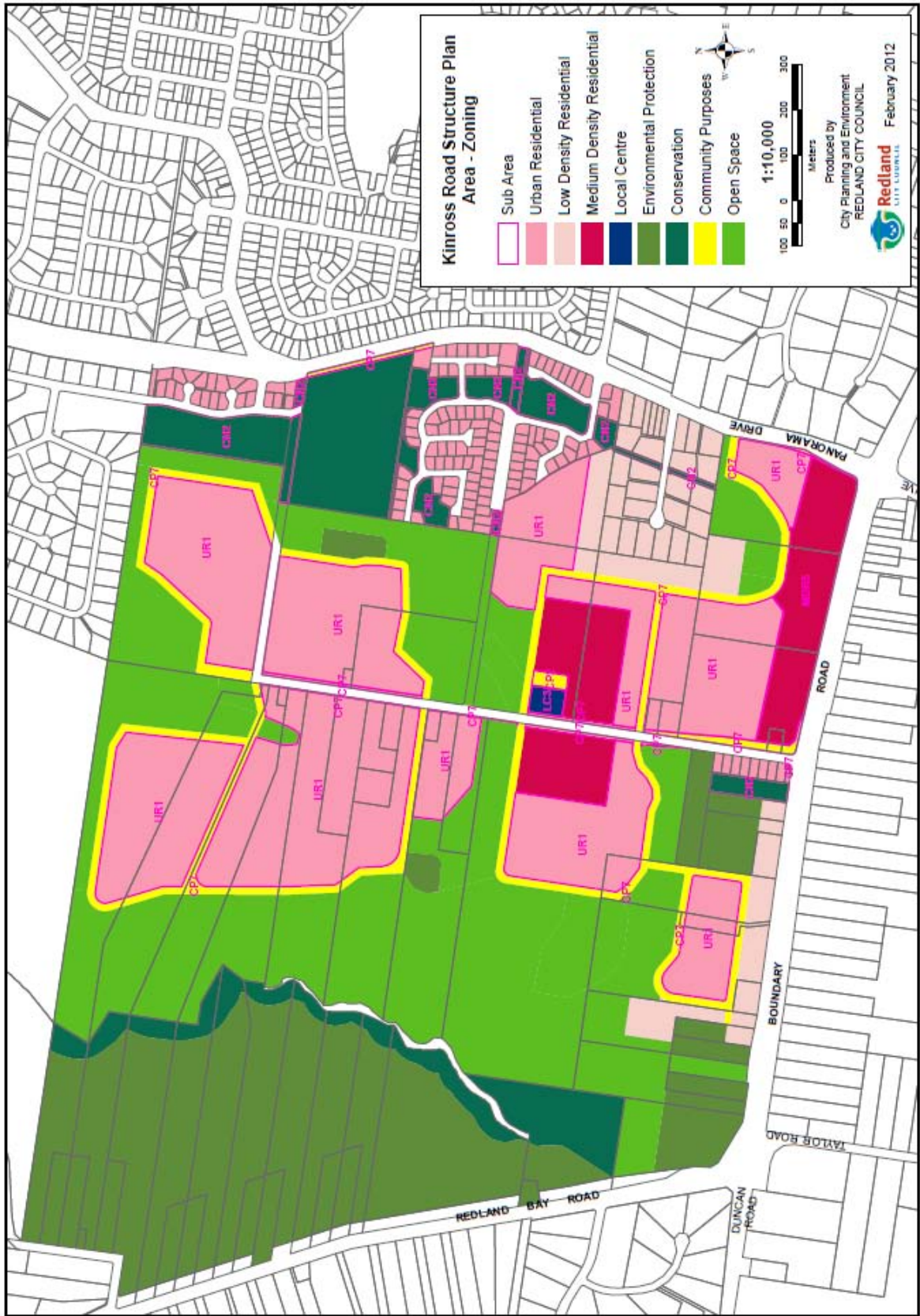
- Map 1 - Kinross Road Zone Map
- Map 2 - Kinross Road Overlay – Sheet 1 of 1
- Map 3 - Bushfire Hazard Overlay – Sheet 1 of 2
- Map 4 - Flood Prone, Storm Tide and Drainage Constrained Land Overlay – Sheet 1 of 2
- Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – Sheet 1 of 1
- Map 6 - Protection of the Poultry Industry Overlay – Sheet 1 of 1
- Map 7 - Road and Rail Noise Impacts Overlay – Sheet 1 of 2
- Map 8 - Waterways, Wetlands and Moreton Bay 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 10 - Kinross Road Structure Plan Area Boundary
- Diagram 11 - Kinross Road Structure Plan Area Land Use Precincts



