

# Redland CITY PLAN

## Draft Redland City Plan Submission Report



Housing



Economy



Safety



Environment



Infrastructure



Redland  
CITY COUNCIL



## SUBMISSION REVIEW FOR THE DRAFT REDLAND CITY PLAN

### Introduction

This primary purpose of this report is to outline the matters raised in all properly made submissions for the draft Redland City Plan and the responses formally adopted by Redland City Council after due consideration. The report will form part of the submission to the Minister for Infrastructure, Local Government and Planning.

### Timeline and Key Events

Council has a statutory obligation under the Sustainable Planning Act (SPA) to review its planning scheme every 10 years. On 9 October 2013, Council resolved to prepare a new planning scheme.

*Statutory Guideline 04/14 'Making and amending local planning instruments'* (MALPI) outlines the process that Council must go through to prepare and adopt a new planning scheme. These steps are shown in Figure 1 below.



Figure 1: Process for making or amending a planning scheme

## **City Plan Drafting**

When the SPA commenced, on 18 December 2009, one of the key changes to the planning framework was the introduction of the Queensland Planning Provisions (QPP), which sought to introduce standardised planning schemes across Queensland. Any new planning scheme prepared by a local government is required to conform to the mandatory parts of the QPP.

The QPP identifies drafting principles that were employed to guide the preparation of the City Plan:

- *Drafting principle 1* – Achieving the state’s planning intent, coordination and integration – users readily understand how the planning system measures seek to achieve the state’s planning intent, as expressed in state planning instruments, and how the matters dealt with by the planning scheme have been coordinated and integrated.
- *Drafting principle 2* – Applying and interpreting the planning scheme – users readily understand how to apply and understand the planning scheme.
- *Drafting principle 3* – Focusing on outcomes – planning schemes focus on the land-use and development outcomes sought to be achieved both generally and specifically in the local government area.
- *Drafting principle 4* – Applying the Sustainable Planning Act 2009 operational rules – planning schemes comply with and give appropriate effect to the operational rules established by the Act.
- *Drafting principle 5* – Minimising regulatory requirements – categories of assessment should ensure the minimum practicable level of regulation is applied to achieve the desired outcomes and extent of community involvement. The level of regulation should also be commensurate with the potential impact of the development being regulated. Assessment categories should enable the efficient delivery of the land use policy intent contained in the strategic framework.
- *Drafting principle 6* – Achieving consistency of scheme structure and language – there is an appropriate degree of consistency in the structure and language across all planning schemes in Queensland.
- *Drafting principle 7* – Reflecting state planning instruments – the scheme includes measures to appropriately reflect the state interests in the planning scheme.

## **Public Consultation Process**

At a special meeting of Council held on 3 September 2015, Council resolved to publicly notify the draft City Plan. Council resolved that the notification period would be run for an extended 11-week period between 14 September and 27 November 2015. This was almost twice that required by the State government's framework. This notification period involved significant community engagement via a number of different mediums, including the following:

<p><b>Internet</b></p> <ul style="list-style-type: none"> <li>• City Plan website updated with interactive mapping tool for property based inquiries</li> <li>• 13,800 website visits</li> </ul>	<p><b>Local paper</b></p> <ul style="list-style-type: none"> <li>• 8 columns on City Plan appeared in the Redland City Bulletin</li> </ul>
<p><b>Phone calls</b></p> <ul style="list-style-type: none"> <li>• 246 inbound ICCC phone calls</li> <li>• 280 Customer Service Centre enquiries</li> </ul>	<p><b>Brochures and exhibits</b></p> <ul style="list-style-type: none"> <li>• 25 fact sheets made available in web and printed form</li> <li>• 20 background studies made available</li> </ul>
<p><b>Face to Face</b></p> <ul style="list-style-type: none"> <li>• Approximately 2,015 event attendees</li> <li>• 13 open house forums, with 866 attendees</li> <li>• 13 key stakeholder briefings, with 662 attendees</li> <li>• 13 pop-up displays at markets, parks and shopping centres, with 487 attendees</li> </ul>	<p><b>Letters</b></p> <ul style="list-style-type: none"> <li>• 56,000 (all of Redland City) households mailed division specific draft plan information pack</li> <li>• 7,500 (all) private and business PO Box owners sent draft plan information pack</li> <li>• 11,300 (all) out of city property owners mailed draft plan information pack</li> </ul>

## **Submission Review Process**

At the close of the public notification, 5347 properly made submissions were received by Council.

Council developed a database to register and categorise all submissions to ensure that all submissions and issues were properly captured and considered.

A list of all relevant submission issues was used to categorise each submission. This then allowed the submissions to be analysed based on issues, which ensured that each issue was dealt with in a coordinated manner, rather than the matters being dealt with in isolation.

## **Submission Analysis by Theme and Issue**

A submission report on each of the issue categories was prepared and extensively workshopped with Council. The reports have been compiled by planning theme and are available as **imbedded attachments in this report**. Links to these theme attachments are contained on the following page, as well as a link to the full list of changes to the draft City Plan version released for consultation.

<b><u>Liveable Communities and Housing (Attachment 1)</u></b>	<b><u>Economic Growth (Attachment 2)</u></b>
<ul style="list-style-type: none"> <li>1.1 <u>Population and Growth</u></li> <li>1.2 <u>Double Jump Road (south) Zoning</u></li> <li>1.3 <u>Worthing Road Zoning</u></li> <li>1.4 <u>Thornlands Future Growth Investigation Area</u></li> <li>1.5 <u>Southern Redland Bay Future Growth Investigation Area</u></li> <li>1.6 <u>Infill Development</u></li> <li>1.7 <u>Emerging Community Zone Double Jump Rd</u></li> <li>1.8 <u>Housing Affordability</u></li> <li>1.9 <u>Birkdale Commonwealth Land</u></li> <li>1.10 <u>Low Density Residential Zone</u></li> <li>1.11 <u>Character Residential Zone and LDR 1, 2 &amp; 4</u></li> <li>1.12 <u>Point Lookout</u></li> <li>1.13 <u>Low-Medium Density Residential Zone</u></li> <li>1.14 <u>Medium Density Residential Zone</u></li> <li>1.15 <u>Building Design and Heights</u></li> <li>1.16 <u>Reconfiguring a Lot</u></li> <li>1.17 <u>Dwellings in the Rural Zone</u></li> </ul>	<ul style="list-style-type: none"> <li>2.1 <u>Economy</u></li> <li>2.2 <u>Centres – General</u></li> <li>2.3 <u>Centres – Cleveland</u></li> <li>2.4 <u>Centres – Capalaba</u></li> <li>2.5 <u>Centres – Victoria Point</u></li> <li>2.6 <u>Health Precinct</u></li> <li>2.7 <u>Industry and Mixed Use Zones</u></li> <li>2.8 <u>Rural Industries</u></li> <li>2.9 <u>Tourism</u></li> <li>2.10 <u>Good Quality Agricultural Land</u></li> </ul>
<b><u>Environment and Heritage (Attachment 3)</u></b>	<b><u>Infrastructure (Attachment 4)</u></b>
<ul style="list-style-type: none"> <li>3.1 <u>Environment</u></li> <li>3.2 <u>Heritage</u></li> </ul>	<ul style="list-style-type: none"> <li>4.1 <u>Infrastructure</u></li> </ul>
<b><u>Safety and Resilience to Hazards (Attachment 5)</u></b>	<b><u>Strategic Framework Drafting (Attachment 6)</u></b>
<ul style="list-style-type: none"> <li>5.1 <u>Bushfire</u></li> <li>5.2 <u>Coastal Erosion</u></li> <li>5.3 <u>Flood and Storm Tide</u></li> <li>5.4 <u>Landslide</u></li> </ul>	<ul style="list-style-type: none"> <li>6.1 <u>Strategic Framework drafting</u></li> </ul>
<b><u>Property/ Area Specific Requests (Attachment 7)</u></b>	<b><u>Changes to City Plan Document and Mapping (Attachment 8)</u></b>
<ul style="list-style-type: none"> <li>7.1 <u>Property/ Area Specific Requests</u></li> <li>7.2 <u>Rezoning Council land</u></li> <li>7.3 <u>Request to change or create overlays</u></li> </ul>	

## Attachment 1 – Liveable Communities and Housing

Sub-category	Individual submissions	Proformas	Petitions
1.1 Population and Growth	69	3398	0
1.2 Double Jump Road (south) Zoning	16	0	0
1.3 Worthing Road Zoning	18	0	0
1.4 Thornlands Future Growth Investigation Area	91	3217	0
1.5 Southern Redland Bay Future Growth Investigation Area	31	3218	0
1.6 Infill Development	38	3209	0
1.7 Emerging Community Zone Double Jump Rd	35	3120	0
1.8 Housing Affordability	7	0	0
1.9 Birkdale Commonwealth Land	7	0	0
1.10 Low Density Residential Zone	12	5	0
1.11 Character Residential Zone and LDR1, 2 & 4	16	8	0
1.12 Point Lookout	35	20	0
1.13 Low-Medium Density Residential Zone	23	1	0
1.14 Medium Density Residential Zone	15	47	0
1.15 Building Design and Heights	15	47	0
1.16 Reconfiguring a Lot	61	3543	0
1.17 Dwellings in the Rural Zone	24	3206	0

## 1.1 Population and Growth

### Grounds of Submission

#### Opposition to population growth

- There is no statutory obligation to meet the dwelling targets established by the State Government.
- Methodology to establish population projections is questionable.
- There is a lack of infrastructure and services to support the rapid projected growth (including transport, social and economic infrastructure).
- Significant environmental impacts will be experienced, including fragmentation and destruction of ecological values and decreased quality of waterways.
- Redlands 2030 Community Plan seeks to identify a carrying capacity and establish a population cap.
- Reduced tourism potential for the City due to decreased appeal, declining ecological values, degradation of aesthetic values and uniformity of character.
- Associated social impacts including increased probability of urban pathologies (e.g. impacts on health, graffiti, illicit drug use, domestic violence and other serious crimes).
- Significant impacts upon the existing character and amenity resulting from overcrowding, overpopulation and congestion leading to reduced quality of life for residents.
- Urban consolidation and infill not supported – increased traffic congestion, noise and emissions, reduced safety and inadequate parking, loss of green space and increased pollutants.
- Specific request to cap the population of the SMBIs to ensure their unique features and ecological values are maintained and not compromised and not straining the existing infrastructure and services.
- Creates negative economic impacts, with not enough jobs to accommodate the population increase.

#### Support for population growth

- Urbis land supply report identifies a shortfall of urban zoned land for projected population growth to 2041.
- Growth is needed to encourage economic activity.
- Support for the increased population densities specifically in Capalaba and Cleveland.

#### Opposition to extension of urban footprint

- Areas within Regional Landscape and Rural Production Area (RLRPA) of SEQ Regional Plan should be zoned for rural purposes.
- There is sufficient land available within the existing footprint to accommodate the forecast population growth to 2041.
- Future growth areas identified in strategic framework are not required to meet forecast growth.
- Extension of the urban footprint will lead to urban sprawl.
- Future urban growth investigation areas identified in the strategic framework are not included in the Urban Footprint and therefore are in conflict with the SEQ Regional Plan.
- Areas of the Emerging Community Zone outside of the urban footprint should not be supported, as it conflicts with the Regional Plan and compromises the high

ecological values of this area, including significant vegetation and the headwaters of Moogurrapum Creek.

### **Support for extension of urban footprint**

- Urbis land supply report identifies a shortfall of urban zoned land for projected population growth to 2041.
- Many existing areas identified for urban development may not feasibly be delivered – for example fragmentation of ownership, overlay limitations etc. – based on this, more greenfield development is required.
- Increased competition between developers will improve affordability.
- Infill growth targets are over ambitious – Greenfield areas should be opened up to release the pressure on existing urban areas and reduce the need for infill.
- Necessary to meet dwelling targets in the SEQ Regional Plan.

## **Analysis**

### **Land supply**

Council undertook a number of background studies to inform the preparation of the proposed City Plan, including land supply reviews (2012 and 2014) which were carried out by planning consultants Urbis Pty Ltd. Building upon the population and dwelling forecasts released by the Queensland Treasury and Trade (QTT) in 2013, the purpose of these studies was to determine whether there was a sufficient supply of land for residential purposes to accommodate the anticipated demand to 2041. Based on an assumed take up of zoned residential land, the Land Supply review identified a potential undersupply of detached dwellings of up to 5,000 dwellings to 2041.

Since the release of the Urbis Land Supply Review, a number of further developments have occurred that are considered to impact on any potential shortfall in detached dwellings to 2041.

- The QTT has recently updated the population and dwelling forecasts for the region with a decreased population projection to 2041. The revised figures have also been adopted in the draft SEQ Regional Plan.
- The recent preliminary approval of the Shoreline master planned community in Southern Redland Bay will accommodate an additional 4,000 (approx.) dwellings, largely provided for as detached. It is noted that this area is nominated in the draft Strategic Framework as a possible option for longer term, future urban growth.

Based on these considerations, the proposed City Plan provides for adequate land supply within the proposed urban area to accommodate the future population growth of the City to 2041.

### **Urban consolidation vs. urban sprawl**

Aligning with the SEQ Regional Plan 2009 and the current Redlands Planning Scheme (RPS) 2006, the proposed City Plan seeks to maintain a “focused growth” policy position, centred on delivering a compact settlement largely within the established urban footprint. This policy position supports the SEQ Regional Plan which seeks to deliver a compact urban structure supported by a network of accessible and convenient centres and transit corridors. Further, this policy approach will assist in minimising the extent to which people, development and infrastructure are exposed to natural hazards; reduce pressure on the natural environment and scenic qualities of our rural landscapes; and make best use of the City’s established infrastructure.



Areas of proposed infill to deliver a more compact urban form are structured around the City's key centres and public transport nodes. Rather than expanding into new areas and thus increasing the need to expand the infrastructure network to service these areas, infill seeks to leverage off existing investment in public transportation and community infrastructure, supporting greater access to services, employment opportunities and community activities, whilst encouraging greater use of alternative modes of transport.

Despite the documented benefits of urban consolidation, the desire to achieve a compact urban form is often difficult to achieve as communities of established areas are concerned that consolidation policies will impact on the local character and result in undesirable environments.

Uses typically supporting higher density living are not envisaged for the Low Density Residential zone, which occupies approximately 83.8% of land zoned to accommodate residential development throughout the City. Rather, the proposed City Plan is considered to apply a strategic approach in identifying locations to accommodate higher density development, whilst maintaining the established residential character of the Low Density Residential (LDR) Zone. In addition, the zone codes and associated development codes seek to ensure that the existing character and amenity is not compromised.

It is noted that the minimum lot sizes associated with residential zones in the current RPS and the proposed City Plan, remain largely unchanged. Importantly, the Urban Residential (UR) zone in the current scheme identifies a minimum lot size of 350m<sup>2</sup> as a probable solution, while the proposed City Plan identifies a minimum lot size of 400m<sup>2</sup> in the comparable LDR zone. Furthermore, the LDR Zone code makes it clear that the intent of the zone is to provide predominantly for dwelling houses and dual occupancies and the maintenance of a low density residential streetscape.

The proposed City Plan introduces a new intermediate zone between medium density (units) and "traditional" residential housing called Low-Medium Density Residential (LMDR). This zone is generally on larger lots, which are less sensitive to impacts on existing streetscapes, and in locations that are within close proximity to services. In determining the impact of the LMDR zone and associated potential small lot housing, it is recognised that the zone occupies 5% of all land zoned to accommodate residential purposes on the mainland, with the majority of this contained within the Kinross Road and South East Thornlands new development area.

The LMDR zone is a translation of the current Urban Residential UR1 sub-area, which already provides the ability to establish multiple dwellings. In considering the perceived impacts of smaller housing, these matters may be addressed through the management of high quality built form outcomes as expressed through the zone codes of the proposed City Plan. Through the expression of built form outcomes within the zone codes, together with the appropriate siting of zones to accommodate such development, the proposed City Plan seeks to ensure the established character and amenity of the City is not detracted from, whilst meeting changing housing needs and affordability challenges.

### **Population capping and the Redlands 2030 Community Plan**

#### **Redlands 2030 Community Plan**

The notion of capping the population and investigating the carrying capacity of the City was explored in the Redlands 2030 Community Plan. The Redlands 2030 Community Plan is a non-statutory document, developed as a plan to establish the community's vision for the future. The plan does not expressly introduce a population cap, but rather aims to manage growth in a sustainable manner that will continue to preserve the natural

landscape setting of the Redlands and protect the City's environmental values. The Community Plan identifies goals that together strive to strengthen the City's physical character and provide for a liveable city, including:

*“Goal 2 – Sustainable Settlement Patterns*

*A series of distinct neighbourhoods link a network of dynamic activity centres within a compact urban footprint, and keep the natural landscape setting of the Redlands intact.*

...

*Goal 5 – Sustainable Carrying Capacity*

*Careful land use planning manages or caps population growth, providing lifestyle and housing choices for the people of the Redlands while protecting the environment.”*

The City Plan continues to maintain a “focused growth” strategy, centred on delivering compact settlement supported by a network of accessible and convenient centres and transit corridors.

