

Redlands Planning Scheme – Version 7

Overview of Changes

*Major Amendment Package
01/2013 & Minor Amendment
Package 02/2014*

Effective Date: 20 March 2015

Major Amendment Package 01/2013

Major Centre Zone

- Amending the Table of Assessment in the Major Centre Zone to make tenancy changes self-assessable development;
- Including a Specific Outcome into the Major Centre Zone code that provides scope to support proposals above the building height specified for the Cleveland CBD where a proposal demonstrates the increased height supports the revitalisation of the CBD and contributes to employment/residential growth;
- Replacing the building height map for Cleveland with a new map that is consistent with the Cleveland Centre Master Plan.

Redland Bay Centre

- Removing the Redland Bay Centre from the Neighbourhood Centre zone and including it in the District Centre zone.

Urban Residential Zone

- Providing opportunities for Council to consider a wider variety of housing choices by making Multiple Dwellings Impact Assessable on Urban Residential zoned premises between 1200m² and 4000m² and where meeting certain design criteria;
- Clarifying that dual occupancies are eligible for code assessment on 800m² lots;
- Amending provisions relating to built to boundary walls to ensure consistency with the Queensland Development Code.

Bushfire Hazard Overlay

- Reflecting the Queensland Government's Single State Planning Policy mapping for North Stradbroke Island;
- Amending the explanatory notes within the Bushfire Hazard Overlay code to recognise that areas identified as medium bushfire hazard are "designated bushfire prone areas" in accordance with the *Building Regulation 2006*;
- Removing dwelling houses and building work from the overlay and regulating under the *Building Regulation 2006*.

Heritage Places

- Updating the Heritage Places Register by adding three local heritage sites on Coochiemudlo Island and reflecting the State Heritage Register.

Canal and Lakeside Structures Overlay (explained further below)

- Incorporating a new overlay to ensure that new development maintains the amenity of adjoining premises and protects the structural stability of Council revetment walls and embankments in Raby Bay, Aquatic Paradise and Sovereign Waters.

Minor Amendment Package 02/2014

The minor amendment incorporates changes to zone and overlay mapping (Habitat Protection Overlay, Flood Prone, Storm Tide & Drainage Constrained Land Overlay, Waterways, Wetlands & Moreton Bay Overlay and Landslide Hazard Overlay) to reflect recent development approvals.

Canal and Lakeside Structures Overlay (CLSO) contd.

- The CLSO applies to all canal and lakeside properties in Raby Bay, Aquatic Paradise and Sovereign Waters Estate.
- All Uses and Other Development located within 9m of a revetment are elevated to code assessment and will be assessed against the Overlay Code.
- The CLSO Code states that any development within 9m of a revetment wall must not damage or weaken the structural integrity or stability of revetment walls, canals or lake banks. To demonstrate compliance, any construction granted within the 9m clearance must be supported by the correct building structural design certificates from a Registered Professional Engineer of Queensland which prove that any works within this distance will not cause any movement or damage to the existing revetment wall.
- The CLSO also seeks to ensure that development maintains the amenity of adjoining premises in canal and lakeside estates. The nominated probable solution is for buildings and structures to be set back a minimum of 4.5m from the property boundary adjoining the waterway.
- Finally, the CLSO seeks to ensure development does not prevent legal public and private access to the water's edge.



Image: Properties assessable against the Canal and Lakeside Structures Overlay in Aquatic Paradise, Sovereign Waters and Raby Bay.