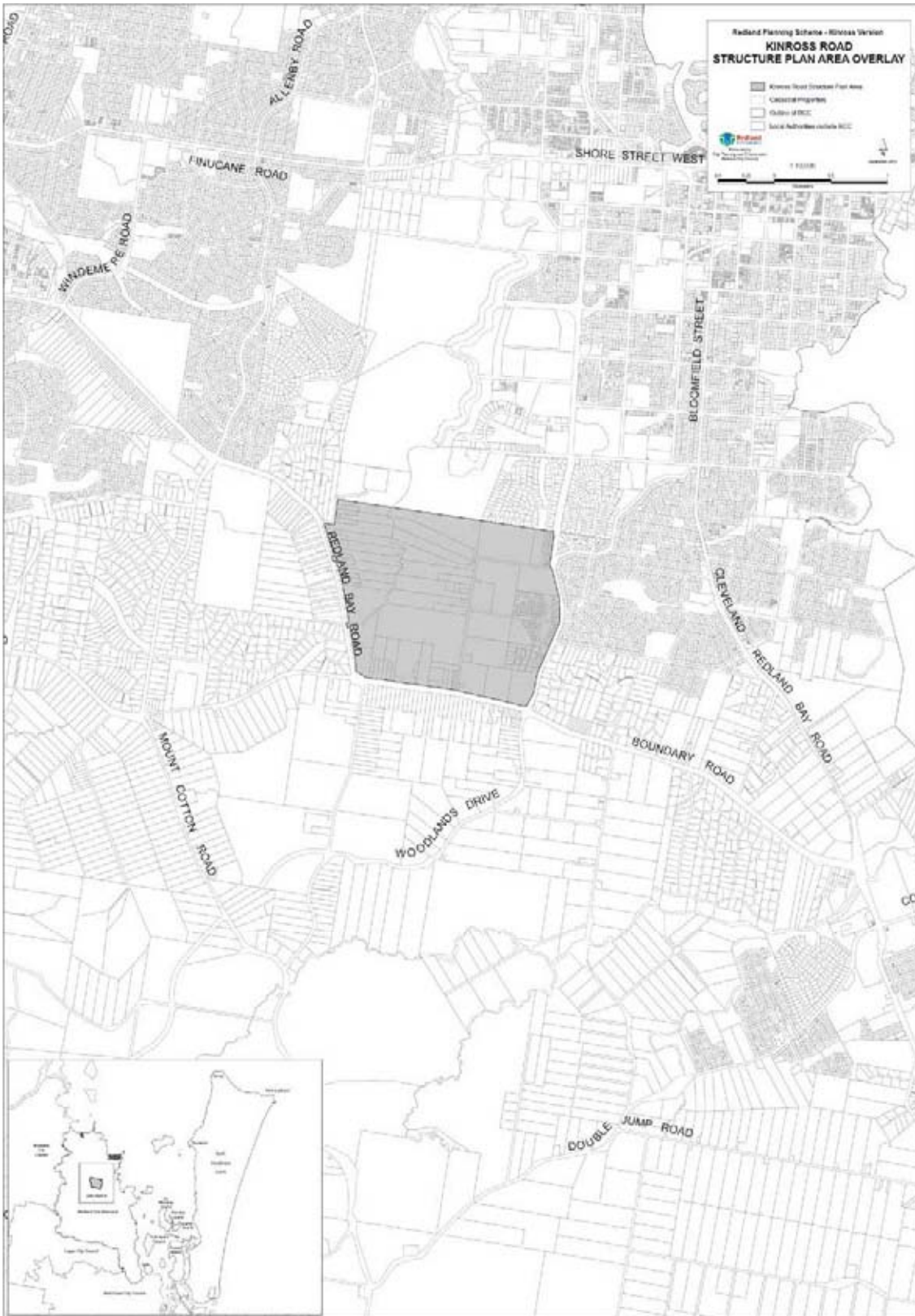
Map 1 - Kinross Road Zone Map



Kinross Road Structure Plan Area



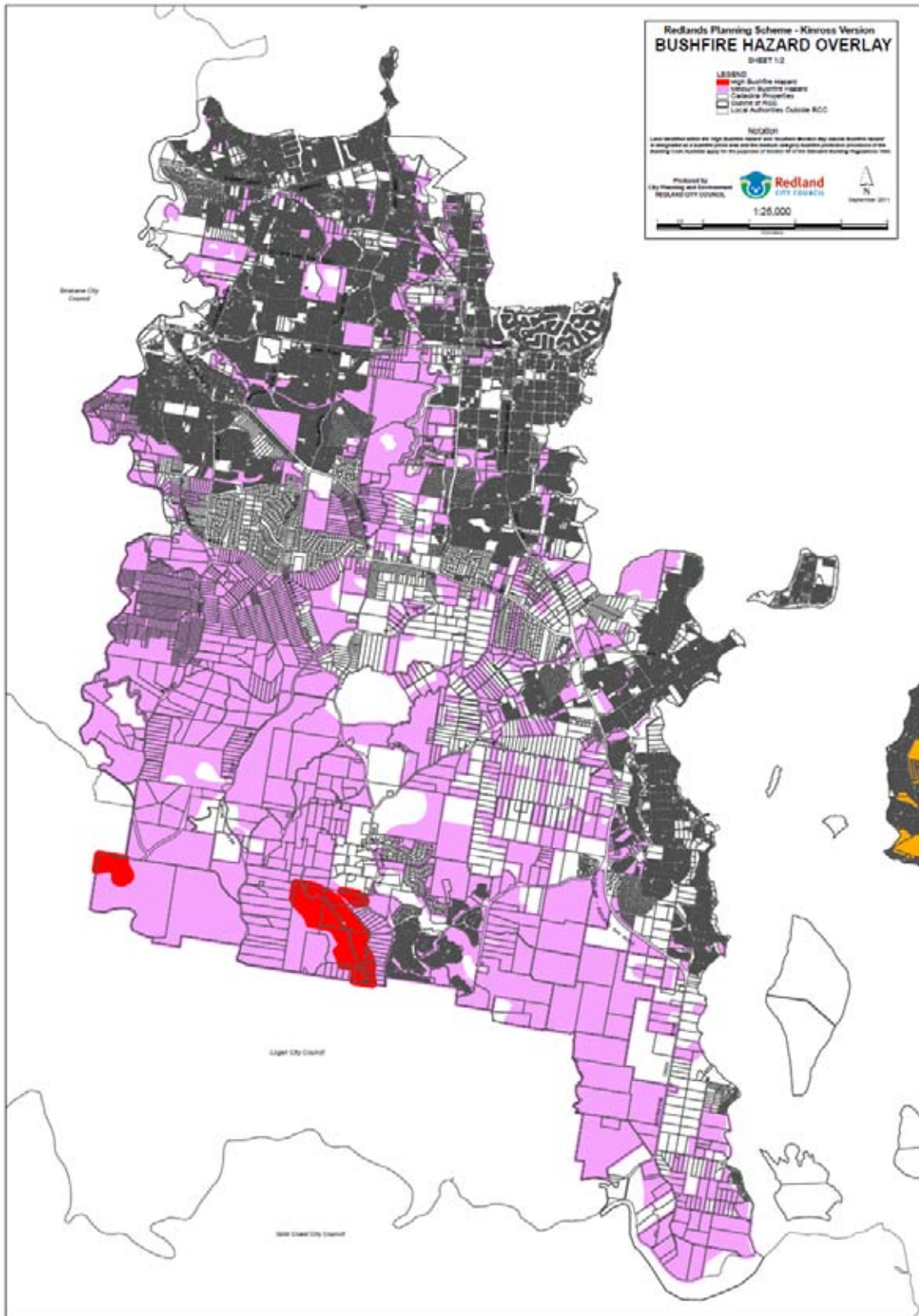
Map 2 - Kinross Road Overlay – Sheet 1 of 1 (A0)