### Regional Responsibility

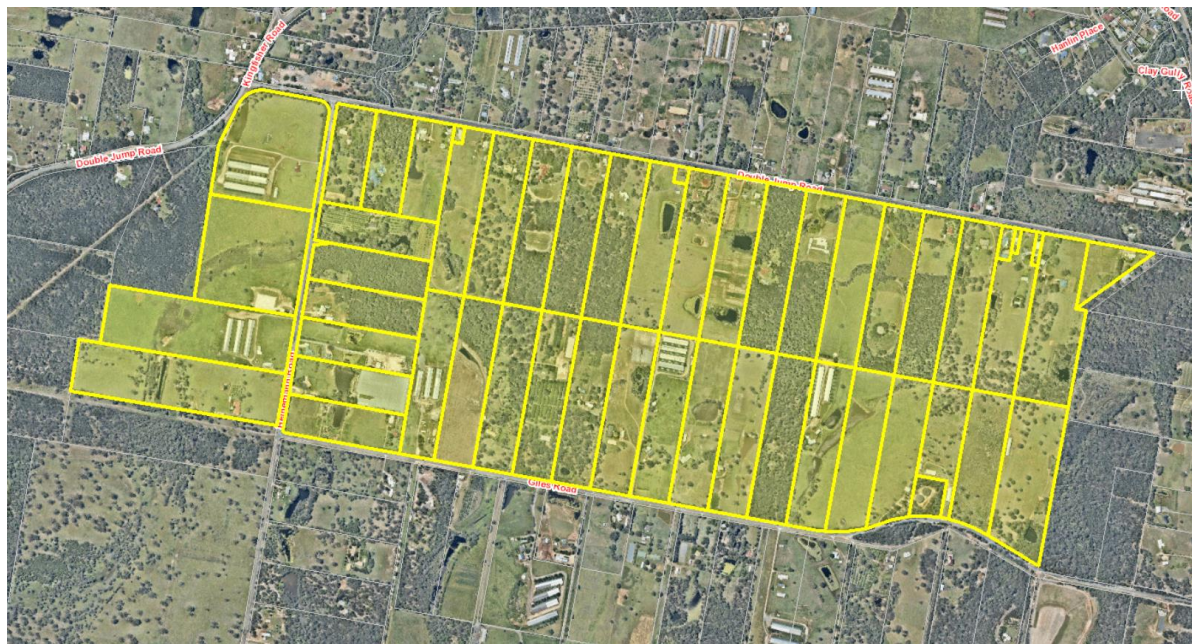
Whilst growth has slowed throughout South East Queensland in recent years, it remains one of the fastest growing regions in Australia. As such, it remains critical that the region as a whole continues to plan for and manage growth in a sustainable way, to ensure that population growth can be accommodated without compromising lifestyle and housing choice, while protecting the natural environment and scenic qualities of the region. The management of population growth is coordinated at a regional level through the Urban Footprint of the SEQ Regional Plan and subsequently reflected through local government planning schemes.

Though it remains at the discretion of the local government authority (LGA) to plan for their respective local areas, it is both reasonable and responsible that each LGA plan to accommodate their fair share of regional growth, recognising the constraints, limitations and values of the respective areas. Acknowledging the significant environmental, rural and scenic attributes of the Redlands, the City is expected to deliver the lowest growth across SEQ at approximately 1% per annum to 2041. Further, Redland City can largely deliver the expected growth within the established Urban Footprint. Areas identified for potential future urban growth in the Strategic Framework will be subject to further investigation and detailed planning and analysis.

## 1.2 Double Jump Road (south) Zoning

### Area Details

Submissions have been grouped together to create a defined precinct for consideration, referred to as Double Jump Road (south) Precinct. This area is defined in the aerial photograph below, bound by Double Jump Road to the north and Giles Road to the south.



### Grounds of Submission

Submissions contended that the locality should be included in the Urban Footprint and designated Urban Residential or Emerging Community based on the following grounds:

- Rural zoning leads to conflicting land uses where land is zoned for differing purposes on opposite sides of the road.
- Benefits from close proximity to Victoria Point major centre, transport networks and necessary urban infrastructure.
- Rural activities are becoming unviable due to encroachment of residential activities.
- Necessary to meet dwelling targets in the Regional Plan.
- Large areas of land relatively unconstrained and suitable for development – areas of minimal slope, existing cleared areas.
- Economic and social benefits resulting from the urban growth area – e.g. construction jobs and injection into the local economy.
- Ability to share future infrastructure costs, delivery and services with emerging community zone to the north.
- There are a number of existing small lots on southern Double Jump Road.
- Logical sequence for urban development from the north and east.
- Re-development of the Weinam Creek Priority Development Area and Redland Bay Shopping Centre will place additional pressure on Double Jump Road.
- Koalas do not exist in the local area.

## **Analysis**

### **Land supply**

The proposed City Plan provides sufficient land for urban purposes to meet future population growth to 2041 without the need to expand the urban footprint south of Double Jump Road.

*Note: For further discussion on land supply refer to sub-category 1.1 **Population and Growth**.*

### **South East Queensland regional planning framework**

The SEQ Regional Plan is the legal mechanism that establishes the extent of the regulatory urban footprint for the City. Both the existing and draft SEQ Regional Plans identify the area within the Regional Landscape and Rural Production Area. Any proposal to re-zone the area for urban or future urban purposes would be in conflict with the regional plan.

The designation of the land as Regional Landscape and Rural Production Area supports the areas existing rural production purposes and ecological values, particularly noting the areas of medium to high value koala habitat as reflected in the South East Queensland Koala Conservation State Planning Regulatory Provisions. The policy intent for this area, as derived from the regional planning framework, is to maintain the on-going rural production function and protect koala habitat to avoid adverse impacts on koalas and other wildlife.

### **Conflict between rural and urban land uses**

The proposed City Plan continues to recognise the on-going need to protect rural activities that occur throughout the City from urban encroachment and incompatible development as the City expands into greenfield urban areas to accommodate future growth. This remains consistent with the policy position of Council, dating back to the 1998 Strategic Plan.

Having specific regard to the poultry industry, whilst such uses have decreased over time, these activities remain a feature of the rural parts of the City. Acknowledging that farms in close proximity to urban development are prone to some element of land use conflict, the proposed City Plan seeks to adequately address these issues to ensure the land use pattern in rural areas provides certainty for decision makers. Similar to the current planning scheme, specific provisions are included in the proposed City Plan that seek to ensure future development provides for separation and buffering from nearby activities, including primary production, poultry farms and other rural industries, such that amenity and reverse amenity impacts are avoided.



## 1.3 Worthing Road Zoning

### Area Details

Submissions have been grouped together to create a defined precinct for consideration, referred to as Worthing Road Precinct.



### Grounds of Submission

Submissions contend that the locality should be included in the Urban Footprint and designated Urban Residential or Emerging Community based on the following grounds:

- Urbis land supply report identifies a shortfall of urban zoned land for projected population growth to 2041.
- Infill growth targets are over ambitious and greenfield areas should be opened up to release the pressure on existing urban areas.
- Necessary to meet dwelling targets in the Regional Plan.
- Land is unsuitable for rural uses (poor soil conditions, fragmented land, smaller land sizes).
- Large areas of land relatively unconstrained and suitable for development – areas of minimal slope, existing cleared areas.
- Economic and social benefits resulting from the urban growth area – e.g. construction jobs and injection into the local economy.
- Benefits from close proximity to Victoria Point major centre, transport networks and necessary urban infrastructure.
- Worthing Rd area makes sense as a sequential extension of urban areas to the east.
- Would provide for suitable greenfield development without visually impacting on the rural amenity of the region.
- Koalas do not exist in the area.



## **Analysis**

### **Land supply**

The proposed City Plan provides sufficient land for urban purposes to meet future population growth to 2041 without the need to expand the urban footprint into Worthing Road.

*Note: For further discussion on land supply refer to sub-category 1.1 **Population and Growth**.*

### **South East Queensland regional planning framework**

The SEQ Regional Plan is the legal mechanism that establishes the extent of the regulatory urban footprint for the City. Both the existing and draft SEQ Regional Plans identify the area within the Regional Landscape and Rural Production Area. Any proposal to re-zone the area for urban or future urban purposes would be in conflict with the regional plan.

The designation of the land as Regional Landscape and Rural Production Area supports the areas existing rural production purposes and ecological values, particularly noting the areas of medium to high value koala habitat as reflected in the South East Queensland Koala Conservation State Planning Regulatory Provisions. The policy intent for this area as derived from the regional planning framework is to maintain the on-going rural production function and protect koala habitat to avoid adverse impacts on koalas and other wildlife.

### **Not suitable for rural uses**

It is recognised that the intent of the Rural Zone in the proposed City Plan is not simply for rural production purposes, but also for the protection of natural resources and significant environmental and landscape values. This intent of the Rural Zone closely aligns with the Regional Landscape and Rural Production Area designation of the locality under the SEQ Regional Plan. Acknowledging the high ecological and environmental values that are present throughout the locality, it is considered that the land is appropriately located within the Rural Zone, notwithstanding that some areas within the Worthing Road Precinct may not be suitable for rural production purposes.

## 1.4 Thornlands Future Growth Investigation Area

### Area Details

Submissions have been grouped together to create a defined precinct for consideration, referred to as Thornlands Future Growth Investigation Area.



### Grounds of Submission

#### Support for urban or future urban designation

- Urbis report identifies a shortfall of urban zoned land for projected population growth to 2041.
- Greenfield areas should be opened up to release the pressure on existing urban areas and reduce the need for infill.
- Necessary to meet dwelling targets in the Regional Plan.
- The suitability of this area for urban development has already been proven in past planning studies conducted on behalf of Council.
- Existing areas for urban expansion are constrained, and therefore more urban areas are needed to accommodate population growth.
- Land is unsuitable for rural uses (poor soil conditions, fragmented land) and poultry uses have closed down.
- Land is relatively unconstrained – areas of minimal slope, significant existing cleared areas.
- Should go further and outline planning principles for the development of this area, to allow structure planning to occur.
- Land should be placed in Emerging Community Zone, as this will provide more weight to having a structure planned process, without ad hoc decision-making.
- Unclear on the extent of the Future Growth Area.
- The Future Growth Area star has no statutory weight and provides no certainty to landowners or the general public.
- Economic and social benefits resulting from the urban growth area – e.g. construction jobs and injection into the local economy.
- Good access to commercial and community services.
- Residential amenity is significantly impacted by Boundary Road. More appropriate for it to be commercial/ industrial.

- Good access to road infrastructure.
- The owners in this area want to develop, thereby reducing the impact of fragmentation.
- Springacre Road area makes sense as a sequential extension of urban residential area to the east.
- Employment grounds:
  - Employment areas should be planned in conjunction with any expanded residential development areas.
  - Prefer that the area be designated for employment – i.e. in order to meet goal of 60% containment (currently about 40%).
  - To reduce traffic impacts from people travelling to work outside Redland City.
  - Attract and retain younger people in Redland City.
  - Geographically in the centre of Redland City, therefore well-located to service the Redland population with employment opportunities.

### **Objection to future urban designation**

- Urbis report demonstrates that there is sufficient land supply for population growth to 2041, excluding this area.
- Redlands 2030 Community Plan demonstrated that the community seeks to limit population growth in the City.
- Surrounding roads will not support the additional traffic.
- Insufficient planning for infrastructure to service these areas, noting that Council and the State government cannot afford to service these areas.
- Will destroy valuable bushland habitat.
- Detracts from the scenic value of the area.
- Ignores the Rural Futures Strategy, which seeks to accommodate peri-urban uses in this area.
- Displaces and discourages rural activities and rural enterprise from Redland City.
- New urban areas should not be earmarked in a planning scheme, without first being investigated and designated as part of the Regional Plan.
- Rural residential development will maintain lifestyle and scenic value, while allowing for unviable rural properties to transition and make efficient use of the land.

## **Analysis**

### **Land supply**

The proposed City Plan provides sufficient land for urban purposes to meet future population growth to 2041 without the need to expand the urban footprint into the area south of Boundary Road.

*Note: For further discussion on land supply refer to sub-category 1.1 **Population and Growth**.*

### **Future growth investigation area designation**

The primary purpose of this designation is to ensure that the area is not prejudiced by incompatible or pre-emptive development before a full and proper planning investigation has occurred that establishes the appropriate land use characteristics of the area; whether that be urban or non-urban. While this area has a long planning history and has been the subject of several employment investigations, a proper land use investigation of the area has not been undertaken to date. It is therefore considered premature to place the area in an urban zone, without first establishing its need, suitability and viability and then, its extent and land use profile. A future report will be presented to Council considering the need, suitability and viability of this area as an integrated employment area.

**South East Queensland regional planning framework**

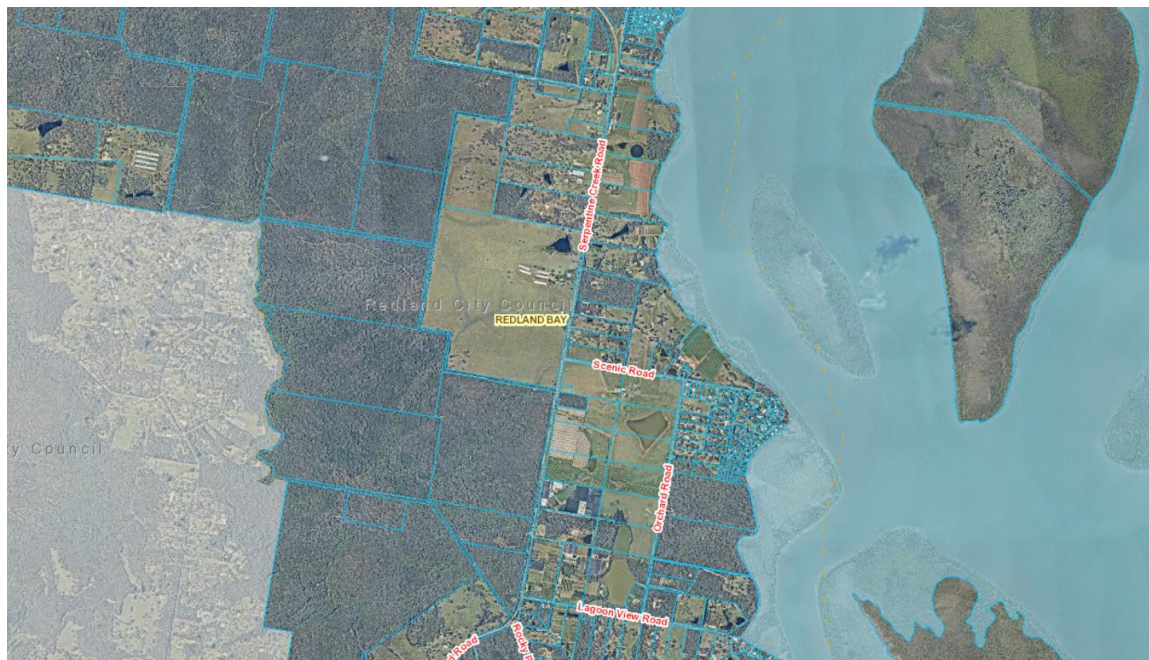
The SEQ Regional Plan is the legal mechanism that establishes the extent of the regulatory urban footprint for the City. Both the existing and draft SEQ Regional Plans identify the area within the Regional Landscape and Rural Production Area. Any proposal to re-zone the area for urban purposes would be in conflict with the regional plan. The draft SEQ Regional Plan identifies this area as a Potential Future Growth Area to be investigated as a future employment area. This draft designation aligns with the designation in the Strategic Framework of the proposed City Plan.

Considering that the future of this area relies on future planning investigations, retaining this land within the Rural Zone in the proposed City Plan is the preferred option.

## 1.5 Southern Redland Bay Future Growth Investigation Area

### Area Details

Submissions have been grouped together to create a defined precinct for consideration, referred to as Southern Redland Bay Future Growth Investigation Area.



### Grounds of Submission

#### Support for future urban designation

- Urbis report identifies a shortfall of urban zoned land for projected population growth to 2041.
- Existing areas for urban expansion are constrained, and therefore more urban areas are needed to accommodate population growth.
- Provides an opportunity to protect and enhance the area's conservation values.
- The area can be serviced by the full range of physical and social infrastructure at reasonable public cost.
- An Infrastructure Agreement between Shoreline Redlands Pty Ltd and Council deals with a wide range of infrastructure delivery.
- The majority of submissions received during the Shoreline development application supported the proposed development.
- Redland City does not accommodate viable rural enterprises, with rural employment and production in continuing decline.

#### Request for urban zoning

- The strategic framework and rural zoning fails to recognise the substantial body of investigations and studies already undertaken for the Shoreline development proposal.
- It fails to recognise that there is a development approval for the majority of the southern Redland Bay area already in place.
- The proposed rural zoning could result in undesirable amenity and reverse amenity impacts from rural uses establishing within southern Redland Bay, while urban uses are establishing under the Shoreline development approval.



### **Opposition to future urban designation**

- Urbis report demonstrates that there is sufficient land supply for population growth to 2041, excluding this area.
- Redlands 2030 Community Plan demonstrated that the community seeks to limit population growth in the City.
- Surrounding roads will not support the additional traffic.
- Insufficient planning for infrastructure to service these areas, and Council and the State government cannot afford to service these areas.
- It will result in removal of hundreds of mature koala food trees.
- The land is affected by sea level rise, tidal surge, flooding and coastal erosion.
- Displaces and discourages rural activities and rural enterprise from Redland City.
- New urban areas should not be earmarked in a planning scheme, without first being investigated and designated as part of the Regional Plan.

## **Analysis**

### **Shoreline Preliminary Approval**

The majority of the area identified as the Southern Redland Bay Future Urban Growth Investigation Area has a preliminary approval that overrides the planning scheme for an urban development comprising a town centre and substantial residential development, as well as ecological corridors, open space and required infrastructure upgrades. This approval remains in place regardless of the designation or zoning under the proposed City Plan. Additionally, in accordance with the *Sustainable Planning Act 2009*, the approval will be notated in the proposed City Plan document.

While this approval covers most of the designated area, there are several parts not affected by the approval, including parts located in the middle of the Shoreline approval area. It is sensible to investigate and determine the planning intent for these areas and consider how they will function and tie in with the Shoreline approval.

### **Investigation Area Designation**

A number of submissions received sought to have the investigation area designation removed from the southern Redland Bay area. This designation under the proposed City Plan is a more broad translation of the current Investigation Zone under the RPS. It seeks to identify a general area for investigation that does not identify individual lots. There are however clear environmental and topographical constraints with the Carbrook Wetlands Conservation Park and Council conservation areas to the west, Moreton Bay to the east and extensive areas of High Value Bushland and other values to the south.