Kinross Road Structure Plan Area



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

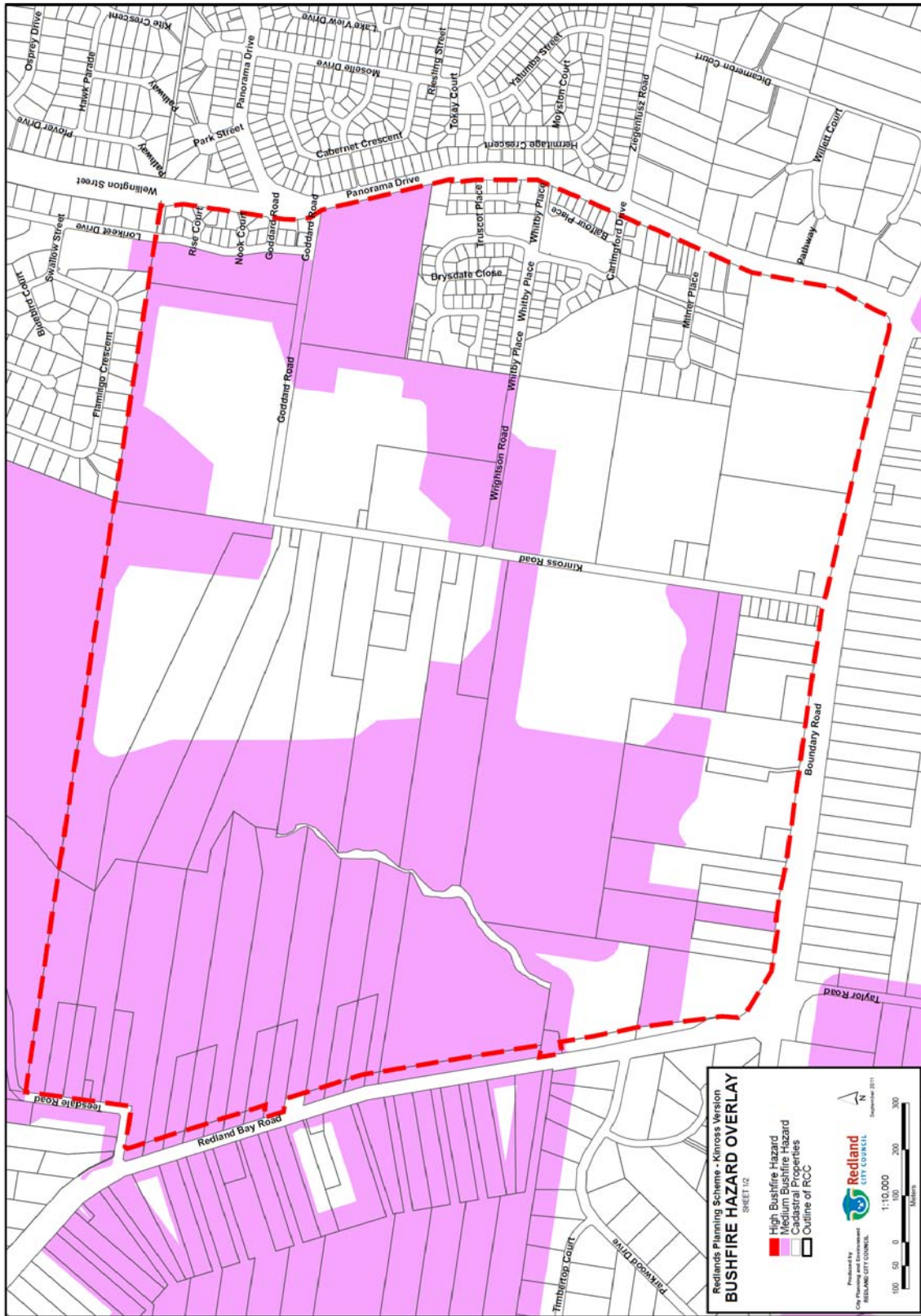


Kinross Road Structure Plan Area

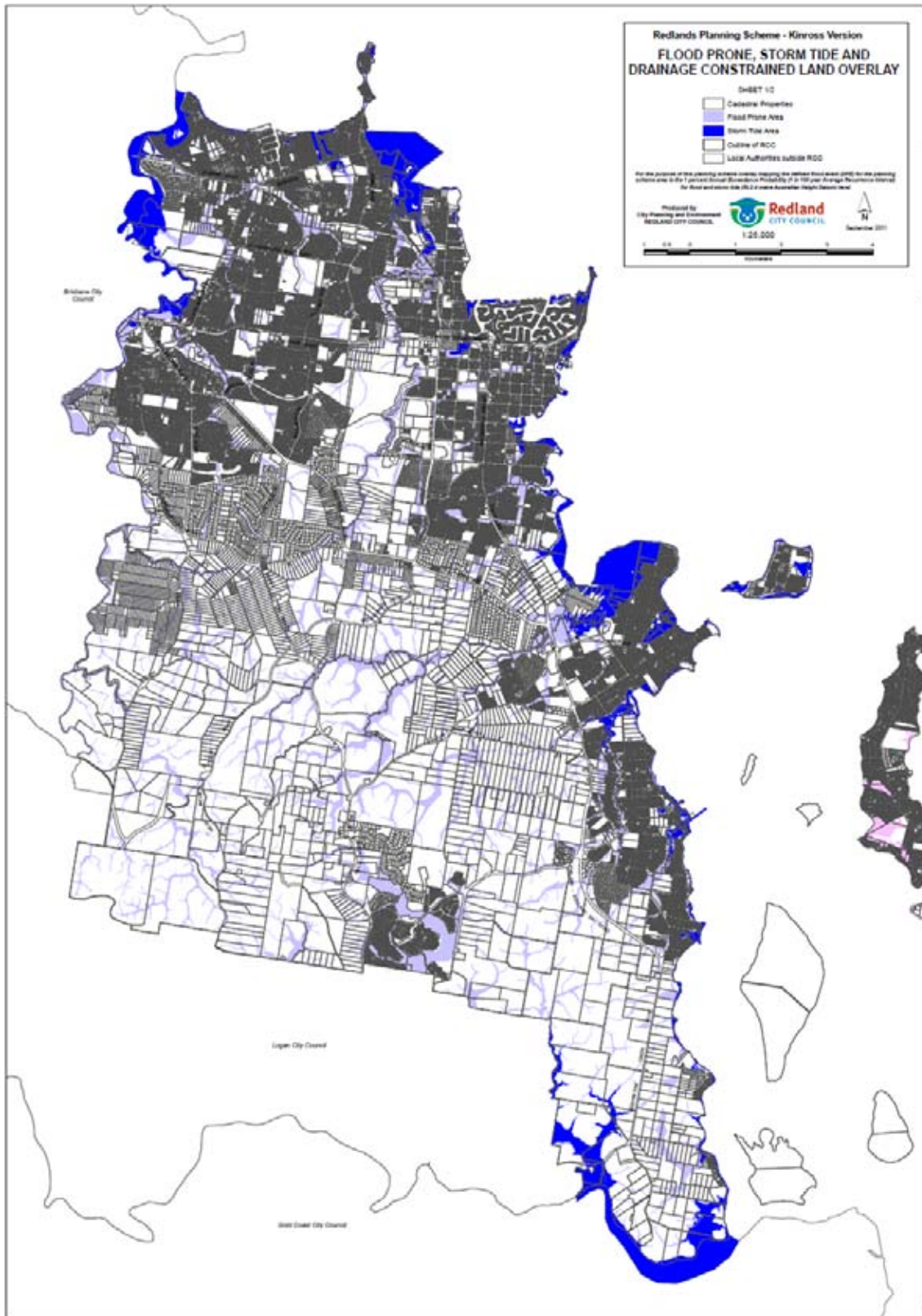


Map 3 - Bushfire Hazard Overlay – (A4)

Kinross Road Structure Plan Area



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

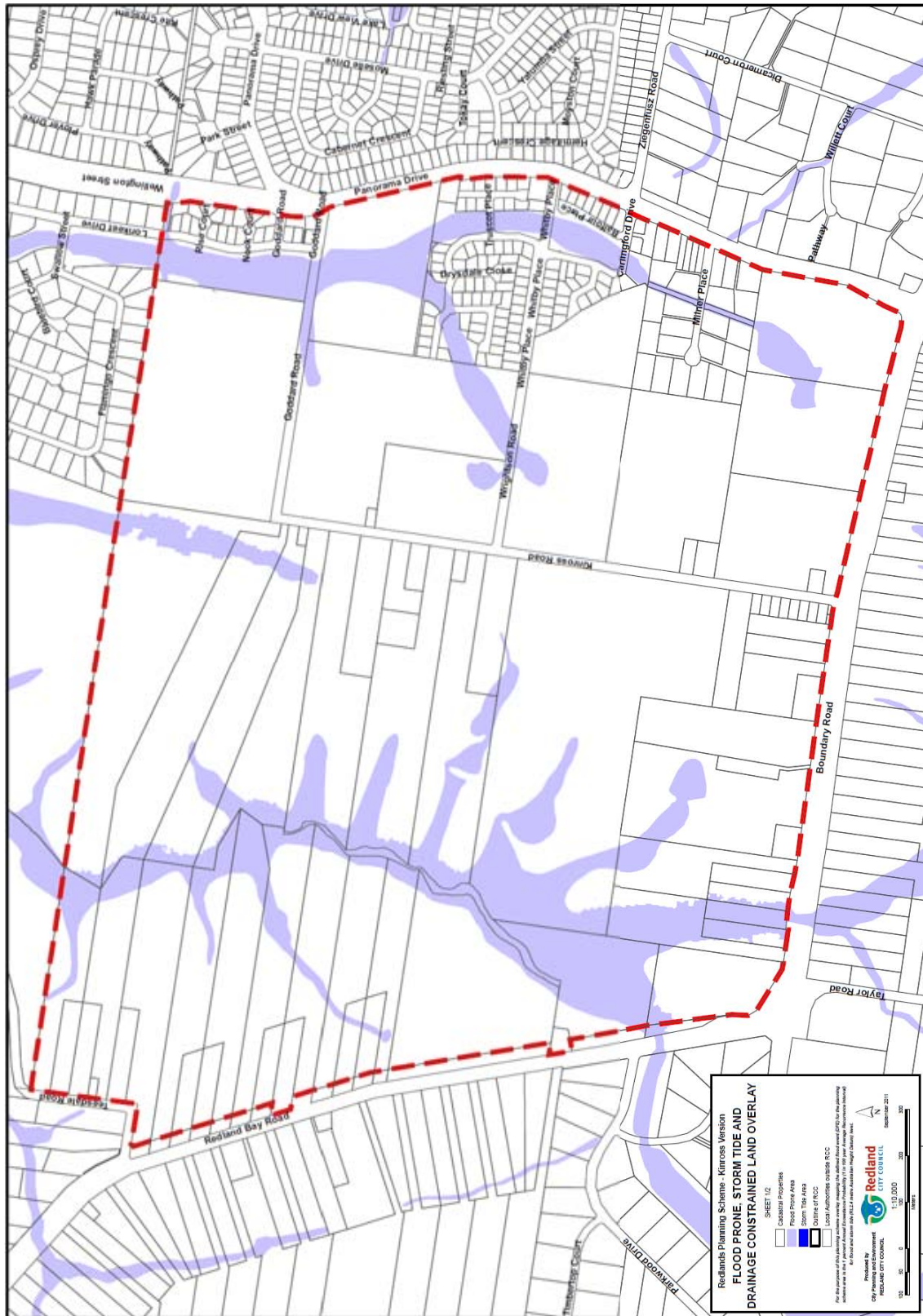


Kinross Road Structure Plan Area

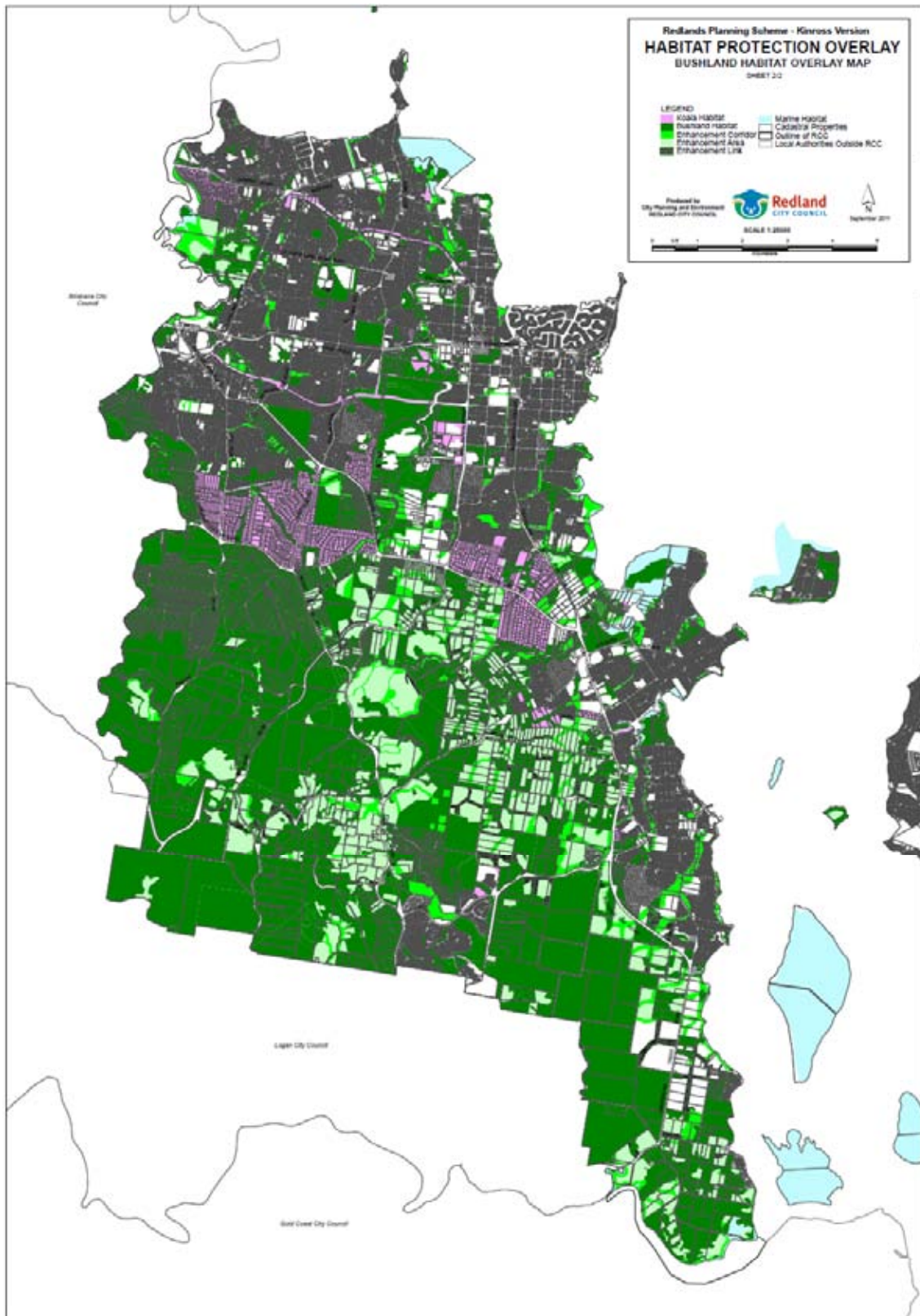


Map 4 - Flood Prone, Storm Tide and Drainage Constrained Land Overlay – (A4)

Kinross Road Structure Plan Area



Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – Sheet 1 of 21 (A0)



Kinross Road Structure Plan Area

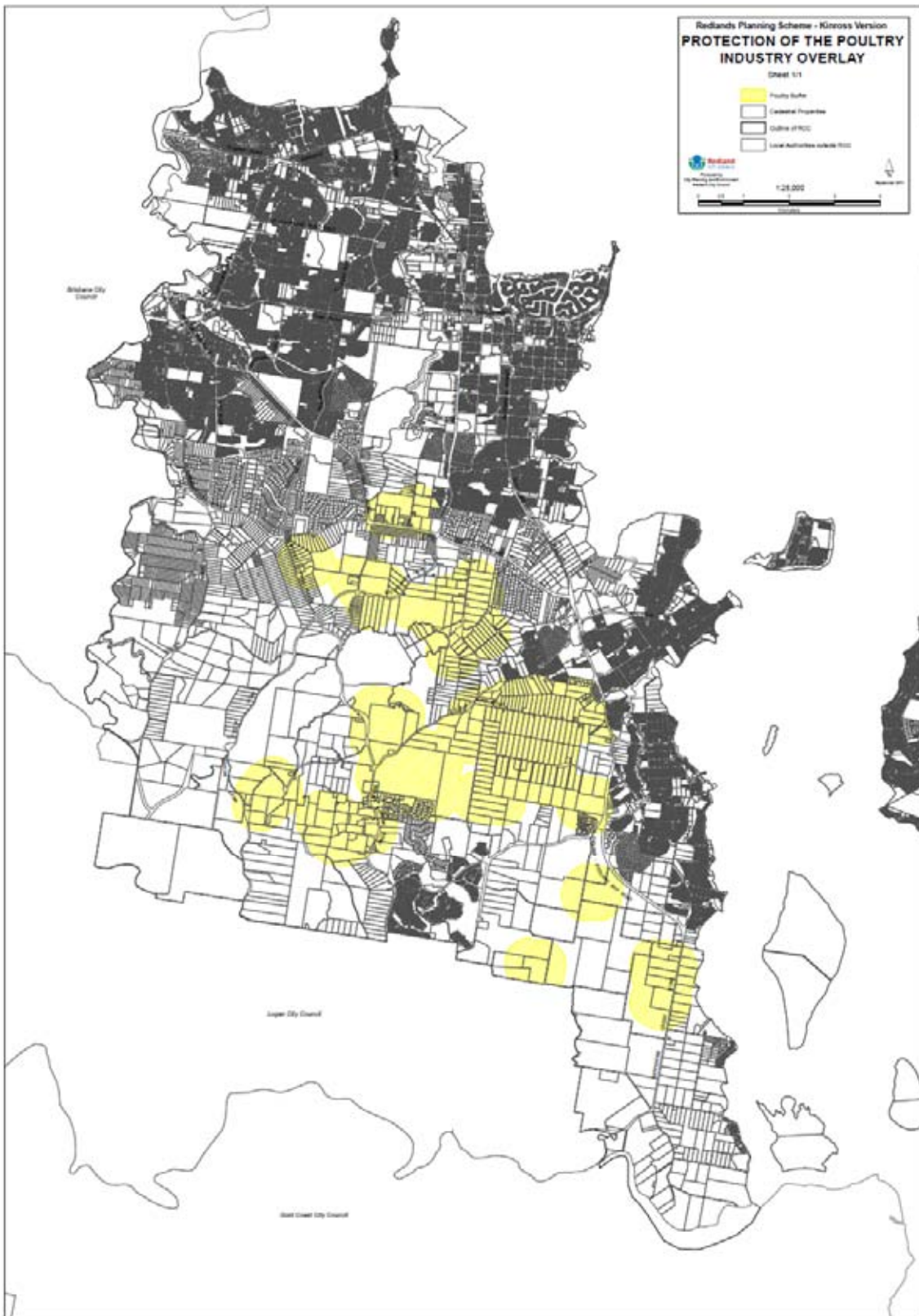


Map 5 - Habitat Protection Overlay - Bushland Habitat Overlay – (A4)

Kinross Road Structure Plan Area



Map 6 - Protection of the Poultry Industry Overlay – Sheet 1 of 2 (A0)