The Future Urban Growth Investigation Area is purposely not defined to specific cadastral boundaries. The definition of boundaries is more appropriately done as part of a planning investigation after commencement of the proposed City Plan. Any findings from this investigation can then feed into an amendment to the City Plan at a later date.

## 1.6 Infill Development

### Grounds of Submission

#### Support for infill development

- Appropriate in centres and near train stations, allowing for higher densities to accommodate population growth rather than destroying environmental values outside of the urban areas of the City.
- Necessary to accommodate forecast population growth.
- Provides for and supports greater housing choice and addresses affordability within the City.
- Reduces the need to destroy rural and environmental lands outside the urban footprint.
- Infill development has a reduced infrastructure cost to ratepayers, compared to greenfield subdivision.

#### Opposition to infill development

- Infill development and high density living is unsuited to the Redlands lifestyle.
- Further densification through subdivision is not supported given there is already enough land designated to accommodate population growth.
- Destroys the character of the Redlands.
- Creates traffic impacts – existing transport infrastructure not sufficient to support infill.
- Increases pollution within the City.
- Reduces the ability to support mature vegetation and thus reducing environmental values.
- Impacts on existing services including schools, hospitals and community facilities.
- Reduces recreation and open space opportunities for residents.
- Infill leads to reduced housing choice due to developers seeking to maximise returns and create smallest lots possible.
- Increased hard surfaces that increase run-off and potential for flash flooding as well as creating a heat island effect.
- Examples have shown that infill has not necessarily led to affordable housing.
- Leads to poor built design outcomes.

### Analysis

*Note: For discussion on urban consolidation vs. urban sprawl refer to sub-category 1.1 **Population and Growth**.*

#### Environment and infill

Whilst it is recognised that vegetation cover in existing residential areas may be reduced as a result of development in these areas, this remains a consistent position in line with the current planning scheme. Currently, vegetation clearing in Redland City is regulated through Local Law No.6 (Protection of Vegetation) which allows clearing within 10m of a lawfully constructed dwelling house and 3m of any other structure. Together, these provisions would typically allow for the clearing of entire residential lots, should it be desired. The proposed City Plan seeks to ensure that wildlife corridors continue to be maintained and protected through the mosaic of environmental zones and overlays across the City.

Recognising the need to accommodate the City's future population, the focused growth strategy seeks to deliver growth within the existing urban areas rather than increasing the need to expand into greenfield areas of the City. Development in existing urban areas can provide for far greater environmental benefits than the alternative of expansion into non-urban areas. In this way environmentally significant areas outside of the urban footprint are not compromised for the sake of accommodating population growth. Rather, these areas continue to be protected and preserved as an important asset to the City.

In relation to the effects of development on flooding and water quality, these are matters that are managed through assessment provisions within the proposed City Plan.

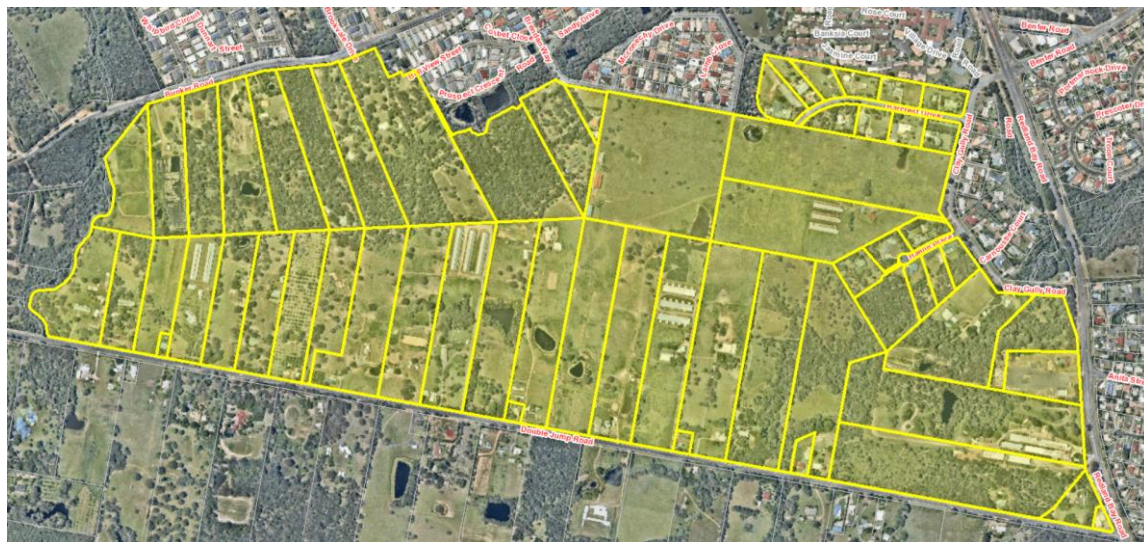
### **Impacts on infrastructure**

The Local Government Infrastructure Plan (LGIP) is the document that guides local trunk infrastructure planning and investment in the City. It outlines the Priority Infrastructure Area (PIA) that identifies those parts of the City currently or intended to be serviced by urban infrastructure over the next 10 to 15 years. It makes assumptions on growth patterns, growth rates and expected development yields within the PIA to plan and prioritise the delivery of trunk infrastructure. This is intended to ensure that as urban development occurs in different parts of the City, it is met with the necessary local infrastructure to service it.

## 1.7 Emerging Community Zone Double Jump Road

### Area Details

This section covers submissions received in relation to the Emerging Community Zone at Victoria Point. This area is shown below.



### Grounds of Submission

#### Support for Emerging Community Zone

- Proximity to transport, schools and shopping centres.
- Necessary to meet projected population growth to 2041.

#### Opposition to Emerging Community Zone

- Opposed to small lot housing within the locality.
- Creates additional financial burden on Council to provide infrastructure.
- Expansion of the Emerging Community zone compromises the high ecological values of this area.
- Area is affected by a number of overlays that highlight the unsuitability of the land to support urban development.
- Impacts on established rural activities within the Emerging Community Zone.
- Impacts on existing roads within the locality as a result of the increased traffic.
- Negatively impacts the already problematic intersection of Double Jump Road and Cleveland-Redland Bay Road.
- Fails to consider necessary infrastructure, including transport, social and community infrastructure.

#### Opposition to extension of urban footprint within Emerging Urban Community Zone

- Areas within Regional Landscape and Rural Production Area (RLRPA) of SEQ Regional Plan should be zoned for rural purposes.
- There is sufficient land available within the existing footprint to accommodate the forecast population growth to 2041.
- Extension of the urban footprint will lead to urban sprawl.
- Areas of the Emerging Community Zone outside of the urban footprint should not be supported, as it conflicts with the Regional Plan and compromises the high

ecological values of this area, including significant vegetation and the headwaters of Moogurrapum Creek.

- Visual impact on the locality.
- Opposition to the area being developed for large format retail uses, consistent with the mixed use zone, as it is inappropriate for the locality recognising the environmental significance of the locality.

### **Support for extension of urban footprint within Emerging Urban Community Zone**

- Benefits from the areas proximity to Victoria Point Major Centre and established infrastructure and services;
- The land fronts Cleveland-Redland Bay Road which is being progressively upgraded to accommodate growth in the southern part of the City;
- Existing poultry operations are reaching the end of their productive life.

### **Support for dwelling densities not exceeding 15 per hectare**

- Net residential density of 12-15 dwellings per hectare is appropriate for the locality.

### **Opposition to dwelling densities not exceeding 15 per hectare**

- Imposing a maximum density of 15 dwellings per hectare conflicts with the overall outcome of the zone to provide a mix of housing type;
- Dwelling densities can be better managed through the Reconfiguring a Lot code.

## **Analysis**

*Note: For discussion on land supply refer to sub-category 1.1 Population and Growth.*

### **Locational advantages**

Acknowledging the need to plan for future population growth, land north of Double Jump Road is considered to be a highly suitable location to accommodate future urban development, noting the following locational advantages:

- proximity to Victoria Point Major Centre and associated benefits of strengthening consumer demand for this centre;
- availability and accessibility of infrastructure from adjoining residential development;
- existing residential area adjoining to the north provides opportunity for urban development to occur in an orderly and efficient manner; and
- large areas of unconstrained land available to accommodate future urban development.

### **Natural hazards and ecological values**

Many of the submissions received opposing the expansion of the Emerging Community zone under the proposed City Plan have highlighted the natural hazards (including bushfire and flooding) and ecological values of the area. Whilst these issues remain a valid consideration (among others) in determining potential areas for urban growth and expansion, it is recognised that over 50% of the land area remains unconstrained as determined by the overlays in the proposed City Plan.

Importantly, inclusion of the land within the Emerging Community Zone does not imply that all such lands can be developed for future urban purposes. Rather, the Emerging Community Zone designation requires that structure planning of the area is undertaken in advance of any development for urban purposes, ensuring that appropriate consideration



is made in terms of planning for and locating future development to avoid natural hazards and enhance ecological values. In the absence of a structure plan, the proposed City Plan establishes provisions to ensure that interim development does not compromise or constrain the potential for well-designed urban communities.

### **Infrastructure**

The expansion of the Emerging Community zone reflects a logical extension of the existing urban development to the north and east. The extension also provides the strategic opportunity to capitalise on the location of existing reticulated infrastructure to the north to be extended to service the area.

Having regard to funding requirements to facilitate the necessary infrastructure to service the future urban development of the area, it is noted that Council's responsibility is limited to trunk infrastructure only. As such, whilst Council would be responsible for the upgrade to Double Jump Road, as it has been identified and planned for under the current Priority Infrastructure Plan and draft Local Government Infrastructure Plan as part of the trunk road network, all other infrastructure requirements will be provided for and funded by development proponents through the development application process.

A number of submissions have highlighted the problematic intersection of Double Jump/Cleveland-Redland Bay Roads as grounds to oppose the further expansion of the Emerging Community Zone. For a number of years, Redland City Council has acknowledged the issues associated with this intersection, however recognising that Cleveland-Redland Bay Road is a State controlled road, it remains the responsibility of the State to provide for and fund the necessary upgrades to this intersection. Notwithstanding, the Infrastructure Agreement associated with the preliminary approval issued for the Shoreline (southern Redland Bay) development requires the applicant to upgrade this intersection. It is anticipated these upgrade works will improve the traffic issues associated with the current intersection arrangement.

As part of the structure planning process required to be carried out to support the future development of the area, appropriate consideration of infrastructure provision, including the planning for transport infrastructure, will be required. This will ensure that infrastructure is provided for and delivered in a structured and timely manner appropriate to the scale of future development, ensuring that transport networks are coordinated and interconnected to deliver a high level of accessibility for pedestrians, cyclists, public transport and private vehicles.

### **Expansion of SEQ Regional Plan urban footprint – Emerging Community Zone**

It is recognised that the Emerging Community Zone identifies an area of approximately 25ha for future urban purposes that is located outside of the current urban footprint of the SEQ Regional Plan. Council has the ability to identify areas outside the urban footprint for urban purposes. This was considered by the State government in their State interest review and accepted by the Minister.

Additionally, the new draft SEQ Regional Plan was recently released for public consultation and now includes the entirety of the Emerging Community Zone within the proposed urban footprint. This key change to the urban footprint evident in the draft Regional Plan, confirms the proposed City Plan's alignment with the future regional planning intent for the area.

The expansion of the urban footprint to include the additional 25ha identified above and zoned Emerging Community in the proposed City Plan acts to regularise the urban boundary, and takes advantage of its proximity to established infrastructure networks,

which can be readily extended to service the locality. Importantly, the proposed City Plan identifies this area for a specific planning purpose; to satisfy the anticipated demand for large format retail space in the southern part of the City. The background to this decision is outlined below.

In drafting the proposed City Plan, Council engaged consultants SGS Economics and Planning Pty Ltd for the preparation of a Large Format Retail study. The findings of the study confirmed a shortfall of land appropriately zoned to accommodate large format retail uses. Whilst the report itself did not identify the specific location of the shortfall, it is understood that this shortfall is primarily limited to the south of the City, recognising the availability of large format retail uses in the northern suburbs and the projected population growth throughout southern suburbs.

Acknowledging a shortfall of large format retail lands within the southern areas of the City, and recognising that the Victoria Point Major Centre is constrained due to limited available land and age of existing development, a review of land appropriate to accommodate such uses was undertaken. The review concluded that the subject area was the most appropriate location to support large format retail uses within the southern part of the City, based on the following:

- The site is located in close proximity to the major activity centre of Victoria Point;
- Benefits from direct frontage to Cleveland/Redland Bay Roads, with secondary frontage to Double Jump Road;
- Existing operations are coming to a close as the buildings and equipment reach the end of their productive life;
- Large cleared areas devoid of vegetation due to existing operations, suitable for re-development; and
- Ability to be serviced by infrastructure.

Based on this review and recognising the circumstances highlighted above, it remains appropriate that this area be included within the Emerging Community Zone. This will ensure that detailed planning of the locality is carried out in the future, ensuring that both environmental values are protected and hazards avoided while ensuring the development potential of the area is realised for the betterment of the local community.

### **Dwelling densities**

Submissions received during consultation presented both support for and opposition to the imposition of a net residential density of 12-15 dwellings per hectare within the Emerging Community Zone. The purpose of the net residential density provisions in the Emerging Community zone code are to provide the appropriate signals for the future intent of the area to guide future structure planning. These densities also align with the current SEQ Regional Plan density targets for greenfield residential development.

It is considered that an appropriate mix of housing type to support both diversity in housing product and affordable housing choice can be achieved through a net residential density of 12-15 dwellings per hectare.

## 1.8 Housing Affordability

### Grounds of Submission

#### Lack of affordable housing choices

- There is a lack of housing choice.
- House prices in Redlands are not affordable and City Plan does not address this.
- City Plan should allow for small blocks (i.e. under 400m<sup>2</sup>) for 'small' and 'tiny' houses, which are often relocatable.
- Housing diversity and affordability can be delivered through innovative housing typologies.
- The planning scheme needs to provide enough appropriately zoned land and supporting provisions to realise housing diversity.
- There is a shortage of affordable housing on North Stradbroke Island (NSI), and this is a problem in all three townships. Due to the nature of their work (i.e. part time & casual) it is difficult for tourism and service sector workers to afford to live on the island, impacting on tourism and service industries.
- Lack of housing affordability undermines the tourism industry.
- NSI needs housing diversity options.
- Moderate population growth in combination with an ageing population and a lack of genuine affordable housing choice has created the need for Council to make substantial changes to the existing planning framework.
- Support for embracing smaller allotments in the Low-Medium Density Residential (LMDR) Zone. This addresses consumer demand for affordable housing unencumbered by the costs and rules associated with body corporates.
- Balance affordable housing with the lifestyle that living in the Redlands can provide.

#### Suggested changes to address housing affordability

- The planning scheme could mandate a proportion of affordable/social housing in the residential zones.
- Undertake an annual audit to monitor the quantum of infill development with a view to amending the scheme as necessary to deliver ongoing housing affordability.

### Analysis

#### Affordable housing – context

While the specific factors influencing housing affordability are numerous and complex, it is well understood that over the past 20 years, housing purchase prices and rents have significantly outpaced median incomes, resulting in an increasing 'affordability gap' (Redlands Housing Strategy 2011-2031).

As discussed in Council's Housing Needs Assessment (CHNA), undertaken by SGS Economics and Planning in 2011, Redland City is experiencing a significant shift in its household and age profiles. This is demonstrated by the forecasted increases in lone person and couple only households, with a decline in couples with children and one parent households. The rising proportion of smaller households, as well as the ageing population, is likely to drive an increased demand for dwellings that are smaller, flexible and more affordable in the future.

Interestingly, and perhaps counter-intuitively, average dwelling sizes have been gradually increasing over the past decades while household sizes have decreased. As the CHNA points out, this culture of 'large home ownership' has created a supply gap in smaller

housing types such as townhouses, apartments and smaller houses held in freehold, which are typically the preferred housing types for single person and couple only households. The need for a range of affordable housing options to meet different household needs to combat this growing problem was identified as a key issue expressed during consultation for the Redlands 2030 Community Plan.

The CHNA identifies a number of housing issues that were considered during preparation of the proposed City Plan. These include:

- Housing affordability is a key issue facing Redland City;
- Housing development in the City needs to be directed around sustainable settlement patterns, both consistent with the SEQ Regional Plan and within Redland City itself;
- Housing diversity must be improved both to cater for changes in demographics (particularly a rising proportion of smaller households) and to provide a range of affordability;
- Housing affordability needs to be considered in the context of broader household costs, which are influenced by the type and location of housing, such as transportation and maintenance costs;
- A high level of ageing is forecast for the population, requiring specific housing solutions to allow for ageing in place;
- A much higher level of universal and/or adaptable housing is required to cater for forecast increases in levels of disability (driven by the ageing population); and
- Housing diversity and density are not being achieved to the levels allowed under planning scheme controls.

Furthermore, the Redlands Housing Strategy under 'Outcome 4: Suitable housing is affordable or attainable to the entire community' lists a suite of planning actions to be undertaken to address affordability in the planning and development approvals systems. These include:

- Where it is appropriate (i.e. in greenfield development areas, and outside of identified environmentally sensitive areas) investigate reducing lot sizes and street frontages, to facilitate smaller lots.
- Ensure that the provision of more diverse types of housing is permitted as a code assessable option in the widest possible set of residential areas.
- Ensure that provisions do not disadvantage specific forms of housing which are more likely to be affordable to people on low to moderate incomes, including:
  - caravan and manufactured home parks;
  - studio apartments;
  - boarding houses and hostels; and
  - crisis accommodation facilities.
- Continue to ensure the timely delivery of infrastructure in growth areas so that housing supply is able to keep pace with demand.
- Revise Council's internal development assessment processes, to minimise delays – especially for low risk development applications which do not require extensive information requests or negotiated decision processes.