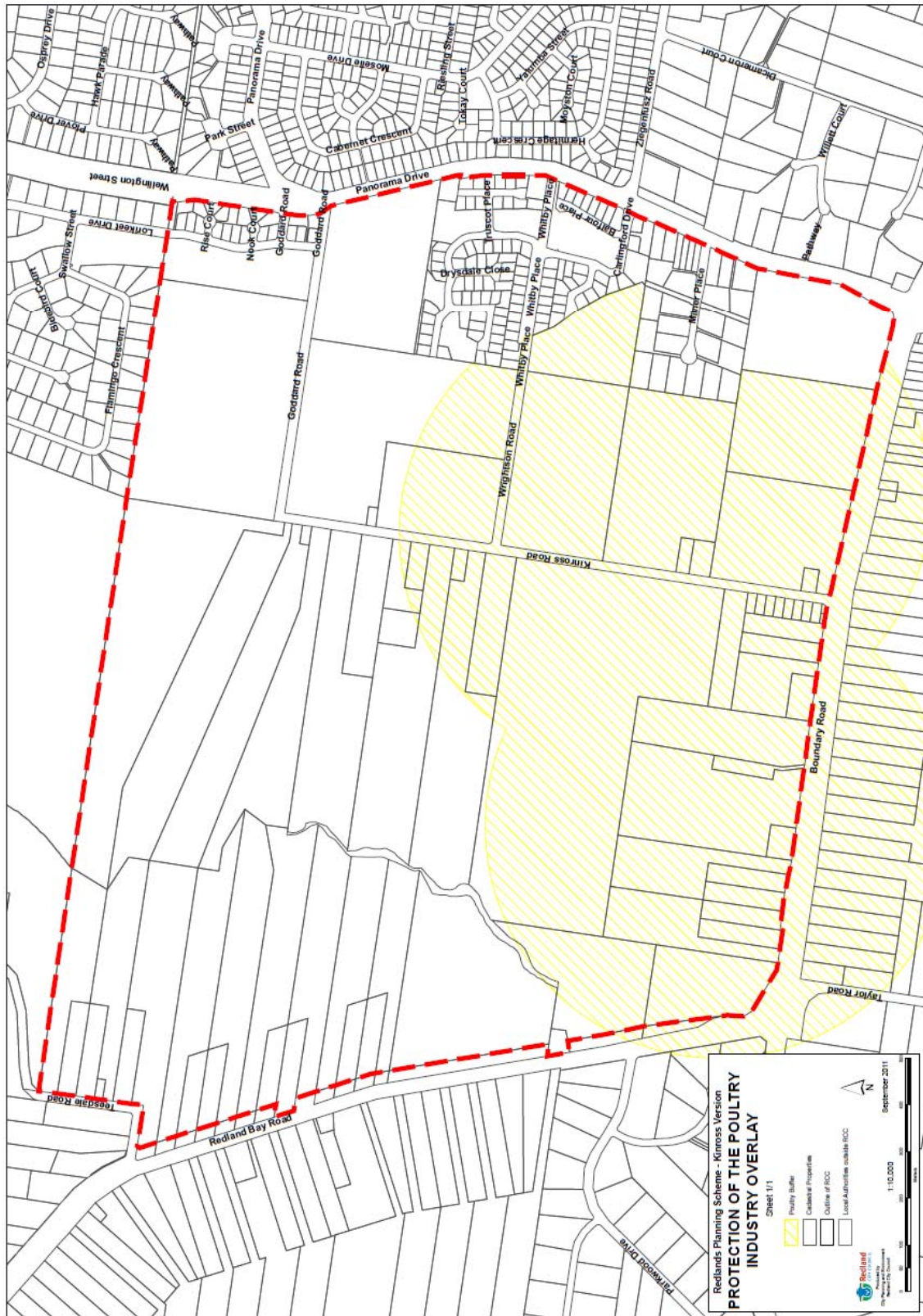


Kinross Road Structure Plan Area

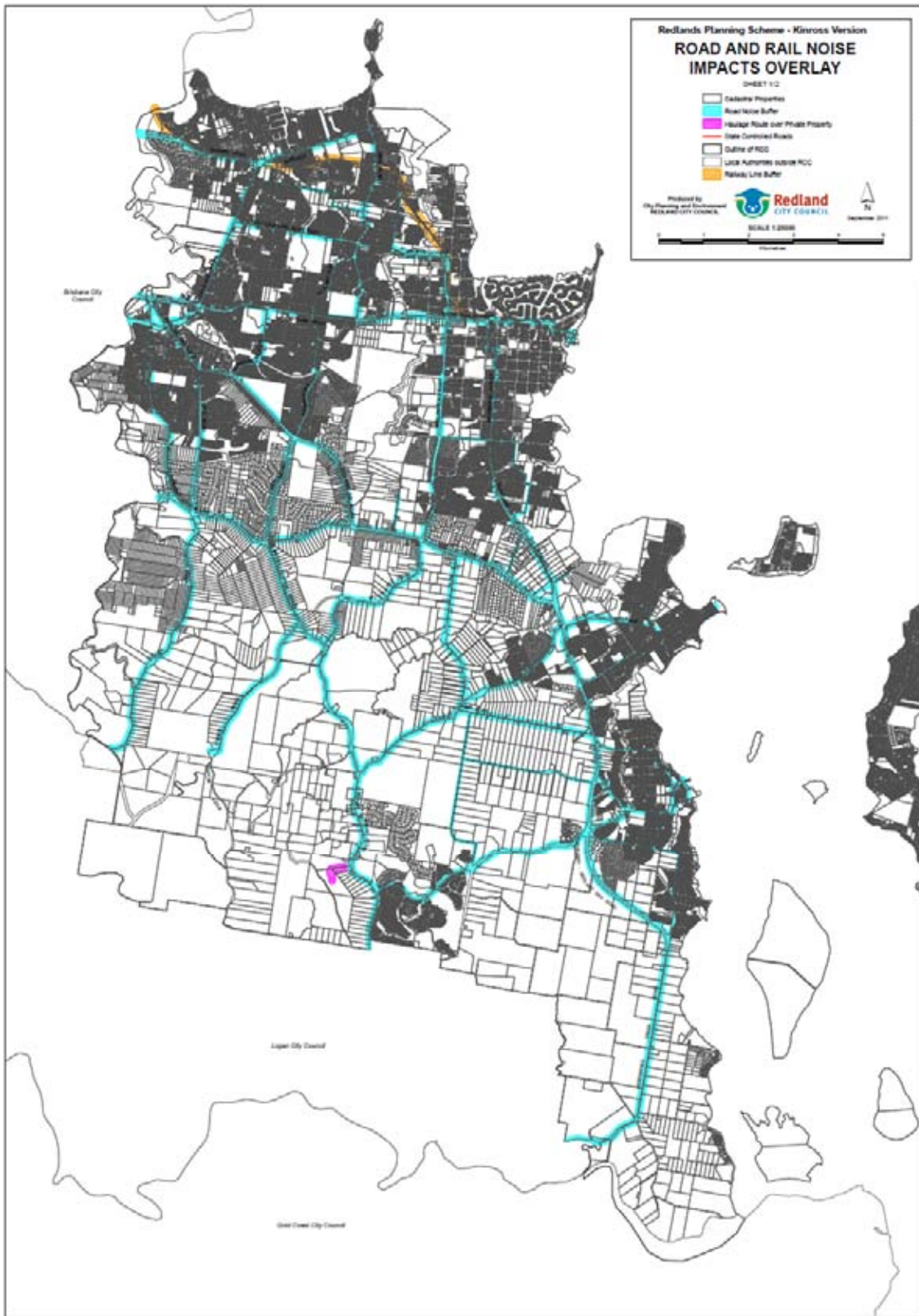


Map 6 - Protection of the Poultry Industry Overlay – (A4)

Kinross Road Structure Plan Area



Map 7 - Road and Rail Noise Impacts Overlay – Sheet 1 of 2 (A0)



Kinross Road Structure Plan Area



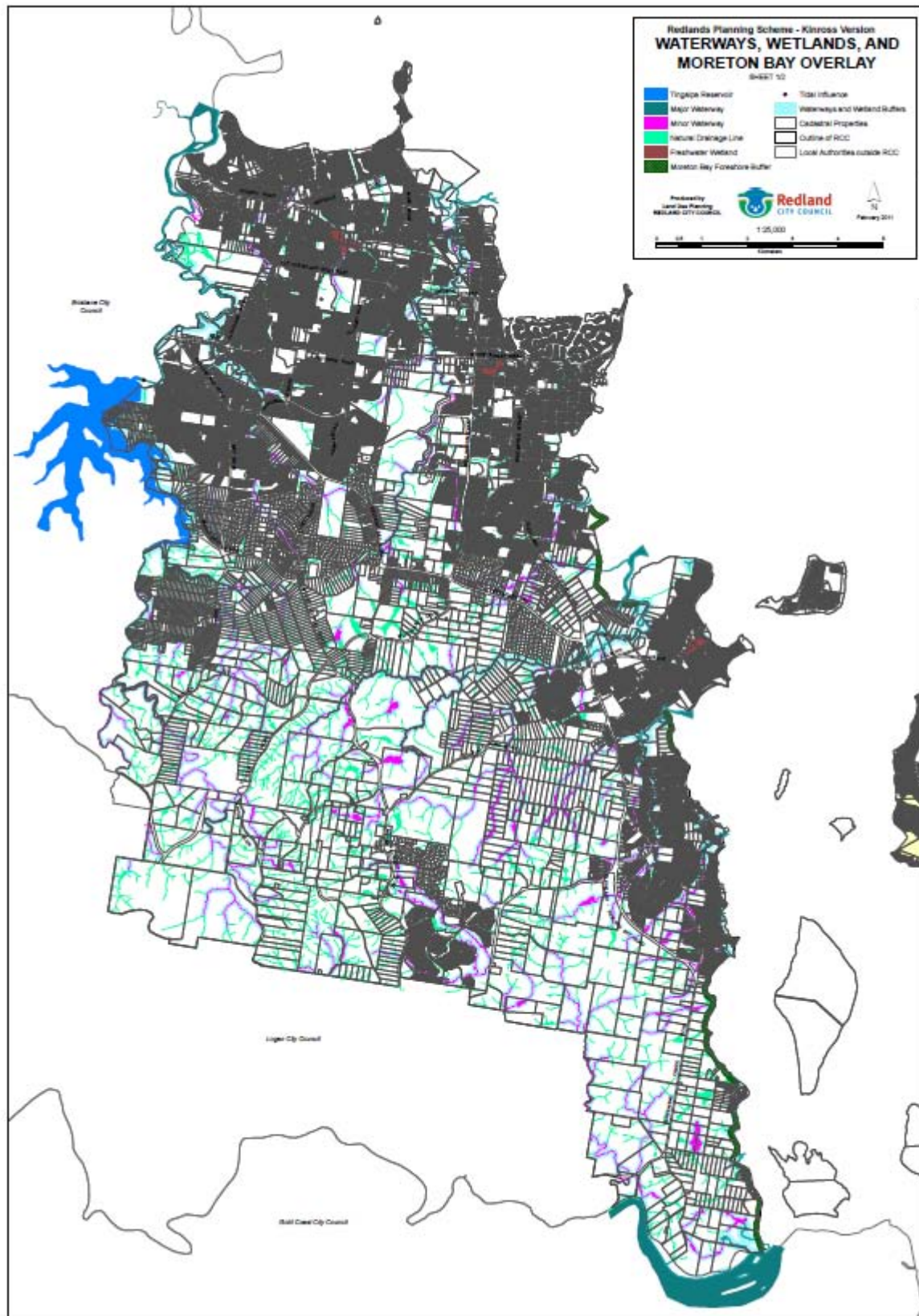
Map 7 - Road and Rail Noise Impacts Overlay – (A4)



Kinross Road Structure Plan Area



Map 8 - Waterways, Wetlands and Moreton Bay Overlay – Sheet 1 of 2 (A0)



Kinross Road Structure Plan Area



Map 8 - Waterways, Wetlands and Moreton Bay Overlay – (A4)

Kinross Road Structure Plan Area

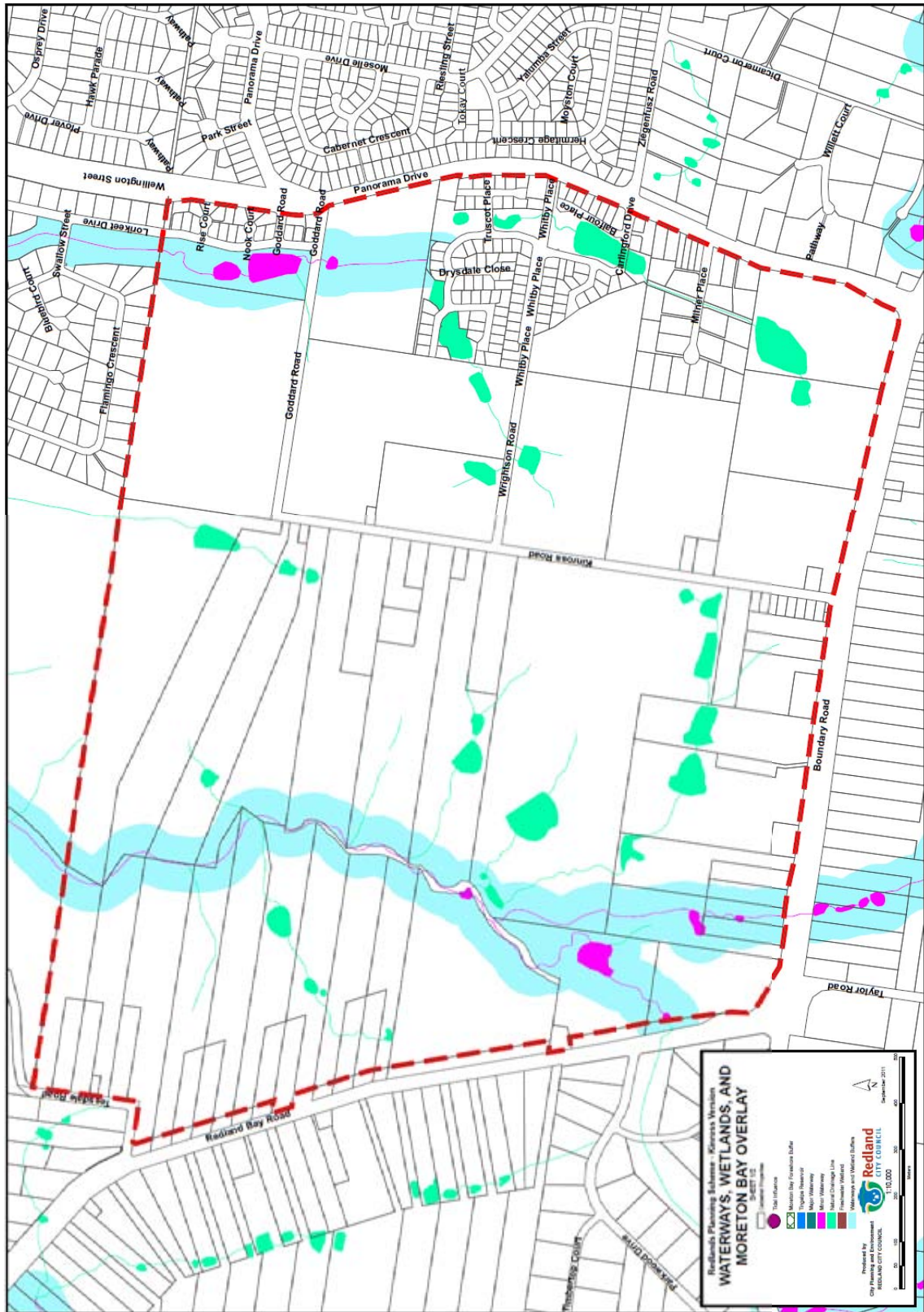
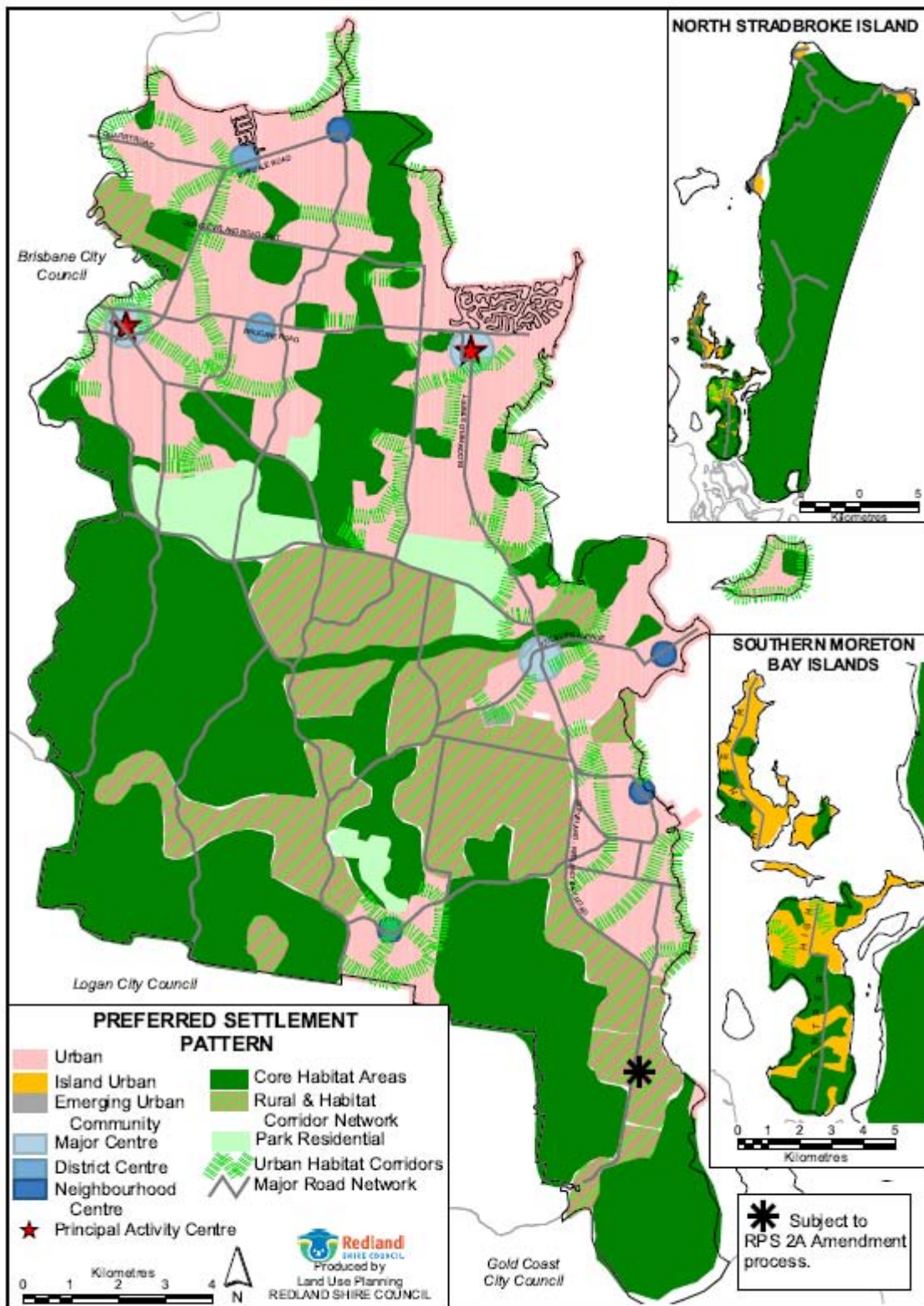