Many of these issues were raised by submitters during the public consultation period and are examined in further detail below.

### **Supply of affordable housing**

A number of respondents expressed concern that the market is failing to provide enough house and land packages that are suitable for small households that want to purchase and live in their own homes. This highlights the apparent disconnect between what the

market is currently providing and what is needed, as discussed in the context section above.

The Redlands Housing Strategy 2011-2031 was a key document used to inform the preparation of the proposed City Plan. Acknowledging the changing demographic and housing supply factors discussed above, the strategy recommended that a significant portion of new housing would need to be smaller dwellings. In the proposed City Plan, the mix of Low-Medium Density Residential (LMDR) and Low Density Residential (LDR) land, together with the provision for varied housing types in the Medium Density Residential (MDR) zone provides opportunities to satisfy the forecast demand for smaller housing products.

Both the LMDR and MDR zones will consist predominantly of townhouses in proximity to public transport routes, with specific parts of the MDR zone accommodating apartment buildings and other higher levels of residential development around the City's main centres. It is expected that these zones will offer lower price points for new home buyers in a number of locations across the City.

It is recognised that the majority of the residential parts of the City will remain relatively unchanged within the LDR zone. Under the proposed City Plan approximately 84% of the land zoned to accommodate residential development is proposed in the LDR zone, approximately 8% within the MDR zone and approximately 5% within the LMDR zone (the centre zones make up the balance of the percentage).

While the majority of the LDR zone will comprise dwelling houses on lots over 400m<sup>2</sup>, the proposed City Plan does provide opportunities for development of secondary dwellings and dual occupancy on appropriately sized land, which will provide some housing diversity within this zone.

As well as enabling a broad range of housing typologies to be provided in locations across the City, the proposed City Plan is also considered to provide downward pressure on property prices in the following ways:

- it seeks to ensure there is sufficient land supply available to accommodate forecasted population growth to 2041;
- it focuses future urban development within the SEQ Regional Plan's urban footprint, ensuring efficient use is made of both land and infrastructure;
- it clearly defines the footprint of land allocated for urban and non-urban (rural) purposes to reduce the potential for speculation to drive up property prices; and
- it seeks to ensure that the levels of assessment for housing development is commensurate with the degree to which that development is consistent with the intent of the zone.

### **Housing choice on North Stradbroke Island**

The proposed City Plan does seek to provide for a range of uses across North Stradbroke Island through a variety of zonings. For example in Point Lookout, there are two specific zones to accommodate residential development; the Tourist Accommodation Zone and Low Density Residential Precinct LDR3: Point Lookout. These zones provide for a range of uses including dwelling houses, dual occupancies, multiple dwellings, tourist accommodation, tourist parks and relocatable home parks.

### **Land supply monitoring**

A submission suggests that Council continually monitor its land supply and take up rates. While this is not relevant to the content of the proposed City Plan, this is a process that is



undertaken by Council on an ongoing basis. Council considers land supply and take up data at intervals through the life of its planning scheme and will continue to do so.

## 1.9 Birkdale Commonwealth Land

### Grounds of Submission

- Draft City Plan identifies potential future uses of the Commonwealth land in Birkdale which conflict with the regional planning framework and without undertaking appropriate planning studies.
- Council must preserve the heritage characteristics of the land.
- Various recommendations for potential uses which could be accommodated within the site as part of any future planning of the area.

### Analysis

Reference made to the potential future uses of the Commonwealth land located at 362-392 Old Cleveland Road East, Birkdale within the proposed City Plan is limited to the Strategic Framework, and recognises the potential future uses of the area based on previous preliminary planning investigations.

The Strategic Framework recognises that further investigations will be required to establish appropriate land use and layout, and that protection of ecological values is paramount. It is appropriate to identify consideration of heritage values within the Strategic Framework reference, particularly as the adjoining land has now been identified as a local heritage place in the current planning scheme.

Whilst it is noted that the Commonwealth Land Review project may ultimately identify a different use to that noted in the Strategic Framework, it remains important that the Strategic Framework highlight the strategic significance of the area, together with the need for further detailed planning investigations to identify an appropriate role for the site which capitalises on its strategic location, whilst preserving the values of the land.

As the future use of the land is subject to further investigations it is considered appropriate to remove the reference to this land from the “industry and mixed use zones” section of the Strategic Framework and place it in its own section under the economic development theme.

### Change(s) in response to submission(s)

Delete section 3.4.1.9(5) and replace with a new section 3.4.1.13, which reads:

#### **3.4.1.13 Birkdale special enterprise area**

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

## 1.10 Low Density Residential Zone

### Grounds of Submission

#### Minimum lot size

- The minimum lot size should be removed or reduced to 300m<sup>2</sup> with 10m frontage due to:
  - A shortage of environmentally unconstrained urban land close to public transport and centres;
  - The proposed lot sizes will price a section of the community out of owning their own detached dwelling and can impact on the lifestyle of existing residents, in that empty nesters on large blocks cannot realise their asset's value and improve their lifestyle by subdividing off a portion of their land;
  - Having no minimum lot size will leave the lot size to market forces and permit lower price points; and
  - Setbacks, site cover and open space controls will place a natural lower limit on lot sizes and dimensions.
- The minimum lot size should be 600m<sup>2</sup>, as the 400m<sup>2</sup> lot size is being abused by builders to downgrade the quality of residences, ruin streetscapes and depress property values.
- Continually subdividing larger blocks is reducing the housing choices of Redland's residents and removes vegetation.

#### Levels of assessment

- Amend the draft City Plan to maintain and extend the opportunities for non-residential development including shops, food and drink outlets and aligned uses in the LDR zone, as currently exists in the Urban Residential (UR) zone under the existing Redlands Planning Scheme (RPS) 2006.
- Retirement living developments are identified as being impact assessable. Introduce lower levels of assessment for retirement facilities to accurately represent the low impact of these developments.
- The draft City Plan has far too many exempt developments which will not result in the best outcome for the community or the environment. It is recommended that the prescribed levels of assessment be amended to reflect the RPS 2006.

#### Specific provisions

- There is no incentive to deliver dual occupancy as the proposed City Plan requires a minimum lot frontage of 20m and a maximum density of 1 per 400m<sup>2</sup>. In this scenario the market would always deliver two 10m wide by 400m<sup>2</sup> lots. Therefore, it is recommended that dual occupancies be permitted on 15m wide 600m<sup>2</sup> lots to find a market lever that encourages dual occupancy over subdivision. These opportunities should apply to parts of the LDR zone that are within walking distance of public transport and/or centres.
- PO3 of the zone code states "*Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by...*". These are not suburbs, nor are they mapped. As such this element is impossible to assess or comply with. These locations should be shown on a map.

## Analysis

### Minimum lot size

The Low Density Residential (LDR) Zone represents the majority of residential zoned land in the City and is intended to deliver housing product that respects existing streetscapes. In this regard, the minimum lot size of 400m<sup>2</sup> is considered appropriate and is larger than the minimum 350m<sup>2</sup> under the current planning scheme. To provide additional certainty to both industry and community, and in response to submissions, the minimum lot size has been elevated to the overall and performance outcomes of the LDR zone code.

### Change(s) in response to submission(s)

In section 6.2.1.2 insert the following:

(c) where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>;

In table 6.2.1.3.1 insert the following additional performance and acceptable outcomes:

Reconfiguration other than in the LDR1, LDR2 or LDR4 precinct	
<b>PO15</b> Reconfiguration maintains the low density character of the street. Lots less than 400m <sup>2</sup> are not created.	<b>AO15.1</b> Reconfiguration achieves a minimum lot size of 400m <sup>2</sup> .

### Levels of assessment

The levels of assessment for uses should reflect and support the purpose of the zone. The purpose of the LDR Zone is to predominantly accommodate dwelling houses and dual occupancies and to provide a high level of residential amenity. This is supported by dwelling houses and associated outbuildings being exempt development, regulated through a building application, and dual occupancies and home businesses being self-assessable, where meeting certain criteria. This enables the realisation of these consistent uses within the LDR Zone, without unnecessary cost and time delays.

The request to reduce the level of assessment for retirement living development is not considered appropriate for the LDR zone, which stretches across many parts of the City, including areas that are not well serviced by public transport or community services. The proposed City Plan encourages retirement living development in locations readily accessible to public transport or centres, such as within the Low-Medium and Medium Density Residential zones, where these uses are code assessable. The level of assessment prescribed by the proposed City Plan for retirement living developments is considered appropriate to support the purpose of the LDR zone.

In relation to non-residential development such as shops, food and drink outlets and aligned uses, it is recognised that the proposed City Plan does strengthen the provisions that these non-residential uses do not occur in the LDR zone. While the corresponding Urban Residential zone in the RPS 2006 provides opportunity for these uses, subject to stringent criteria, the proposed City Plan closes the door completely, through clearly expressing in the purpose of the zone that they are not to be established. The proposed City Plan encourages these uses to locate within centre zones, where they will contribute to vibrant and active centres. This strengthening of provisions in the LDR Zone code provides more certainty to the community and industry that these uses are intended to locate within central areas, rather than in residential neighbourhoods.

**Specific provisions**

It is recognised that the proposed City Plan may favour freehold 400m<sup>2</sup> lots over dual occupancies in the LDR Zone. This is not considered a poor outcome in any way; in fact it is considered to meet a general market preference for freehold lots over dwellings that may be held under body corporate. On the other hand, it is recognised that some lots of 800m<sup>2</sup> in size (or similar) may not be configured in a way that is easily subdivided into two 400m<sup>2</sup> lots, and dual occupancies may, in these cases, be a preferred development approach.

In relation to revetment walls, a submission points out that “*Raby Bay, Aquatic Paradise and Sovereign Waters*” are not defined. While this is technically the case, it is considered that these areas are easily identifiable within the City and the provisions only apply to lots adjoining a canal or artificial water body.



## 1.11 Character Residential Zone and LDR 1, 2 & 4

### Grounds of Submission

#### Character Residential zone

- The zone encourages a number of other uses for small business, which is a good outcome.
- Supports the character residential zone as it proposes to make building a new dwelling easier.
- With some commercial uses becoming self-assessable in this zone, there will be resultant traffic and on-street parking impacts.
- Like the Southern Moreton Bay Islands (SMBI), Coochiemudlo Island deserves special recognition with a character residential zone to protect environmental values, scenic amenity values and to stop further subdivision.
- The provisions in the zone code should be focused on limiting development/ capping population growth to:
  - permit more space between dwellings and the road frontage;
  - limit sewerage effluent disposal adjoining a marine environment;
  - maintain vegetation; and
  - provide suitable infrastructure in relation to water, sewage, roads, community services, parking and public transport services.
- Lamb Island should have its own development control plan.
- The proposed lot size of 1 per 400m<sup>2</sup> for dual occupancies is far too small to support waste water discharge on the islands and as such the level of assessment should not be reduced.

#### Low Density Residential Precincts 1, 2 and 4

- The performance outcomes in the code do not address habitat for wildlife, excluding one statement in the overall purpose.
- Support for Precinct LDR2 as these large lots support habitat and wildlife species, including koalas.
- Amend the reference for Precinct LDR4 to 'low' instead of 'very low' density residential;
- Remove the minimum 1600m<sup>2</sup> lot size reference for Precinct LDR4 from the overall outcomes, and instead include a performance solution about providing a transition of lot sizes between the larger lots in Milner Place and the smaller lots in the Kinross Road area. This will allow a performance based assessment against the purpose of the code, if a smaller lot size is proposed.

## Analysis

### Character Residential zone

The Character Residential zone recognises the unique nature of residential land on the SMBI. These islands are not serviced by reticulated sewerage, are located within a Marine Park and are distant from higher order goods and services that are provided on the mainland. This is distinct from Coochiemudlo Island, which is connected to reticulated sewerage and has easier access to higher order goods and services at Victoria Point.

While the subdivision pattern is an historical matter, both the current planning scheme and proposed City Plan discourage further subdivision by making it impact assessable and identifying clear and consistent performance outcomes which do not support further subdivision of lots.

Due to the separation of the SMBI to mainland goods and services, the Character Residential zone provides for a limited range of small-scale commercial uses, which are subject to code, not self-assessment. The relevant assessment criteria for these uses specifies that they be small in scale, not adversely impact upon the island's centres and meet the relevant on-site car parking benchmarks in the planning scheme. In response to submissions regarding preserving residential amenity, Council has increased the level of assessment to impact for three non-residential uses as well as two higher order residential uses.

One submission raises concerns with dual occupancies being code assessable and impacting on effluent disposal. It must be emphasised that all development, whether it be a dwelling house, dual occupancy or small-scale non-residential use is subject to meeting the on-site effluent disposal requirements as part of a plumbing and drainage application. It will need to be demonstrated that the size of the lot and the disposal system is sufficient to support the proposed use on the lot, and not have adverse impacts on other land. Furthermore, allowing dual occupancies, where meeting effluent disposal criteria, facilitates variety and choice of housing product on the SMBI in accordance with the SMBI 2030 Plan goal: Housing options meet different needs.

The front setback acceptable outcome for assessable development has been increased to 6 metres in response to submissions.

### Change(s) in response to submission(s)

In section 3.4.1.8 make the following change:

- (5) On the Southern Moreton Bay Islands, flexibility is provided to establish a wider **limited** range of **additional** small scale non residential uses which provide services to the local community or tourists, provided they do not significantly detract from residential amenity or the role of any centre.

In Table 5.5.5 delete the following from the list of code assessable uses:

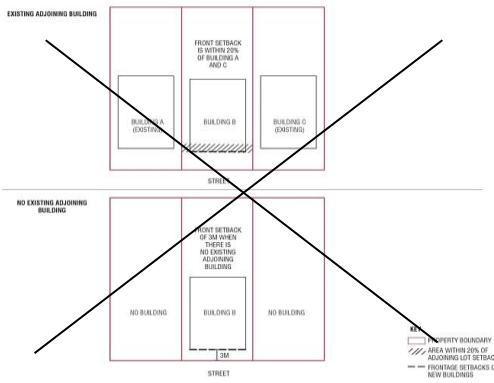
~~Health care services~~  
~~Residential care facility~~  
~~Retirement facility~~  
~~Shop~~  
~~Veterinary service~~

In section 6.2.4.2 make the following changes:

- ~~(b) retirement facilities and residential care facilities may be established to support the growing number of elderly residents within the Southern Moreton Bay Islands community;~~

(d)(c) a **limited** range of small scale non-residential uses which provide services to the local and tourist community, such as **food and drink outlet, roadside stall, convenience store or a child care centre or community use**, may be established where they do not significantly detract from residential amenity and do not compromise the role of any centre;

In table 6.2.4.3.1 make the following changes:

<p><b>PO1</b> Non-residential uses only occur where they:</p> <ol style="list-style-type: none"> <li><b>(1) are for a community service function or provide a service for the island residential or tourist community;</b></li> <li>(2) do not unduly detract from residential amenity;</li> <li>(3) are small in scale; <del>and provide only for the convenience of the island residential or tourist community;</del></li> <li>(4) have sufficient area for on-site waste water treatment and disposal; and</li> <li>(5) do not impact on the function of the islands' centres.</li> </ol>	<p>No acceptable outcome is nominated.</p>
<p><b>Multiple dwellings, residential care facilities and retirement facilities</b> <b>Other residential development</b></p>	
<p><b>PO9</b> Building setbacks:</p> <ol style="list-style-type: none"> <li>(1) create an attractive, consistent and cohesive streetscape;</li> <li>(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</li> <li>(3) do not prejudice the development or amenity of adjoining sites;</li> <li>(4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</li> <li>(5) provide useable open space for the occupants; and</li> <li>(6) provide space for service functions including car parking and clothes drying.</li> </ol>	<p><b>AO9.1</b> Buildings are set back <b>6m</b> from street frontages:-</p> <ol style="list-style-type: none"> <li><del>(a) within 20% of the average front setback of adjoining buildings; or</del></li> <li><del>(b) where there are no adjoining buildings, 3m.</del></li> </ol> <p>Figure 6.2.4.3.1 illustrates-</p>  <p><b>Figure 6.2.4.3.1 – Setbacks</b></p>

**Low Density Residential Precincts 1, 2 and 4**

The term ‘very low density’ is outlined for LDR Precincts 1, 2 and 4 in order to distinguish these precincts from the LDR zone proper, which is for ‘low density’ residential development.

The overall outcomes for these three precincts each identify the minimum lot sizes. This is a purposeful drafting decision in order to elevate the importance of a specific minimum lot size and intended character to meet the various purposes of the precincts. In relation to LDR4 specifically, the minimum lot size of 1600m<sup>2</sup> carries forward the provisions of the Kinross Road Structure Plan as required by the Sustainable Planning Act.

The Reconfiguring a Lot and LDR zone codes include performance outcomes that seek to maximise the retention of habitat and respond to topography, natural values and development constraints. These are in addition to the Environmental Significance and Waterway Corridors and Wetlands overlays, which identify environmental values and regulate clearing of vegetation.

## 1.12 Point Lookout

### Grounds of Submission

#### Local area plans

- Local Area Plans should be included for Point Lookout, Dunwich, Flinders and Amity, with unique assessment provisions.

#### Environmental considerations

- Perception of a conflict between the intent for Point Lookout to achieve lightweight building form and the intent of the Bushfire Hazard overlay to address this hazard through design responses.
- Koalas and other significant wildlife should be mapped on North Stradbroke Island.
- The strategic framework provides minimal reference to vegetation on North Stradbroke Island and there are limited provisions in the codes relating to vegetation retention.
- The scheme should include provisions that limit artificial lighting, in particular street lighting, that may impact upon marine turtle populations.

#### LDR3 precinct

- City Plan should incorporate the existing architectural and landscaping criteria in the current planning scheme.
- Opposition to acceptable outcomes in relation to density and setbacks.