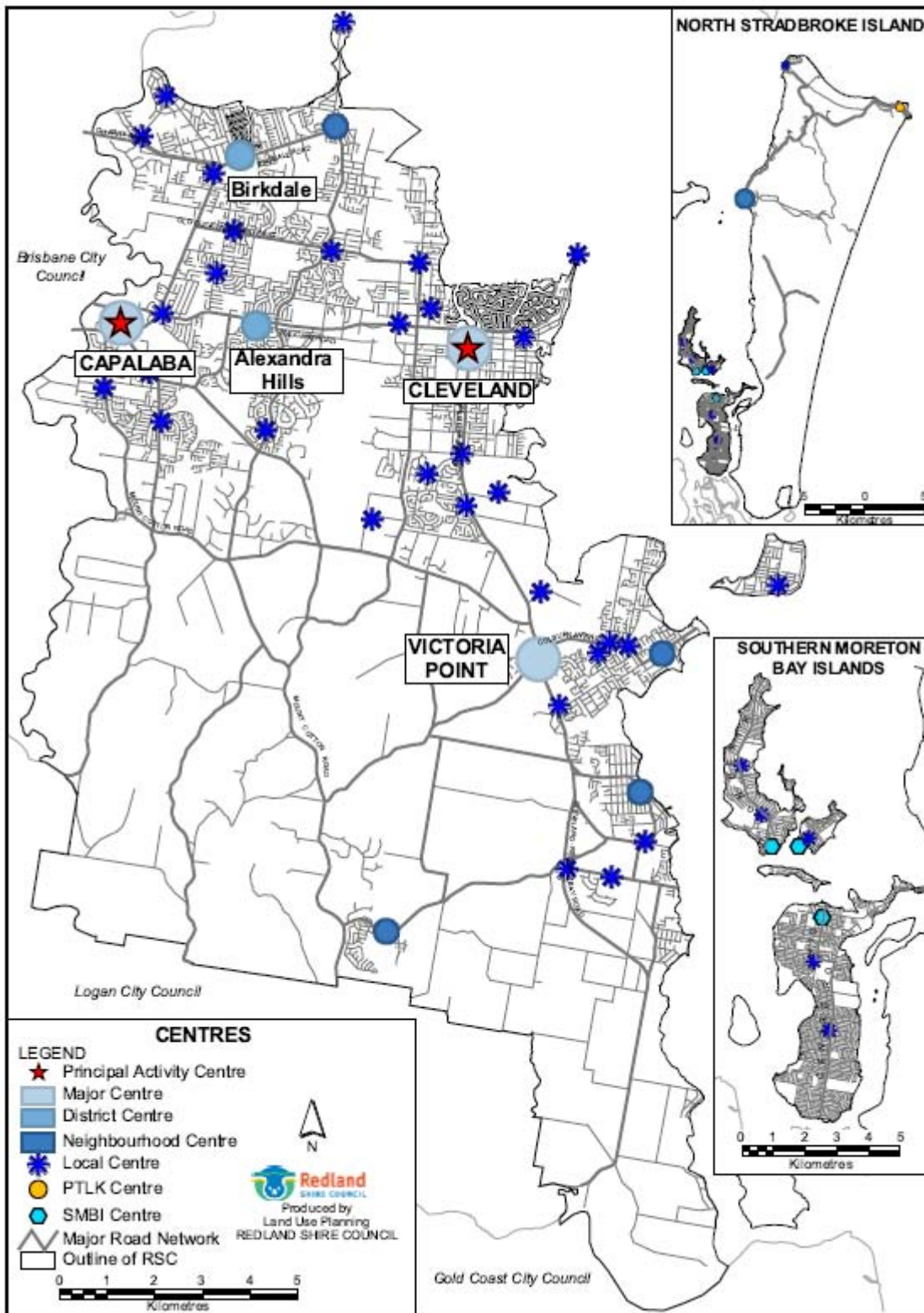
Diagram 1 - Preferred Settlement Pattern



Kinross Road Structure Plan Area



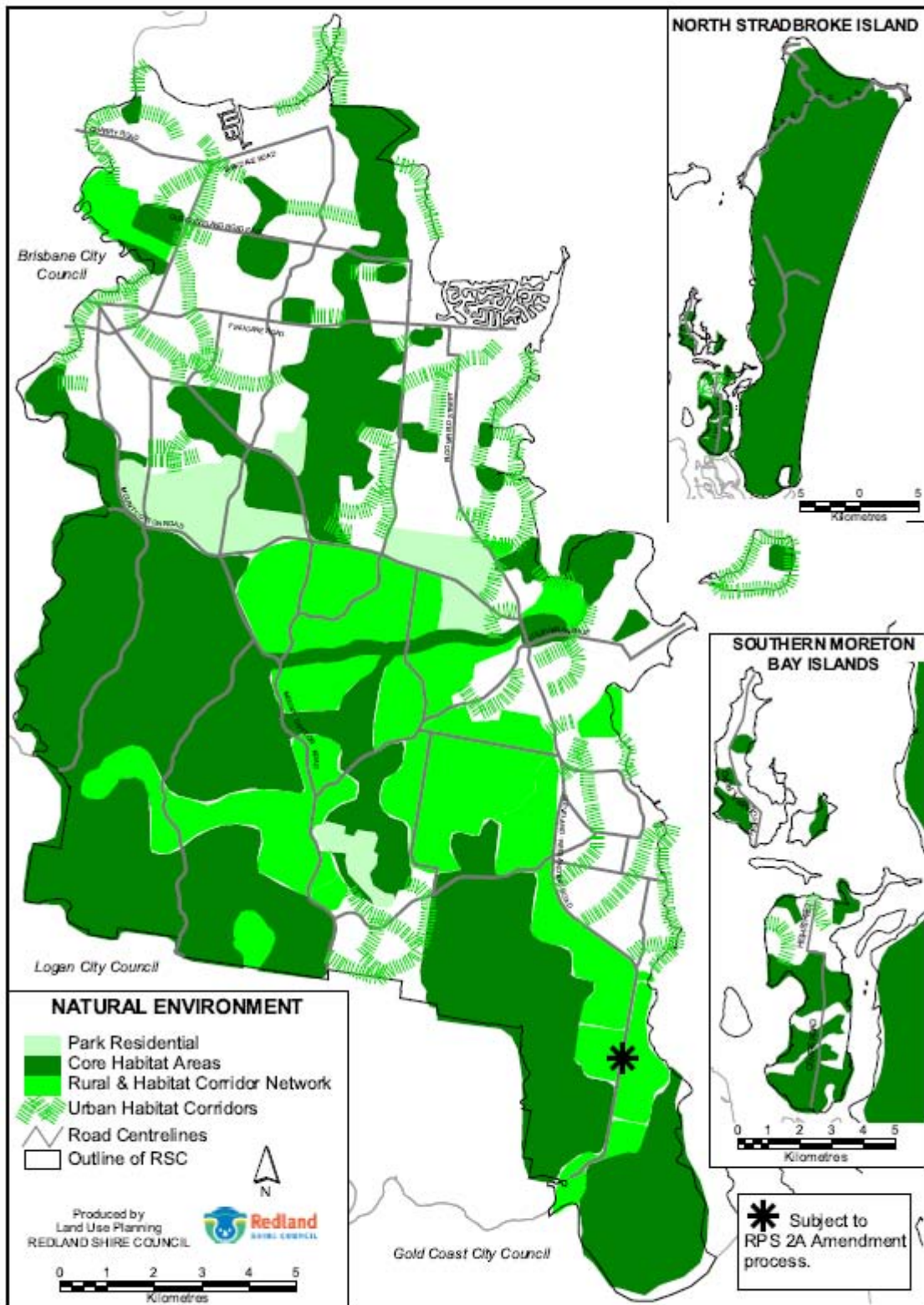
Diagram 2 – Centres



Kinross Road Structure Plan Area



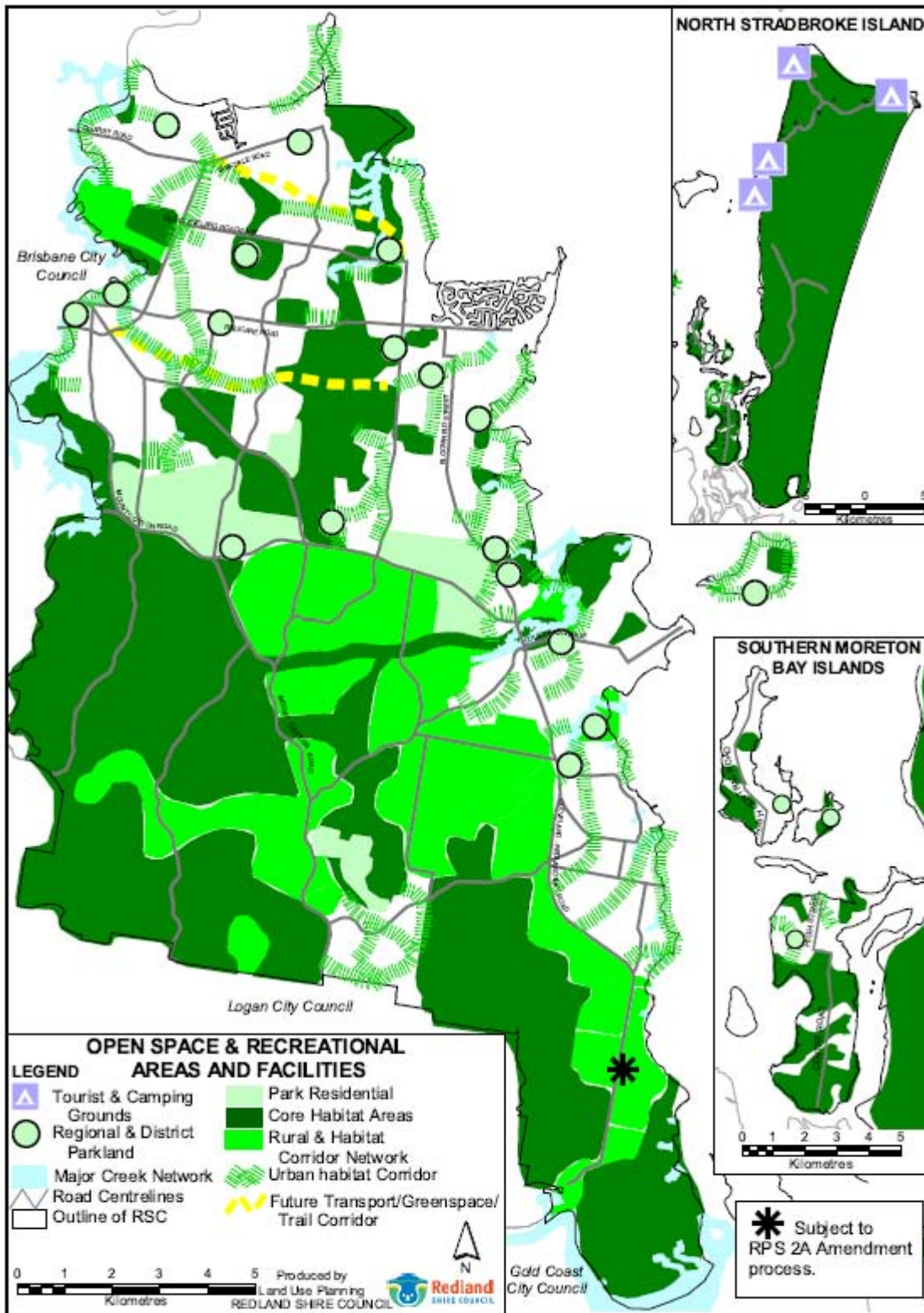
Diagram 4 - Natural Environment



Kinross Road Structure Plan Area



Diagram 5 - Open Space and Recreational Areas and Facilities



Kinross Road Structure Plan Area



Diagram 7 - Movement Network

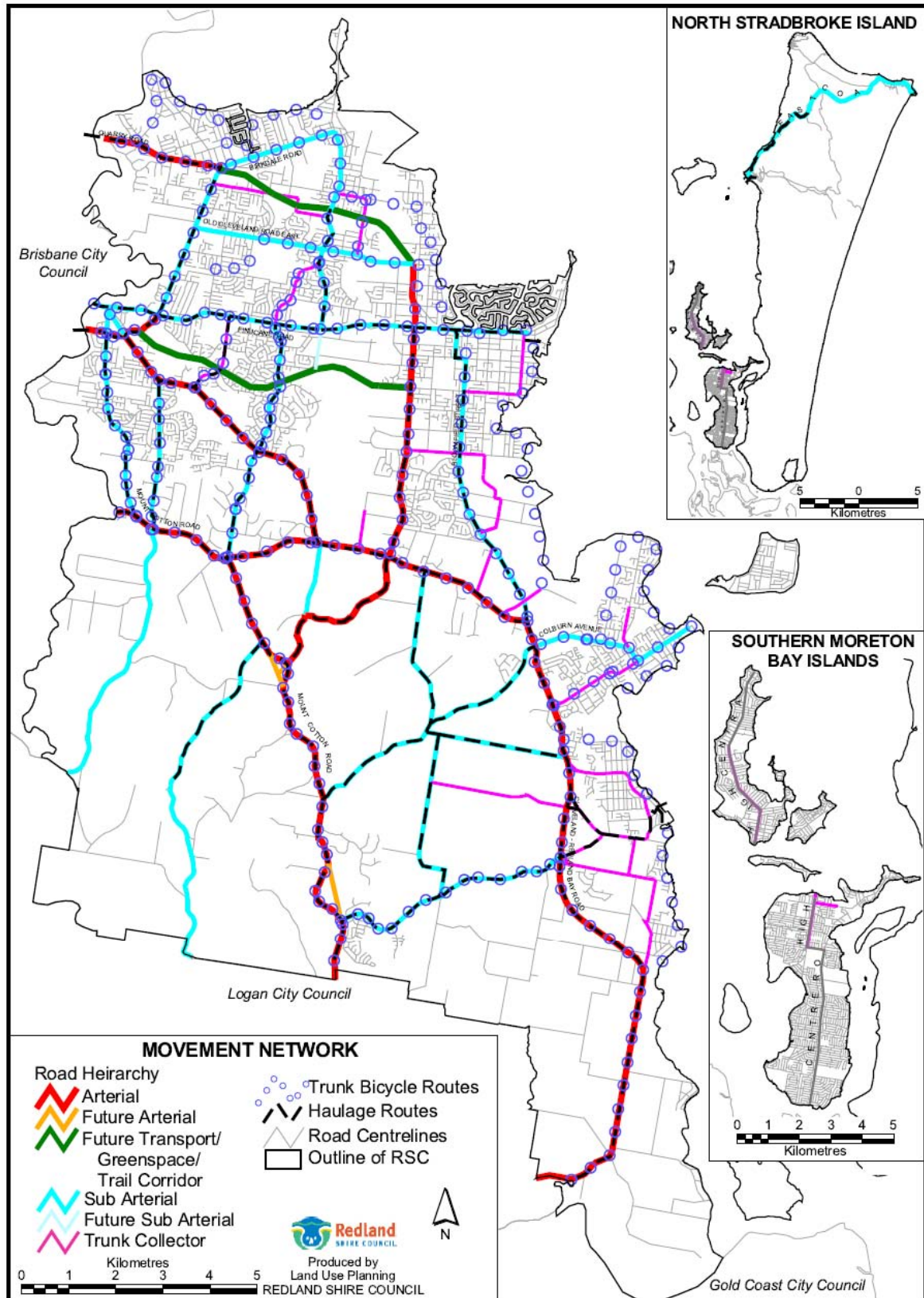


Diagram 10 – Kinross Road Structure Plan Area Boundary

Kinross Road Structure Plan Area

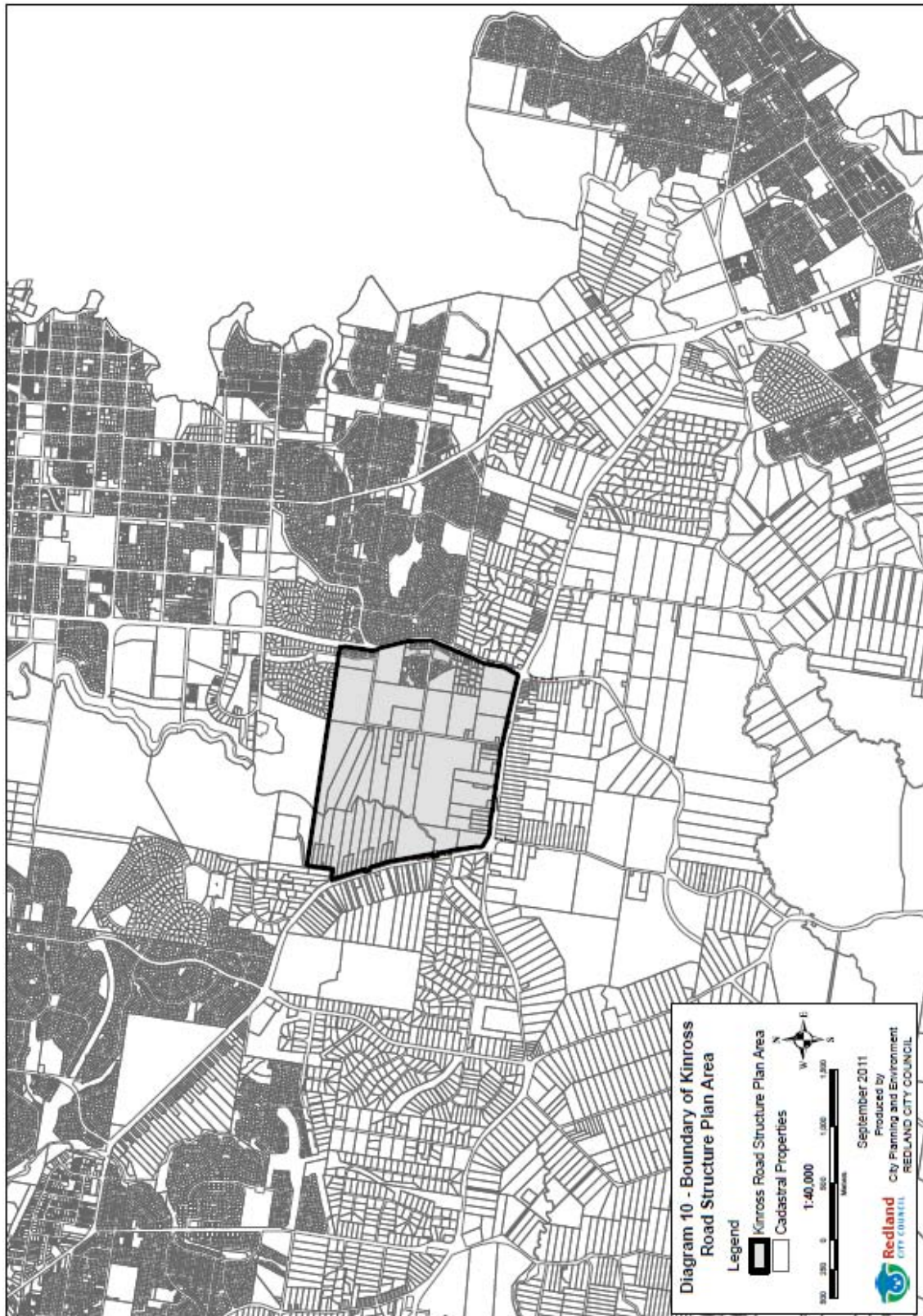


Diagram 11 – Kinross Road Structure Plan Area - Land Use Precincts



Kinross Road Structure Plan Area