#### Tourist Accommodation zone

- Opposition to acceptable outcomes in relation to height, setbacks and site coverage and the removal of sub-areas within this zone that exist under the current planning scheme.
- The Tourist Accommodation zone should facilitate permanent and not just short term accommodation.

#### Local Centre zone

- Opposition to acceptable outcomes in relation to height, setbacks and site coverage, requesting that they return to acceptable outcomes in the current planning scheme.
- Support for allowing tenancy changes between commercial and retail uses.

### Analysis

#### Local area plans

While the proposed City Plan does not include local area plans, it does include specific precincts. In the case of Point Lookout, Precinct LDR3 contains specific provisions relevant to Point Lookout. This is considered to achieve a similar effect to a local area plan, without the risk of duplicating or conflicting with other provisions within the scheme. The creation of local area plans for locations such as Dunwich and Amity increases regulation and the likelihood of areas of conflict within the planning scheme.



### **Environmental considerations**

In relation to addressing bushfire hazard, the safety of people and property prevails over built form appearance and may have an impact on building material and design in some cases. However, it is recognised that nearly all of the residential lots at Point Lookout are located outside of mapped bushfire intensity, and therefore the impact on built form in the township is considered very minor.

Ecological values, including koala habitat, are mapped through the Environmental Significance overlay in the proposed City Plan. The Environmental Significance overlay code contains provisions that form part of the assessment of any assessable development proposed within the overlay area. In relation to lighting impacts on turtles, it is recognised that the Point Lookout footprint does not extend further towards the foreshore areas and therefore there is no anticipated increased impact. The planning scheme can only regulate new development and not existing lawful uses or public works such as street lighting. Management of lighting can be controlled by residents during the turtle breeding season between mid-October and April. The State government's website lists a number of things people can do, including turning off unnecessary lights, positioning lights away from the beach and planting vegetation buffers. Council can control dune vegetation, street and park lighting and education programs within the local area, but these are not regulated via the planning scheme.

### **Built form and site design elements**

The core elements of the Point Lookout Residential zone in the current planning scheme have been rolled over into the proposed City Plan. These being; limiting the extent of excavation and fill, limiting site cover and the extent of built form, encouraging detached building forms, heights generally, setbacks generally, lightweight finishes, sheet roofing, decks and streetscape landscaping.

However, the numerous unique elements in relation to site cover, heights and setbacks in many sub-areas within the Point Lookout Residential and Tourist Accommodation zones have been simplified. This will reduce confusion and align with the Queensland Development Code and the balance of the City for improved consistency.

Additionally, Point Lookout has a very constrained residential land supply, which makes the Tourist Accommodation zone very important in providing housing supply to meet the needs of the local and tourist community. Within this zone in the proposed City Plan, acceptable outcomes of 13m for building height and 60% for site coverage are identified. This is different to the varying building heights of 10.5m to 14m and varying site coverage of 30% to 40% under the current planning scheme. This provides the ability to maximise the use of this limited land to increase accommodation options at Point Lookout.

The Tourist Accommodation zone facilitates both permanent and short term accommodation, as suggested by the submission. This is evidenced by the fact that dwellings houses, dual occupancy and multiple dwellings, which are permanent accommodation options, are all acceptable uses in this zone.

In response to submissions seeking that provisions be included for houses to sit in a landscaped context, an additional self-assessable criteria has been included identifying a 2 metre wide landscape strip along the road frontage.

**Change(s) in response to submission(s)**

In table 6.2.1.3.1 insert the following:

**PO13**

A landscaped area capable of sustaining mature trees is provided along the full street frontage.

**AO13.1**

A landscape area with a minimum width of 2m is provided along the full frontage of any road (excluding cross over and pedestrian access).

## 1.13 Low-Medium Density Residential Zone

### Grounds of Submission

#### Need for the zone

- The zone is not needed as there is sufficient land for the projected population growth.
- The zone will reduce amenity and cause social, nuisance, traffic and environmental impacts.
- Infill housing areas do not require as high a financial contribution from developers than greenfield development areas, therefore there is less capital available for infrastructure investment.
- Support for the zone with 250m<sup>2</sup> lot sizes and 7.5m wide frontages.

#### Levels of assessment

- There are too many exempt uses in this zone.
- The levels of assessment are too high adding cost to housing.

#### Design and layout parameters

- Request to remove lot sizes and dimensions as:
  - they will not keep pace with housing and titling configuration;
  - they will not cater for irregular site constraints;
  - built form outcomes will be regulated by setbacks, site cover and open space requirements;
  - it will permit flexibility and innovation in delivering affordable housing choice; and
  - attractive design outcomes in the style of terrace housing that approach three storeys can be achieved that sit nicely in the streetscape.
- Increase minimum lot size to 350m<sup>2</sup>.
- Suggested changes to acceptable outcomes for design and layout parameters:
  - 8.5m height limit increased to 9.5m to facilitate the potential for three-storey product.
  - Building heights should be increased to three storeys and 10.5m for residential care facilities and retirement facilities in recognition that vertical accommodation is an important component of aged care.
  - The site cover of 50% is dictated by dwelling house aesthetic and should be increased to 60-70% depending on type and height to unlock these sites but still achieve the design requirements.
  - Front setback should be 1m to verandah and 3m to wall.
  - Side setback should be 1.5m for 2 storeys.
  - 1m setbacks to laneways.
  - Rear setback should be reduced, for example 3m for first two storeys.
  - Minimum dimension of 3m is suggested for on-site open space.
  - The minimum 15% communal open space is very high. 10% is considered reasonable.
  - Communal and private open space should be reduced for aged care facilities in recognition of reduced mobility and use of open space for these uses.
  - Vehicle parking is required behind a building or in basements which is highly unlikely given the limited development potential within the zone.

### **Structure plan areas**

- Support for the South East Thornlands and Kinross Road structure plans being absorbed into the core regulatory structure of the planning scheme.
- Support for the LMDR1: South-East Thornlands and LMDR2: Kinross Road precincts, their lot sizes and frontages.
- Support for the removal of the CP7 road zoning.
- Request for identified density for LMDR1: South East Thornlands to be increased to reflect the smaller lot sizes intended in this precinct.
- Request for LMDR2: Kinross Road to be changed to LDR2: Park Residential to be consistent with nearby block sizes.

## **Analysis**

### **Need for the zone**

The need for housing choice stems from the need to plan for the City's evolving demographic profile as well as providing opportunities for a broad spectrum of our community, who have varying levels of income, to access the property market. This zone is intended to be part of the solution to meeting the small home "household gap" identified within the Redlands Housing Strategy 2011-2031 and affordable housing options expressed in the Redlands 2030 Community Plan.

*Note: For further discussion on housing need refer to sub-category **1.8 Housing Affordability**.*

### **Amenity impacts**

Several submissions consider that development within the LMDR zone will impact on the existing character and amenity of neighbourhoods. The Low-Medium Density Residential (LMDR) zone occupies a small percentage (approximately 5%) of all land zoned primarily to accommodate residential housing. The zone is generally focused around public transport nodes and on larger lots that can suitably accommodate the uses and maintain the existing streetscape character due to its built form and scale.

However, it is recognised that the LMDR1 precinct at South East Thornlands directly adjoins land zoned Low Density Residential Precinct LDR2. The current planning scheme contains provisions within the South East Thornlands structure plan overlay code that seek larger lots to address this interface. These provisions have been re-instated in the proposed City Plan.

### **Infrastructure costs**

A submission states that infill housing does not require as high a financial contribution from developers and as a result there is less capital available for improvements than in greenfield development. This is incorrect. Infrastructure charges are capped by the State Government. This capped rate is applied whether the development is within an infill or greenfield area. However, in general, the infrastructure costs to Council and the ratepayer are inevitably higher for greenfield developments. Greenfield developments are generally located further from trunk infrastructure facilities, requiring the extension of infrastructure, such as roads, sewerage and water to the development site. This means higher trunk costs to build the infrastructure, which is offset against the infrastructure charges, and then higher maintenance costs into the future, which are paid for by ratepayers.

## **Levels of assessment**

The levels of assessment for zones in the proposed City Plan are intended to reflect the purpose of the zone. The purpose of the LMDR Zone is to accommodate dwelling houses, dual occupancy and multiple dwellings. It is sensible to allow dwelling houses and dual occupancy to be exempt development, allowing the building provisions under the Queensland Development Code (QDC) to regulate the design and layout. Conversely, there are no QDC provisions for multiple dwellings, and therefore it is sensible for this use to be code assessable, allowing Council to assess the design and layout of the development under the provisions of the LMDR zone code.

## **Design and layout**

### Lot size

It is important for the zone to identify a minimum lot size and frontage, as this gives a clear expectation for the type of housing product expected within the zone. To provide even greater certainty to the community and the industry regarding allotment outcomes, the lot size and frontage criteria have been elevated to the performance and overall outcomes. Additionally, Council consider that a change to the minimum lot size and frontage width to 400m<sup>2</sup> and 10m respectively, is appropriate.

### Building height and site coverage

The purpose of the LMDR zone is for buildings that are low-rise and protect the privacy and amenity of adjoining residences. Acceptable outcomes for 8.5m building height and 50% site coverage are appropriate as they will result in development that relates to the built form existing in surrounding low density residential areas.

### Setbacks

In order for the front setback of buildings to match the predominant setback alignment in residential streets, Council has changed the front setback acceptable outcome from 3m to 6m. In relation to side setbacks, the proposed City Plan identifies setbacks consistent with the QDC and is therefore compatible with surrounding residential areas.

In relation to the rear setback, the acceptable solution seeks 4m, which is to allow suitable open space area at the rear of the development. Flexibility to design according to the site's specific characteristics exists through consideration against the associated performance outcome.

### Open space – general

Submissions request a reduction in the 15% communal open space acceptable outcome in the proposed City Plan. The current planning scheme's acceptable solution states that 20% of the site is provided as open space (combined private and communal) which consists of:

- a minimum of 25m<sup>2</sup> of private open space at ground level and 10m<sup>2</sup> for balconies; and
- where 10 or more units, a minimum of 5% of the site area is for communal open space.

The proposed City Plan's acceptable outcome seeks 25m<sup>2</sup> ground floor private open space, 10m<sup>2</sup> for 1 bedroom balconies and 16m<sup>2</sup> for two bedroom balconies; and where more than 20 units a minimum of 15% of the site is for communal open space.



The extent of communal open space has increased from 5% under the current planning scheme to 15% under the proposed City Plan. This is a substantial increase.

In order to consider whether this increase is appropriate, an analysis of what a 20 plus unit development would trigger in relation to open space has been undertaken. The comparison in the table below is based on a common built form being 1 unit/250m<sup>2</sup> density, ground level open space and walk-up town house construction.

Current planning scheme	Proposed City Plan (advertised version)
21 units @ 1/250m <sup>2</sup> = site area of 5250m <sup>2</sup>	
20% of site equals a total of <b>1050m<sup>2</sup></b> of both communal and private open space (OS) Private OS: 21 X 25m <sup>2</sup> = 525m <sup>2</sup> or (12.5%) Communal OS (5% site area) = <b>262.5m<sup>2</sup></b> Additional OS (private or communal) = 262.5m <sup>2</sup>	Private open space (21X25m <sup>2</sup> ) = 525m <sup>2</sup> Communal OS (15% site area) = <b>787.5m<sup>2</sup></b> Total POS and COS combined equals a total of 25% or <b>1312.5m<sup>2</sup></b>

As indicated by the above table the total open space area increases from 20% or 1050m<sup>2</sup> under the current scheme to 25% or 1312.5m<sup>2</sup> under the proposed City Plan.

The proposed City Plan has been amended to identify 10% of the site area provided as communal open space in the acceptable outcome.

#### Open space – retirement and care facilities

The Living Longer Living Better Federal government legislation reforms will see funding for care no longer going to the aged care approved providers. Instead funding will go directly to the end user. Therefore, resources and services will be delivered directly to the end user in their home. This will encourage and enable people to stay in their home longer.

This will result in the average age of people entering an aged care facility increasing and, as such, their mobility will be less and their care level will be higher. Therefore, the amount of private open space required by this form of development is much lower than a multiple dwelling. At present, the proposed City Plan identifies the same private open space size and dimensions for a residential aged care, retirement facility and a multiple dwelling, and does not recognise the differing demands of these uses.

In order to establish an appropriate amount of private open space, benchmarking against the adjoining Council's planning schemes of Brisbane, Moreton Bay and Logan has been undertaken.

#### *Moreton Bay Regional Council*

- Communal open space 20% with a minimum dimension of 5m.
- Dependant (high care) no private open space.
- Independent living units provide open space at 12m<sup>2</sup> at ground level, 8m<sup>2</sup> for 1 bedroom above ground and 12m<sup>2</sup> for a 2 bedroom above ground level.

#### *Logan City Council*

- Private open space minimum dimension of 3m.
- Communal open space 20% minimum dimension of 15m and indoor facilities a minimum of 10m<sup>2</sup> per dwelling with a minimum dimension of 5m.

*Brisbane City Council*

- Residential Care Facility – no specified amounts. Performance outcome to provide communal and social facilities.

The proposed City Plan has been amended to identify a minimum 16m<sup>2</sup> ground level and 10m<sup>2</sup> above ground level private open space for residential care facilities to reflect the lower demand than multiple dwelling units.

Vehicle parking

The proposed City Plan has been amended to clarify that vehicle parking structures are to be located behind the front building alignment, not behind the building itself.

Density

It is recognised that a density of 12-15 dwellings per hectare would yield lot size averages between 600m<sup>2</sup> and 800m<sup>2</sup>. This does not reflect the purpose of this zone nor the intended lot sizes and would be less dense than the Low Density Residential zone. The density has therefore been removed from the proposed City Plan, allowing the performance outcomes of the code to achieve an appropriate development form consistent with the intent of the zone.

In relation to Precinct LDR2: Kinross Road specifically, the provisions carry over those within the Kinross Road Structure Plan. This is a requirement of Section 761A of the Sustainable Planning Act, as this area is a declared master plan.

**Change(s) in response to submission(s)**

In section 6.2.2.2 make the following changes:

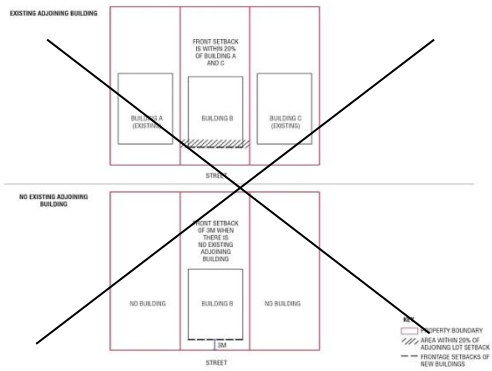
- (c) lot sizes are not reduced below 400m<sup>2</sup> and have a frontage width of no less than 10m.

In section 6.2.2.2(3)(a) make the following changes:

- urban development provides for a mix of affordable housing types and achieves an average minimum net residential density of 12-15 dwellings per hectare;
- transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; and
- development does not compromise or constrain the potential for well designed future urban communities; and
- development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.

In Table 6.2.2.3.1 make the following changes:

<p><b>PO2</b> Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(7) create useable, flexible spaces suitable for a range of activities; and</li> <li>(8) provide facilities including seating, landscaping and shade.</li> </ol>	<p><b>AO2.1</b> Where development involves more than 20 dwellings, a minimum of 15% 10% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space at ground level, with a minimum dimension of 5m. and a minimum area of 50m<sup>2</sup></p>
<p><b>PO3</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential</li> </ol>	<p><b>AO3.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>(1) a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air</li> </ol>

<p>residents;</p> <p>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</p> <p>(3) clearly identified as private open space; and</p> <p>(4) provides a high level of privacy for residents and neighbours.</p>	<p>conditioning units; and</p> <p>(2) a minimum dimension of 4m.</p> <p>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</p> <p>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</p> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p> <p><b>AO3.2</b> For dwellings above ground level, private balconies are provided with a minimum area of:</p> <p>(1) 10m<sup>2</sup> for a 1 bedroom unit; or</p> <p>(2) 16m<sup>2</sup> for a two or more bedroom unit;</p> <p>(1) 10m<sup>2</sup> if a dwelling in a residential care facility; or</p> <p>(2) For all other dwellings:</p> <p>(a) 10m<sup>2</sup> for a 1 bedroom unit; and</p> <p>(b) 16m<sup>2</sup> for a two or more bedroom unit;</p> <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>
<p><b>PO7</b> Building setbacks:</p> <p>(1) create an attractive, consistent and cohesive streetscape;</p> <p>(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</p> <p>(3) do not prejudice the development or amenity of adjoining sites;</p> <p>(4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</p> <p>(5) provide useable open space for the occupants; and</p> <p>(6) provide space for service functions including car parking and clothes drying.</p>	<p><b>AO7.1</b> Buildings are set back 6m from street frontages.:</p> <p>(1) within 20% of the average front setback of adjoining buildings; or</p> <p>(2) where there are no adjoining buildings, 3m.</p> <p>Figure 6.2.2.3.1 illustrates.</p>  <p><b>Figure 6.2.2.3.1 – Setbacks</b></p>
<p><b>PO11</b> Parking facilities are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p><b>AO11.1</b> Vehicle parking structures are located behind the front building alignment or at basement level.</p>
<p><b>Reconfiguration</b></p>	
<p><b>PO22</b> Reconfiguration creates a low medium density character. Lots less than 400m<sup>2</sup> and with a frontage width less than 10m are not created.</p>	<p><b>AO22.1</b> Reconfiguration achieves a minimum lot size of 400m<sup>2</sup> and a minimum frontage width of 10m.</p>
<p><b>PO267</b> Development facilitates:</p> <p>(1) a logical pattern of development;</p> <p>(2) efficient use of land and infrastructure;</p> <p>(3) a mix of affordable housing types;</p>	<p>No acceptable outcome is nominated.</p>

<p>(4) <del>net residential densities which average 12-15 dwellings per hectare;</del></p> <p>(5) access to community infrastructure and public transport services at an early stage of development; and</p> <p>(6) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.</p>	
<p><b>PO28</b> Dual occupancies are multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.</p>	<p>No acceptable outcome is nominated.</p>
<p><b>PO29</b> Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m<sup>2</sup> and a minimum frontage width of 25m.</p>	<p>No acceptable outcome is nominated.</p>

In Table 9.4.4.3.1 make the following change:

<p><b>PO9</b> In newly developing urban areas, reconfiguration facilitates:</p> <p>(1) a logical pattern of development both for the site and for surrounding land;</p> <p>(2) efficient use of land and infrastructure;</p> <p>(3) balanced and affordable communities with a mix of affordable housing types, consistent with the intentions of the relevant zone;</p> <p>(4) net residential densities which achieve:</p> <p>(a) a minimum of 15 dwellings per hectare in the LMDR2 Kinross Road precinct in the low-medium density residential zone;</p> <p>(b) a minimum of 44 dwellings per hectare in the MDR8 Kinross and Boundary Road and MDR9 Kinross Road precincts in the medium density residential zone; and</p> <p>(c) otherwise, an average 12-15 dwellings per hectare in <del>the low density residential</del> or emerging community zones;</p> <p>(5) access to community infrastructure and public transport services at an early stage of development; and</p> <p>(6) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.</p>	<p>No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome a structure plan for the locality may be required where none currently exists.</p>
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In Table 9.4.4.3.2 make the following change:

Low-medium density residential	<del>7.5</del> 10	<del>250m<sup>2</sup></del> 400m <sup>2</sup>
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## 1.14 Medium Density Residential Zone

### Grounds of Submission

#### Levels of assessment

- Development for higher density and changes to residential amenity should require a level of public consultation.
- A food and drink outlet should not be code assessable in the Medium Density Residential (MDR) zone, as they impact on amenity of adjoining land and their land values.

#### Design and layout parameters

- Development yield in proximity to Priority Development Areas (PDA) should be increased.
- The 800m<sup>2</sup> lot size inhibits dwelling houses and dual occupancies and does not align with the purpose of the MDR zone code. The City Plan should specify project lots and minimum lot sizes. A project lot should be 600m<sup>2</sup> and 15m wide frontages as these dimensions can accommodate well designed multiple dwelling outcomes. The highest and best use is two and three storey dwellings on 150m<sup>2</sup> lots. This form of housing is cheaper and easier to deliver than three storey apartments.
- Minimum lot sizes should be 250m<sup>2</sup> and 7.5m frontage as per the Low-Medium Density Residential zone.
- A minimum unit size of 85m<sup>2</sup> should be mandated to safeguard lifestyle.
- Acceptable outcome AO9.1 references existing buildings on adjoining sites to set the proposed building height. It is unworkable and commercially unfeasible to have development consider existing development that may not be consistent with the intent of the zone to deliver medium density housing (i.e. a house).
- 8.5 metres should be the prescribed height for any MDR zone on Coochiemudlo Island to protect scenic amenity values.
- Front setbacks should not be tied to existing buildings that may not be consistent with the intent of the zone (i.e. a house).
- Front setback should be 1m to verandah and 3m to wall.
- Side setbacks for dwellings up to 8.5m are unnecessarily large and should be amended to reflect best practice as outlined in SEQ Council of Mayors Next Generation Planning handbook.
- The 4m rear setback is over and above the default provision for a house under the QDC and works against facilitating redevelopment necessary to achieve housing mix. Consideration also needs to be given to 1m rear setbacks and 1m setback to laneways.
- A minimum dimension of 3m is suggested for private open space.
- AO3.1 seeks 15% communal open space for >20 units. This is excessive and the acceptable outcome is not required as the performance outcome PO3 is sufficient. Remove the percentage requirement or specify 10% as that is adequate or require a minimum 50m<sup>2</sup> and minimum dimension of 5m.
- Communal and private open space should be reduced for aged care facilities in recognition of the reduced mobility and use of open space for these uses.
- AO15.1 seeks parking behind a building or within a basement. Most infill projects provide ground level parking and visitor spaces in the front setback as this is economical and a functional use of space. Furthermore, basement car parking can add \$50,000 to the cost of a dwelling. For this reason restrictions on providing ground level parking should be removed.



## Analysis

### Levels of assessment

The levels of assessment relevant to particular uses are established to reflect the purpose of the zone. Therefore, it is sensible for multiple dwellings to be code assessable in the MDR Zone. Council made a decision to make building height a factor that could change the level of assessment to impact (therefore requiring public notification), due to the potential impacts on streetscape and amenity. Density is not identified in the MDR Zone code as a prescriptive criteria, as it is a factor of design and layout, and other provisions such as setbacks, site coverage, provision of open space and carparking, are much better at determining an appropriate layout and density for a site.

In relation to food and drink outlets, the proposed City Plan identifies this use as code assessable in the MDR zone where located on the ground floor, where part of a mixed use development and only at a small scale of 250m<sup>2</sup>. MDR zoned land is intended to provide medium density living and the purpose of the 250m<sup>2</sup> food and drink outlet is to facilitate small convenience outlets to service those densities. It is noted that the majority of developments are unlikely to incorporate small food and drink outlets, as they tend not to be commercially viable, unless they are located along a high foot traffic route. Therefore these uses will naturally be limited to pockets in the MDR zone, predominantly along main roads and fringe CBD areas. In relation to impacts on amenity, it is recognised that the MDR Zone code requires consideration of noise, lighting and other impacts to ensure there is no adverse impact on residential amenity.

### Design and layout parameters

#### Priority development areas

The PDAs have been established already having regard to the surrounding land uses and have gone through a recent comprehensive public consultation process. There is no need to increase the expected yields on surrounding land to facilitate these PDAs.

#### Lot and unit sizes

It is considered appropriate to establish a minimum lot size of 800m<sup>2</sup>, in order to realise the multiple dwelling intent of the MDR zone where all aspects of the use can be accommodated.

Mandating a minimum unit size is not supported as it prejudices that part of the community (such as the increasing single person household demographic) that seeks smaller and more affordable dwellings.

#### Building height

In relation to building height, performance outcome PO9 states:

*“Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.”(emphasis added)*

The associated acceptable outcome AO9.1 states:

*“Buildings:*

- (1) within 10m of the common boundary have a building height no more than 13m; and*
- (2) within 20m of the common boundary have a building height no more than 6m greater than the nearest building on the adjoining site.”(emphasis added)*

There is a conflict between these associated outcomes. While the performance outcome seeks an appropriate interface to the “intended” building height on adjoining land, the acceptable outcome firstly requires a maximum 13m building height within 10m of the boundary regardless of the neighbouring building height and secondly, requires a building height within 20m of the boundary that relates to ‘existing’ built form. It is not considered appropriate to tie building height to existing built form, which would significantly limit the realisation of the development potential of land within the core MDR areas in the City.

The MDR-zoned lots on Coochiemudlo Island are located within three distinct precincts, which is a direct reflection of the current planning scheme zoning. Two are at the east and west extremity of the urban areas adjacent to the foreshore, and the other is close to the jetty along Victoria Parade. In both the current planning scheme and proposed City Plan, the intended building height in the MDR Code is 13m or up to three storeys. The sites at either end of the island are framed by large eucalypt trees, which will soften any built form. The other MDR zone location near the jetty and small retail centre on the island is considered an ideal spot for built form that may be slightly higher than the prevailing building height, as it serves as a marker to the main community focus point on the island.

### Setbacks

The intent of the zone is to realise multiple dwellings, and therefore lots containing dwelling houses are subject to renewal at some point and should not dictate the front setback alignment along the street. The proposed City Plan removes this and identifies a 3m setback in the acceptable outcome.

The side and rear boundary setbacks in the proposed City Plan are appropriate to protect residential amenity and provide sufficient area for private open space. Flexibility to design according to the site’s specific characteristics exists through the associated performance outcome.

### Open space – general

The proposed City Plan increases the trigger point for requiring communal open space from 10 units in the current scheme to 20 units. This recognises that the use of communal open space in smaller developments is limited, considering the resultant small size of the space.

The current planning scheme’s acceptable solution states that 20% of the site is provided as open space (combined private and communal) which consists of:

- a minimum of 25m<sup>2</sup> of private open space at ground level and 10m<sup>2</sup> for balconies; and
- where 10 or more units, a minimum of 5% of the site area is for communal open space.

The proposed City Plan's acceptable outcome seeks 25m<sup>2</sup> ground floor private open space, 10m<sup>2</sup> for 1 bedroom balconies and 16m<sup>2</sup> for two bedroom balconies; and where more than 20 units a minimum of 15% of the site is for communal open space.

Therefore, the individual ground level units are proposed to stay the same at 25m<sup>2</sup> and the balconies have increased from 10m<sup>2</sup> to 10-16m<sup>2</sup>. However, the extent of communal open space by site area has increased from 5% under the current planning scheme to 15% under the proposed City Plan. This is a substantial increase.

In order to consider whether this increase is appropriate, an analysis of what a 20 plus unit development would trigger in relation to open space has been undertaken. The comparison in the table below is based on a common built form being 1 unit/200m<sup>2</sup> density, ground level open space and walk-up townhouse construction.

Current Scheme	Proposed City Plan
21 units @ 200m <sup>2</sup> = site area of 4200m <sup>2</sup>	
20% of site equals a total of 840m <sup>2</sup> of both communal and private open space Private open space: 21 X 25m <sup>2</sup> = 525m <sup>2</sup> Communal open space (5%) = <b>42m<sup>2</sup></b> Additional open space (private or communal) = 273m <sup>2</sup>	Private open space = 525m <sup>2</sup> Communal open space (15%) = <b>630m<sup>2</sup></b> Total POS and COS combined equals a total of 27.5% or <b>1155m<sup>2</sup></b>

As indicated by the above table the total open space area increases from 20% or 840m<sup>2</sup> under the current scheme to 27.5% or 1155m<sup>2</sup> under the proposed City Plan.

In order to establish an appropriate amount of communal open space, benchmarking against the adjoining Council's planning schemes of Brisbane, Moreton Bay and Logan has been undertaken.

#### *Brisbane City Council*

5% or 40m<sup>2</sup> of the site area (whichever is the greater) is provided for communal open space.

#### *Moreton Bay Regional Council*

Communal open space is not specified for a multiple dwelling development. It is assumed that site coverage, setbacks, height and parking provisions regulate built form. The acceptable outcomes seek private open space at minimum 8m<sup>2</sup> for a 1 bedroom unit and 12m<sup>2</sup> for 2 or more bedrooms.

#### *Logan City Council*

Communal open space acceptable solution is 10m<sup>2</sup> for each unit where private open space is less than 35m<sup>2</sup> for each dwelling. It is noted that 10m<sup>2</sup> represents approximately 5% of a usual 1/200m<sup>2</sup> unit density. For an apartment building the acceptable solution is 15m<sup>2</sup> for balconies and 20% of the site for communal open space.

There is a recognised difference in the need for communal open space between an apartment building, where private open space is predominantly provided in the form of balconies, and townhouses, where private open space is generally within larger ground level courtyards. With more constrained area for private open space in apartment buildings, comes the increased need for communal open space.

It is recognised that the zone code contains differing acceptable outcomes for these two different types of built form, identifying less site cover for apartment buildings and therefore facilitating more available open space at ground level.

The proposed City Plan has been amended to identify 5% of the site area provided as communal open space for developments equal to or less than 13m in height and 15% of the site area for developments greater than 13m in height.

#### Open space – retirement and care facilities

The Living Longer Living Better Federal government legislation reforms will see funding for care no longer going to the aged care approved providers. Instead funding will go directly to the end user. Therefore, resources and services will be delivered directly to the end user in their home. This will encourage and enable people to stay in their home longer.

This will result in the average age of people entering an aged care facility increasing and, as such, their mobility will be less and their care level will be higher. Therefore, the amount of private open space required by this form of development is much lower than a multiple dwelling. At present, the proposed City Plan identifies the same private open space size and dimensions for a residential aged care, retirement facility and a multiple dwelling, and does not recognise the differing demands of these uses.

In order to establish an appropriate amount of private open space, benchmarking against the adjoining Council's planning schemes of Brisbane, Moreton Bay and Logan has been undertaken.

#### *Moreton Bay Regional Council*

- Communal open space 20% with a minimum dimension of 5m.
- Dependant (high care) no private open space.
- Independent living units provide open space at 12m<sup>2</sup> at ground level, 8m<sup>2</sup> for 1 bedroom above ground and 12m<sup>2</sup> for a 2 bedroom above ground level.

#### *Logan City Council*

- Private open space minimum dimension of 3m.
- Communal open space 20% minimum dimension of 15m and indoor facilities a minimum of 10m<sup>2</sup> per dwelling with a minimum dimension of 5m.

#### *Brisbane City Council*

- Residential Care Facility – no specified amounts. Performance outcome to provide communal and social facilities.

The proposed City Plan has been amended to identify a minimum 16m<sup>2</sup> ground level and 10m<sup>2</sup> above ground level private open space for residential care facilities to reflect the lower demand than multiple dwelling units.

#### Vehicle parking

AO15.1 states "Vehicle parking structures are located behind the building or within a basement level." It is important to note that the acceptable outcome represents a baseline or deemed-to-comply benchmark. It is considered appropriate to restrict solid parking structures in front of the building as a baseline to ensure that it does not dominate the streetscape. It is further noted that, as discussed above, an expected front setback of 3 metres is identified in the proposed City Plan, which will leave sufficient area for landscaping, while reducing the pressure for carparking in this space. It is noted that the wording of AO15.1 could be misconstrued to require all parking completely to the rear of the entire building, which would be overly restrictive. The proposed City Plan has been amended to clarify that vehicle parking structures are to be located behind the front building alignment, not behind the building itself.

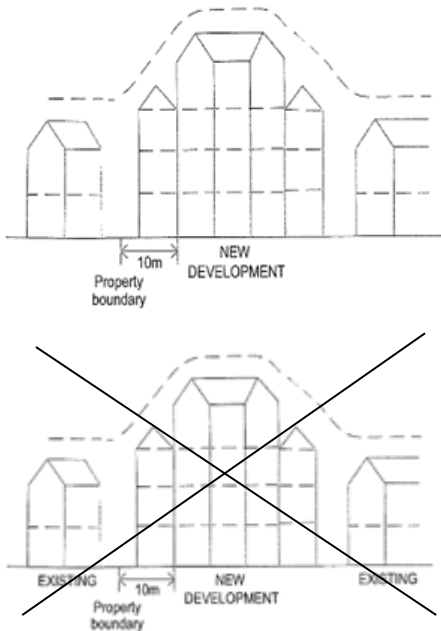
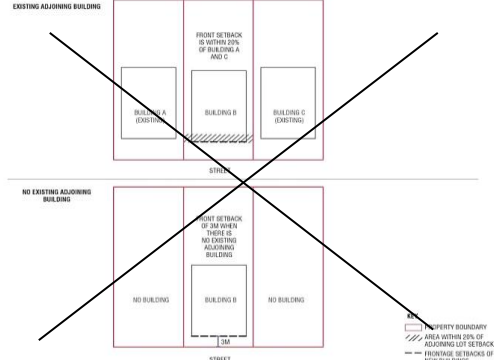
**Change(s) in response to submission(s)**

In section 6.2.3.2 insert the following:

- (c) lot sizes are not reduced below 800m<sup>2</sup>;

In Table 6.2.3.3.1 make the following changes:

<p><b>PO3</b> Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(1) create usable, flexible spaces suitable for a range of activities; and</li> <li>(2) provide facilities including seating, landscaping and shade.</li> </ol>	<p><b>AO3.1</b> <del>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m<sup>2</sup>.</del> Where development involves more than 20 dwellings:</p> <ol style="list-style-type: none"> <li>(1) for developments equal to or less than 13m in height, a minimum of 5% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space; or</li> <li>(2) for developments greater than 13m in height, a minimum of 15% of the site area or a minimum area 50m<sup>2</sup> (whichever is the greater) is provided as communal open space;</li> </ol> <p>with a minimum dimension of 5m.</p> <p>Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>
<p><b>PO4</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential residents;</li> <li>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</li> <li>(3) clearly identified as private open space; and</li> <li>(4) provides a high level of privacy for residents and neighbours.</li> </ol>	<p><b>AO4.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>(1) <del>a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air conditioning units; and</del></li> <li>(2) <del>a minimum dimension of 4m.</del></li> </ol> <ol style="list-style-type: none"> <li>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</li> <li>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</li> </ol> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p> <p><b>AO4.2</b> For dwellings above ground level, private balconies are provided with a minimum area of:</p> <ol style="list-style-type: none"> <li>(1) <del>10m<sup>2</sup> for a 1 bedroom unit; or</del></li> <li>(2) <del>16m<sup>2</sup> for a two or more bedroom unit;</del></li> </ol> <ol style="list-style-type: none"> <li>(1) 10m<sup>2</sup> if a dwelling in a residential care facility; or</li> <li>(2) For all other dwellings:       <ol style="list-style-type: none"> <li>(a) 10m<sup>2</sup> for a 1 bedroom unit; and</li> <li>(b) 16m<sup>2</sup> for a two or more bedroom unit;</li> </ol> </li> </ol> <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>
<p><b>PO5</b> Site cover:</p> <ol style="list-style-type: none"> <li>(1) allows for provision of substantial open space and landscaping on the site; and</li> </ol>	<p><b>AO7.1</b> Site cover does not exceed:</p> <ol style="list-style-type: none"> <li>(1) 75% where a multiple dwelling with a building height equal to or less than up to</li> </ol>

<p>(2) mitigates the bulk and scale of development.</p>	<p>13m attached or terrace houses; and (2) 60% otherwise.</p>
<p><b>PO9</b> Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.</p>	<p><b>AO9.1</b> Buildings: (1) within 10m of the common boundary have a building height no more than 13m; and (2) within 20m of the common boundary have a building height no more than 6m greater than the <b>intended building height</b> nearest building on the adjoining site. Figure 6.2.3.3.1 illustrates.</p>  <p><b>Figure 6.2.3.3.1—Height between adjoining development</b></p>
<p><b>PO10</b> Building setbacks (other than basements): (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying.</p>	<p><b>AO10.1</b> Buildings are set back <b>3m</b> from street frontages. : (1) <del>within 20% of the average front setback of adjoining buildings; or</del> (2) <del>where there are no adjoining buildings, 3m.</del> Figure 6.2.3.3.2 illustrates.</p>  <p><b>Figure 6.2.3.3.2 – Setbacks</b></p>
<p><b>PO15</b> Parking facilities are located so that they do</p>	<p><b>AO15.1</b> Vehicle parking structures are located behind</p>



not dominate the streetscape or the building form when viewed from the street.	the front building alignment or within a basement level.
<b>Reconfiguration</b>	
<b>PO24</b> Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m <sup>2</sup> are not created.	<b>AO24.1</b> Reconfiguration achieves a minimum lot size of 800m <sup>2</sup> .

## 1.15 Building Design and Heights

### Grounds of Submission

- Support for design provisions in the draft City Plan.
- Opposition to poor design outcomes in recent developments. The City Plan should contain more prescriptive design criteria.
- Opposition to minimal setbacks and narrow streets, as it results in anger, frustration and loss of quality of life.
- Request for dwelling house building heights to be increased to 9.5m and/or three storeys.
- Request that no building be above four storeys in height.

### Analysis

The proposed City Plan sets out clear performance outcomes that seek subtropical design features, articulation of building entrances and openings, orientation to the street, variations in material and built form and use of projections and recesses in facades. This will encourage well-designed development in the City and give Council the ability to require the re-design of poor built form proposals.

In relation to setbacks and building height for dwelling houses, these matters are already regulated by the State-wide Queensland Development Code. Street widths do not currently form part of the proposed City Plan, but will be included in the future Infrastructure Works planning scheme policy.

Higher built form is encouraged around the City's principal centres, as this is critical to the functionality and vitality of those centres. It is also essential in providing a density that supports an efficient public transport system.

## 1.16 Reconfiguring a Lot

### Grounds of Submission

- The City Plan should allow rural properties to be subdivided into rural residential.
- Provisions relating to rectangular allotments and orientation are unnecessary. Energy efficiency is governed by the building codes.
- Access way widths should be reduced to 4m for single lots and clarity regarding shared access ways is needed.

*Note: Submissions also raised matters related to reconfiguring a lot within specific residential zones. The grounds of submission and the analysis of these matters have been presented in sub-categories **1.10 Low Density Residential Zones, 1.11 Character Residential Zone & LDR1, 2 & 4, 1.13 Low-Medium Density Residential Zone and 1.14 Medium Density Residential Zone.***

### Analysis

Subdivision of land outside the urban footprint into lots less than 100 hectares in size is inconsistent with the SEQ Regional Plan State Planning Regulatory Provisions (SPRP) and cannot be approved by Council. Furthermore, the fragmentation of rural land is not supported as it conflicts with the purpose of the rural zone code.

It is appropriate to articulate in an acceptable outcome that lots should be rectangular in shape and have a north-south orientation. The corresponding performance outcomes are flexible enough to facilitate any site specific solutions for subdivision design.

In relation to access way widths it is considered that 4.5m is appropriate as an acceptable outcome to provide guidance to achieve vehicle and services access to a site. It is noted that reduced widths can be considered against the relevant performance outcome. In response to submissions and to provide clarity, Council has amended the proposed City Plan to identify a 6m wide access to multiple rear allotments.

### Change(s) in response to submission(s)

In Table 9.4.4.3.1 make the following changes:

<p><b>PO48</b> Access to rear lots is safe and convenient.</p>	<p><del><b>AO48.1</b> Only one access way serves the rear lot.</del></p> <p><b>AO48.12</b> Minimum widths for accessways are: (1) in a residential zone category – 4.5m where serving one lot or 6m where serving more than one lot in a residential zone category; or (2) 10m in any other zone.</p>
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## 1.17 Dwellings in the Rural Zone

### Grounds of Submission

- The provision for secondary dwellings could change the character, amenity and environmental values of the rural area.
- Additional dwellings will lead to increased septic run off on rural zoned properties.
- The exemption for dwellings means Council forfeits the right to influence the location of the dwellings, which may have environmental impacts.
- By allowing two dwellings on the site, the draft City Plan does not comply with the South East Queensland (SEQ) Koala Conservation State Planning Regulatory Provisions (SPRP).
- Further development will degrade rural lands and serve as a precursor for future urbanisation/subdivision.
- Support for allowing more than one dwelling on a lot in the rural zone; support for increase in the permissible size of outbuildings.

### Analysis

#### Use types

A dwelling house by definition includes a secondary dwelling. In addition, the proposed City Plan allows the establishment of caretaker's accommodation or a dwelling unit, which would support the rural use of the land, as exempt development. This is expected in a rural setting and supports the intent of the Rural zone to make productive use of the land.

While these uses are exempt, the clearing of vegetation is still regulated by the Environmental Significance overlay, and where the clearing exceeds the relevant exempt threshold, it will require assessment by Council.

#### Koala SPRP

The Koala State Planning Regulatory Provision (SPRP) identifies that a domestic activity is exempt from Division 6 of the SPRP. A 'domestic activity' is defined in the SPRP as the "...use of a single residence on a lot and any reasonably associated building or structure, including, for example... a caretaker's residence... or a granny flat...". In this regard, the provisions in the proposed City Plan are completely consistent with the Koala SPRP provisions.

#### Effluent disposal

The quality of effluent disposal is not related to the number of detached freestanding buildings/structures. It is aligned to the type of treatment system used, the number of bedrooms and is regulated via a plumbing approval under the Plumbing and Drainage Act.

#### Urbanisation

The majority of rural zoned land is located outside of the urban footprint under the SEQ Regional Plan. Any subdivision that creates a lot smaller than 100 hectares is inconsistent with the SEQ Regional Plan SPRP, and must be refused by Council. Therefore, the number of dwellings on the site is of no relevance to this consideration.

**Attachment 2 – Economic Growth**

<b>Sub-category</b>	<b>Individual submissions</b>	<b>Proformas</b>	<b>Petitions</b>
2.1 Economy	17	45	0
2.2 Centres – General	11	1	0
2.3 Cleveland	19	4	0
2.4 Capalaba	12	0	0
2.5 Victoria Point	8	1	0
2.6 Health Precinct	3	0	0
2.7 Industry and Mixed Use Zones	32	8	0
2.8 Rural Industries	41	125	0
2.9 Tourism	10	733	0
2.10 Good Quality Agricultural Land	5	3	0

## 2.1 Economy

### Grounds of Submission

- Council should be doing more to bring employment opportunities to Redland City and increase self-containment.
- There has been no planning for increasing employment in the Redlands – people may live and play here but the majority will be working elsewhere.
- Council should plan for a broader mix of employment.
- Increasing self-containment should be explicit in the draft City Plan, including designation of specific employment and enterprise areas.
- The Strategic Framework must reflect the importance of business investment, education and innovation in Redland City.
- Requests for various economic management bodies and programs.
- The draft City Plan should not recognise a continuation of sand mining on North Stradbroke Island.

### Analysis

Many of the submissions recommend measures that are outside the scope of a planning scheme. Within its scope, the City Plan seeks to provide a framework that encourages investment and business development within the City. It does this through appropriate zoning of a hierarchy of centres and industrial areas, higher density living framing these centres to build critical mass, appropriate levels of assessment that allow realisation of the purpose of each zone and reduce barriers, and outline clear and achievable outcomes that deliver certainty to investors, businesses and the community.



## 2.2 Centres – General

### Grounds of Submission

#### Centres strategy

- Support for the centres hierarchy and strategy in the draft City Plan, which encourage commercial and retail uses to be located in distinct centres.
- Support for the expansion of the District Centre zone at Alexandra Hills.
- Support for higher density residential uses around and within centres to support infrastructure investment.
- Opposition to centres hierarchy, stating that it is anti-competitive, disadvantaging consumers and reinforcing current supermarket monopolies.
- Insufficient shopping centres for the population of Redland City and identifying particular gaps in the Kinross Road area in Thornlands and at Redland Bay.
- Centres and Employment Strategy Review 2013 did not adequately address convenience needs when reviewing the location and hierarchy of centres.

#### Specific concerns

- Opposition to gross floor area being used to trigger impact assessment in the District and Major Centre zones, stating that this will stifle development of the centres and is better managed through the code provisions.
- Opposition to the draft City Plan identifying a “Garden Centre” being subject to impact assessment in the Major and Principal Centre zones.
- The draft City Plan should allow full line supermarkets in the Local Centre zone on the Southern Moreton Bay Islands.
- The draft City Plan should allow stand-alone dwelling houses and dual occupancies in the Local Centre zone on Macleay Island, as there is a slow take-up of commercial use of this land.
- North Stradbroke Island centre uses are too dispersed.

### Analysis

#### Centres hierarchy

The City Plan carries forward the centres hierarchy from the current planning scheme. Having a clear centres hierarchy is important for a variety of reasons including:

- providing equitable community access to goods and services with principal and major centres being a focus for the city’s future commercial and employment growth and its public transport system;
- providing investors with confidence to finance and plan for commercial development;
- consolidating public investment in community land uses and urban design treatments that provide attractive public spaces;
- providing economic and social vitality by concentrating higher density housing and employment sectors in compact centres; and
- acting as a focus for prioritisation of infrastructure investments.

It is recognised that a mixed use commercial centre within the Kinross Road area is currently under appeal and it would be pre-emptive to consider any changes to the zoning of this or surrounding land while the appeal is ongoing. In relation to Redland Bay, a suitably sized district centre zoning exists and remains undeveloped at present. This is also supported by a number of local centres in the surrounding area.

**Levels of assessment**

It is agreed that gross floor area (GFA) triggers in the Major and District Centre zones may have an adverse or stifling effect. The 2000m<sup>2</sup> GFA impact assessment trigger may inhibit the ability to realise the intent of the zone to provide full line supermarkets, which are often larger than 2000m<sup>2</sup>. The 4000m<sup>2</sup> GFA trigger is considered unnecessary as the performance and overall outcomes for the zone are considered sufficient to ensure that Victoria Point serves a secondary function to Cleveland and Capalaba.

**Change(s) in response to submission(s)**

In Table 5.5.8 delete the following:

~~(2) proposed gross floor area does not exceed 4,000m<sup>2</sup>~~

In Table 5.5.9, delete the following:

~~(2) proposed gross floor area does not exceed 2,000m<sup>2</sup>~~

It is considered that a Garden Centre is not a form of higher order use intended for the Major and Principal Centre zones and impact assessment is appropriate. This use is code assessable and intended within the Mixed Use Zone.

**Local centres on the islands**

It is recognised that local centres are the highest form of centre on the islands. While there is no current need to identify a higher order centre, it is agreed that the planning scheme should not place a barrier on the establishment of a full line supermarket that would increase the level of self-sufficiency on the islands.

**Change(s) in response to submission(s)**

In section 3.4.1.5 make the following change:

(2) *The establishment of full-line supermarkets does not occur in local centres **on the mainland.***

In section 6.2.9.2, make the following change:

(b) *local centres are subordinate to and do not compromise higher order centres; they are limited to a scale of retailing activities that is proportionate to the catchment size, and **mainland local centres** do not include full line supermarkets;*

Development of the Local Centre Zone on SMBI is likely to remain slow for some time, however adopting a policy that allows residential uses to establish on this land will take away the ability for these areas to service the local population catchments as demand arises in the future.

It is acknowledged that the townships of Dunwich, Amity and Point Lookout have dispersed commercial and community premises. This has resulted from the slow growth of the townships over many decades. However, the proposed City Plan and the current planning scheme both recognise a consolidation of these uses into distinct centres over time.

## 2.3 Centres – Cleveland

### Grounds of Submission

- Support for intended building heights in the Cleveland Principal Centre Zone.
- Opposition to intended building heights in the Cleveland Principal Centre Zone, as follows:
  - No more high rise in Cleveland;
  - No multi-storey blocks in proximity to heritage areas;
  - Retain building heights as per current planning scheme;
  - Adopt the building heights in the Cleveland Centre Master Plan;
  - Increase building height around train station and Cleveland CBD.
- Suggestions for acceptable outcomes regarding gateway sites and boulevard treatments.
- Allow flexibility in the alignment of the east-west pedestrian link through Cleveland CBD.
- Incorporate all pedestrian links from Cleveland CBD Master Plan and increase the specified width.

### Analysis

#### Building height

The intended building heights identified in the City Plan have been carried forward from the Cleveland Centre Master Plan and the current planning scheme. The building heights reflect the primacy of the Cleveland CBD and the intention to form a vibrant centre.

#### Gateways and boulevards

The appropriate treatment of gateway sites and boulevards is particular to the site itself and identifying an acceptable outcome would bind Council to accepting a particular treatment which may not be the best for that site. The use of performance outcomes allows flexibility in design and assessment.

#### Pedestrian access

Provisions relating to the east-west pedestrian link are in the form of an acceptable outcome. The flexibility sought by the submission for the exact alignment is already provided through the associated performance outcome. It is recognised that the proposed pedestrian access between Shore Street West and Middle Street (near the Doig Street intersection) is missing from the draft City Plan concept plan. This link has been reinstated on the updated concept plan.

#### **Change(s) in response to submission(s)**

Amend Figure 6.2.3.1 Cleveland Concept Plan to include the pedestrian link between Shore Street West and Middle Street as generally shown in the Cleveland Master Plan.

## 2.4 Centres – Capalaba

### Grounds of Submission

- Major infrastructure upgrades are needed in Capalaba to realise its potential for Transit Oriented Development.
- Support for increasing densities in Capalaba.
- Support for Old Cleveland Road shopping strip being developed in a similar fashion to Grey Street, South Brisbane, with restaurants and commercial space on the ground floor and residential units above.
- Support for intended building heights in the Capalaba Principal Centre Zone.
- Opposition to intended building heights in the Capalaba Principal Centre Zone as follows:
  - Retain building heights as per current planning scheme;
  - Increase building heights around the bus station.
- Allow flexibility in the alignment of the east-west pedestrian link through Capalaba CBD.

### Analysis

#### Infrastructure

The Capalaba Activity Centre Master Plan was informed by a number of infrastructure studies, including the Capalaba Transport Study 2009 and Capalaba CBD Traffic Improvement review, as well as State government planning for the Eastern Busway. The key elements of the master plan have been integrated into the City Plan, providing the regulatory framework to realise the master plan objectives. However, achieving the master plan relies on many more platforms, including advocacy for infrastructure, appropriate budgeting and prioritisation from government and private sector confidence and investment.

Council has recently commenced a significant review of the Redland Transport Plan. This review may identify new opportunities and can be used as an informing study to make future changes to the City Plan.

#### Building heights

The building heights in the Capalaba Principal Centre have been translated from storeys in the Capalaba Master Plan into metres in the proposed City Plan. The building heights reflect Capalaba as the highest order centre in Redland City, along with Cleveland, and support the outcomes of both the master plan and City Plan to create a vibrant, mixed-use centre.

#### Pedestrian access

Provisions relating to the east-west pedestrian link are in the form of an acceptable outcome. The flexibility sought by the submission for the exact alignment is already provided through the associated performance outcome.

## 2.5 Centres – Victoria Point

### Grounds of Submission

- Victoria Point should not be recognised as playing an equivalent role in the hierarchy of centres to the Principal Centres of Capalaba and Cleveland. Instead, they should be recognised as playing different, but complementary, roles;
  - Capalaba has the largest retail offer, an aggregation of large format retail and serves a catchment that includes parts of the Brisbane City Council area;
  - Cleveland is the major administrative centre, however has a low retail offer;
  - Victoria Point has the second highest retail offer and supports a growing catchment in the southern part of the City.
- Support for Victoria Point being subordinate to Cleveland and Capalaba.
- Further development of Victoria Point will impact on water quality in Eprapah Creek.

### Analysis

#### Role in the centres hierarchy

Victoria Point is identified as a Major Centre in the City Plan, with Cleveland and Capalaba being Principal Centres. This was done, in part, to reflect the SEQ Regional Plan's designation of Capalaba and Cleveland as principal regional activity centres. It also reflects the difference in commercial and retail offer between these centres, with Victoria Point never intending to realise retail offer comparable with Capalaba, nor administrative and civic offer comparable with Cleveland. These centres will be the focus for regional employment and in-centre residential development.

The Major Centre zoning under the City Plan does allow expansion of the Victoria Point centre to offer higher order goods and services, but the highest order retail offer is intended to be primarily located in Capalaba.

#### Development impact on Eprapah Creek

It is recognised that Victoria Point centre footprint is largely developed and is landlocked from expansion. Further development of the centre is unlikely to introduce additional surfaces, as development will go upwards rather than outwards. Any future development will be assessed against the Healthy Waters Code, which seeks to protect the water quality of Redland City's waterway.

## 2.6 Health Precinct

### Grounds of Submission

- Support for the Specialised Centre Zone, its objectives and provisions.
- Imperative that the City Plan does not inhibit expansion of the precinct, if required.
- Wording in the City Plan needs to recognise multiple health care operators.

### Analysis

Redland City Council and Metro South Hospital and Health Services are undertaking master planning of the Redlands Health and Wellness Precinct, in consultation with stakeholders in the precinct. This review will include consideration of infrastructure needs to enable the precinct to operate effectively, in particular legible access requirements. The proposed City Plan will be updated to allow any agreed outcomes from this master plan to be carried forward into the plan. It will also appropriately recognise the multiple health operators in the precinct.

### Change(s) in response to submission(s)

In section 3.2.3 make the following change:

*As well, Redlands has a specialised centre based on the Cleveland Hospital and other major health care providers, where specialist and general health services, health based education and training and related activities will cluster.*

In section 3.4.1.7 make the following change:

- (1) *A specialised centre based on the Cleveland Hospital and other major health services is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.*
- (2) *Development facilitates consolidation increases the depth and range of health care services and associated activities, of the precinct and does not compromise ongoing hospital operations.*
- (3) *Infrastructure and movement networks are provided and enhance the functioning of the precinct.*

In section 6.2.11.2 make the following change:

*The purpose of this code is to provide land for medical, research and technology activities, and to protect the hospital and major healthcare operations of the Redland Hospital.*

- (e) *development does not prejudice the ability of the Redland Hospital and major health care providers to continue to operate in a manner that meets the needs of the existing and future community;*

In Table 6.2.11.3.1 make the following change:

<p><b>PO8</b> Development does not prejudice the ongoing hospital and health care operations of the Redland Hospital or its their potential to expand on land within the zone.</p>	<p>No acceptable outcome is nominated.</p>
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## 2.7 Industry and Mixed Use

### Grounds of Submission

- There is an undersupply of industry zoned land and the City Plan needs to identify more industrial zoning in the City.
- The City Plan should be reviewed to ensure that it reflects the State Planning Policy.
- The City Plan does not sufficiently protect industrial areas from encroachment by incompatible uses and the submission suggests an industrial amenity overlay be considered.
- Support for the Medium Impact Industry Zone at South Street, Cleveland, as it increases job opportunities in Redland City.
- Opposition to the Medium Impact Industry Zone at South Street, Cleveland as it is too close to residential development.
- Concrete batching plants should be code assessable in applicable industrial zones, with the submission suggesting one or more of the following changes:
  - Introduce a High Impact Industry Zone;
  - Amend the definitions so that a concrete batching plant is defined as “Medium Impact Industry”, not “High Impact Industry”;
  - Change the level of assessment for concrete batching plants (however defined) to code assessment in the Low and Medium Impact Industry zones;
  - Amend the Medium Impact Industry zone code provisions to highlight the need for high impact industry uses where they are sufficiently separated from sensitive receptors and/or able to demonstrate mitigation of potential impacts.
- Building heights and hours of operation should be more flexible to allow for different situations and circumstances.
- Opposition to the extent of the Waterfront and Marine Industry Zone at Beveridge Road Thornlands, which will have significant environmental impacts.
- Opposition to provisions in the Waterfront and Marine Industry Zone Code, as it relates to Beveridge Road Thornlands, as follows:
  - Beveridge Road should be within its own precinct in the zone, as it is within the current planning scheme;
  - Erapah Creek estuary is very small and vulnerable to impacts, and the zone code should recognise this;
  - Uses such as food and drink outlet, port services and seafood processing are inappropriate.
- Support for the Mixed Use Zone in general.

### Analysis

#### Industrial land supply

Council resolved to investigate the Thornlands area south of Boundary Road for an employment area. This investigation includes a review of industrial land demand and supply and can then inform future policy decisions in relation to allocation of industrial land.

#### State planning policy

The draft City Plan was considered by the Minister to appropriately reflect the State interests in the State Planning Policy.

### **Protection of industrial areas**

The Strategic Framework contains provisions to protect industrial activity from sensitive land uses, section 3.4.1.9 (6) *Mixed use and industry zoned land is protected from the encroachment of sensitive and incompatible activities that may adversely affect the operation of uses expected in these zones.* This is then carried through to the overall and performance outcomes in the industry zone codes. The existing land use pattern already provides sufficient protection from sensitive uses, with the industrial estates generally well buffered from residential areas. For those smaller industrial estates with sensitive uses adjoining this is an existing situation, and the introduction of an industrial amenity overlay would serve no purpose.

### **South Street industrial area**

This area in Cleveland is included in the General Industry Zone in the current planning scheme and has been appropriately translated to the Medium Impact Industry Zone in the City Plan.

### **Concrete batching plants**

While concrete batching plants are defined in the Queensland Planning Provisions as “high impact industry”, they are at the lower threshold of impact and are necessary to serve the needs of the Redland community. Additionally, there are likely to be other uses defined as “high impact” that are necessary for the functioning of the economy and can be designed and sited in a way that manages any off-site impacts.

### **Change(s) in response to submission(s)**

In section 6.2.16.2 insert the following overall outcome:

*(b) High impact industries which service the Redland community may occur, where impacts can be mitigated and managed so they are not substantially greater than medium intensity industry activities;*

### **Flexible provisions**

Building height and hours of operation are acceptable outcomes in the codes, and the flexibility for alternative outcomes is already present in the performance and overall outcomes of the codes.

### **Waterfront and marine industry zone**

The Erapah Creek catchment has significant ecological value to the Redlands, and the lower reaches of this creek contain important habitat for both marine and terrestrial fauna. These values are represented in both the Environmental Significance Overlay and the Waterway Corridors and Wetlands Overlay.

The extent of the Waterfront and Marine Industry Zone in the City Plan has increased from the Marine Activity Zone in the current planning scheme. This is necessary to enable the zone to function and meet its purpose by allowing marine uses to have access to Erapah Creek. At present, the zoning pattern does not allow the majority of the precinct to access the creek. In addition, by extending the zoning to Beveridge Road for part of the precinct, it allows the ability to lodge an application without it being unduly prohibited by the Koala State Planning Regulatory Provision.

The extent of this zoning does not indicate that this will be the extent of development footprint. Any development application will be assessed against the relevant overlays, which cover a significant portion of this area and will have an impact on the development footprint, how it is designed and how impacts are managed.

## 2.8 Rural Industries

### Grounds of Submission

#### Rural Futures Strategy

- The City Plan should incorporate all of the findings of the Rural Futures Strategy.

#### Levels of assessment

- Request that the levels of assessment for home business, tourist accommodation and rural uses in the Rural Zone be increased, as they may have environmental and amenity impacts.

#### Poultry industry

- Request to remove any references to poultry buffers in Springacre Road as the poultry farms no longer operate.
- Request for poultry overlay to be re-introduced as per current planning scheme.
- Request for provisions to specifically prohibit any residential development within 500m of a poultry farm.
- Poultry farms should not constrain planned residential development and the farms should be encouraged to relocate out of these areas.

#### Extractive resources

- The City Plan should be clearer in protecting extractive industry from encroachment by sensitive uses by including specific provisions and increasing the levels of assessment for sensitive land uses in the Extractive Resources Overlay.
- Specific comments on wording of provisions in the Extractive Industry Use Code.

### Analysis

#### Rural Futures Strategy

Key planning and policy outcomes expressed in the Rural Futures Strategy have been carried through into the City Plan. These include:

- Preventing further fragmentation of productive land (supported by the SEQ Regional Plan);
- Create a planning framework that removes barriers and red tape, allowing establishment and expansion of traditional and emerging rural activities (through appropriate levels of assessment for uses that are consistent with the rural environment and provide a clear expression of the intent of the Rural Zone); and
- Support eco-tourism opportunities (through appropriate levels of assessment for tourism uses).

#### Levels of assessment

The levels of assessment have been designed to reflect and support the purpose of the rural zone for productive and value-adding uses, without imposing unnecessary cost and time delays. The impacts from these uses, such as vegetation clearing or environmental emissions, are regulated in other ways such as through the Environmental Significance Overlay and through the Environmental Protection Act and Regulations.

**Poultry buffer**

While the City Plan does not include a poultry overlay, the provisions from the current Redlands Planning Scheme have been carried over into the City Plan. These provisions ensure that odour impacts on future development are appropriately assessed and that new development is logically sequenced. In the current planning scheme the poultry overlay is used to trigger levels of assessment for sensitive uses, including a dwelling house to code assessment. This overlay is not necessarily changed when a poultry farm is no longer in operation (i.e. the use is abandoned), which would then unduly trigger assessable development, where impacts are not present. The use of assessment provisions in place of the use of a poultry overlay resolves this problem, while still requiring assessment of the impact from poultry farms (and reverse amenity issues), where relevant.

A submission requests that clarification be included as to how the 500 metre buffer referenced in the Reconfiguring a Lot Code is measured. The relevant acceptable outcome has been amended accordingly in the proposed City Plan.

**Change(s) in response to submission(s)**

In Table 9.4.4.3.1 make the following change:

<p><b>PO8</b> Development that would increase the number of residential lots in proximity to existing poultry farms does not occur until odour impact has been reduced to levels that are consistent with a reasonable level of residential amenity.</p>	<p><b>AO8.1</b> No new lots are established within 500m of an existing poultry farm, measured from the perimeter of any poultry shed on the land.</p>
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**Extractive resources overlay**

The Extractive Resources overlay does not increase the level of assessment for development, and therefore the levels of assessment in the underlying zoning will apply. This overlay predominantly covers the Rural Zone. The exempt uses within this zone are either domestic or rural activities. It is recognised that State Planning Policy (SPP) provisions in relation to key resource areas do not regulate domestic and rural activities. Therefore the provisions are consistent with the SPP.

For uses that are code assessable within the underlying zone, the Extractive Resources overlay will form part of the assessment.

**Extractive industry use code**

A submission requests minor changes to acceptable outcomes in this code to provide more flexibility. It is recognised that these are only acceptable outcomes and the associated performance outcomes provide the flexibility requested by the submitter. One change is recommended in response to the submission to appropriately reference “site” boundary rather than “property” boundary, to recognise that activities quite often cover more than one allotment.

A submission also requests that acceptable outcome AO2.1 reference Australian Standard AS2187.2 rather than AS2670. It is considered that both standards are relevant. While AS2187.2 deals with impacts from continuous vibration impacts, AS2670 is the most appropriate standard for blasting activities.

**Change(s) in response to submission(s)**

In Table 9.3.1.3.1 make the following changes:

<p><b>PO1</b> Extractive industry minimises and mitigates impacts on the visual character of the locality.</p>	<p><b>AO1.1</b> Buildings and structures are setback from any property site boundary by minimum of 10m and screened by a densely planted buffer.</p>
<p><b>PO2</b> Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.</p>	<p><b>AO2.1</b> Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz), and AS2187.2 Explosives storage and use.</p>

## 2.9 Tourism

### Grounds of Submission

- Council should be doing more to bring tourism to Redland City.
- Council should capitalise on Redland City's unique environmental, character and heritage values to drive tourism.

### Analysis

The proposed City Plan is a document that regulates development in the City, but does not, in its own right, make development happen nor market tourism opportunities in the City. The proposed City Plan does seek to protect and manage Redland's unique environment, character and heritage through the various provisions in the scheme.

Council recently adopted the Tourism Strategy and Action Plan, which is the key Council strategy document to developing the tourism industry in Redland City.



## 2.10 Good Quality Agricultural Land

### Grounds of Submission

- Farm land is being lost to urban development.
- The Rural zone fails to encourage farming.

### Analysis

The majority of traditional good quality agricultural land in Redland City is contained within the Urban Footprint under the SEQ Regional Plan and has been built upon by urban development over many decades.

The City Plan has increased the extent of rural zoned land within the City, rather than broadly zoning land conservation or environmental management. The Rural Zone encourages rural uses by making a number of uses exempt from development assessment, and allowing the environmental overlays to regulate the impacts of vegetation clearing. This assists in reducing regulation of uses that are intended within non-urban areas and making rural activities and enterprises more attractive to investment.

**Attachment 3 – Environment and Heritage**

<b>Sub-category</b>	<b>Individual submissions</b>	<b>Proformas</b>	<b>Petitions</b>
Environment	263	3225	1
Heritage	58	64	0

## 3.1 Environment

Because of the interconnectedness of the matters raised in relation to the environment, the matters were categorised into a single environment sub-category.

### Grounds of Submission

#### Vegetation clearing

- Overall support for vegetation clearing being regulated through the City Plan.
- Concern that not all vegetation is identified in the Environmental Significance Overlay map.
- Opposition to exempt vegetation clearing threshold in the rural and urban areas, stating that the threshold should be lower so that the clearing requires an assessment by Council.
- Any clearing of vegetation will have a negative impact on koala populations, biodiversity generally and visual amenity.
- Difficult to monitor clearing extent.
- The provisions facilitate cumulative clearing.
- Inadvertent illegal clearing may occur that is exempt under City Plan but still protected by the *Vegetation Management Act 1999*.

#### Ecological corridors

- Absence of specifically mapped ecological corridors.

#### Water resource catchment overlay

- Changes in land use will have an impact on water quality in the Leslie Harrison Dam.
- Increased consumption on North Stradbroke Island will affect the aquifer.
- Request for certain land uses (dwelling house, dual occupancy, community residence and caretaker's accommodation) to be self-assessable against specific criteria in the Water Resource Catchment Overlay Code.
- Request for certain land uses (landing, cropping, animal husbandry, animal keeping, major electricity infrastructure and utility installation) to be code assessable against this overlay code.

#### Overlay code provisions

- The Environmental Significance Overlay Code relies on broad performance outcomes, and should have clear acceptable outcomes.
- Support for environmental offset provisions.
- Opposition to environmental offset provisions as they are not considered an appropriate solution for the natural environment.

#### Zoning rationale

- Opposition to the decision to apply the Conservation Zone primarily over public land, and zone privately owned properties outside of the urban footprint 'Rural'.
  - Rural zoning will lead to changes in land use, which will impact on the natural environment.
  - This does not reflect the variable nature of Redland's rural landscape or the unique environmental values of individual properties.

- This will result in vegetation clearing, as per the exempt vegetation clearing threshold for the Rural Zone.
- Opposition to the decision to zone land that is currently Conservation Sub-area CN1 as Environmental Management or Rural. These lots should be zoned Conservation to reflect the significant constraints and environmental values on the land.

### **Levels of assessment**

- More development should be made assessable in the Environmental Management, Conservation and Rural zones.
- Development undertaken by Redland City Council should not be exempt in the Conservation Zone.

## **Analysis**

### **Vegetation clearing**

While most submissions supported regulating vegetation clearing through the City Plan, they raised issues relating to the operation of the clearing provisions, and in particular were concerned about the vegetation that was not protected through the proposed new provisions, either because it is:

- made exempt by its zone (clearing up to 500m<sup>2</sup> in certain urban zones and up to 2500m<sup>2</sup> in the rural zone);
- in a waterway and the applicable zone allows for some exempt clearing (as outlined above); or
- not mapped by the overlay (i.e. vegetation on lots in the urban area that are less than 2000m<sup>2</sup> and zoned for an urban purpose).

The 500m<sup>2</sup> exempt clearing threshold was considered appropriate in most urban zones, as it aligns with the exempt threshold under the *South East Queensland Koala Conservation State Planning Regulatory Provisions*. In zones where there is risk of pre-emptive clearing and where development is able to design around significant vegetation (e.g. Medium Density Residential Zone), a zero exempt clearing threshold is identified. It is recognised that the Emerging Community Zone does pose a risk of pre-emptive clearing, and should similarly have a zero exempt clearing threshold.

The consultation version of the draft City Plan nominated a vegetation clearing exemption of 2500m<sup>2</sup> in the rural zone. This threshold was established by investigating a number of case studies that looked at sample land uses in non-urban areas (e.g. dwellings and domestic uses). For each of these sample land uses the investigation looked at typical clearing that might be undertaken, taking into consideration the footprint of land use and associated activities, and from that drew conclusions on the amount of cleared land required for those potential land uses.

This clearing threshold does not discriminate between vacant properties and those that already have an existing dwelling house and/or other land uses. This may result in clearing of up to 2500m<sup>2</sup> in addition to existing cleared areas currently accommodating a land use, without the need for approval.

The proposed City Plan has been amended so that the 2500m<sup>2</sup> exempt threshold applies to land that does not currently accommodate a dwelling house, and an exempt threshold of 500m<sup>2</sup> will apply to land that does currently accommodate a dwelling house. Where clearing between 500m<sup>2</sup> and 2500m<sup>2</sup> occurs on land that contains a dwelling house, self-assessment will be required and specify compensatory planting.

**Change(s) in response to submission(s)**

In Table 5.10.1 in relation to the Environmental Significance Overlay make the following changes:

<p>Operational work involving clearing of native vegetation</p> <p>Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme.</p> <p>Editor’s note—“Urban area” is defined under the Sustainable Planning Regulation 2009. Refer also to section 1.7.3 of this planning scheme.</p>	<p><b>Self-assessable if clearing within:</b></p> <p>(1) <b>the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup></b></p>	<p><b>Environmental significance overlay code</b></p>
<p><b>Editor’s note - Referral or approval under the Vegetation Management Act and Water Act may also be required.</b></p>	<p><b>Code assessable, if not self-assessable, if clearing within:</b></p> <p>(1) <b>the emerging community, environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or</b></p> <p>(2) <b>within the conservation and recreation and open space zones, other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or</b></p> <p>(3) <b>any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup>; or</b></p> <p>(4) <b>within the community facilities zone (if outside the urban area) or the rural zone, and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this</b></p>	<p>Environmental significance overlay code</p>

	(5) planning scheme exceeds 2,500m <sup>2</sup> ; or within the rural zone and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m <sup>2</sup>	
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Table 8.2.4.3.1 be amended as follows:

Performance Outcome	Acceptable Outcomes
<b>For self-assessable development</b>	
<b>PO1</b> Development does not result in significant reduction in the level or condition of biodiversity and ecological functions and processes in the locality.	<b>AO1.1</b> Where equivalent compensatory planting is undertaken on-site that is equal in area to the area of vegetation cleared.

Within both the urban and rural part of the City, natural waterways form key ecological corridors. The City Plan has been amended to recognise their city-wide importance and establish a zero exempt clearing threshold where the Environmental Significance Overlay and Waterway Corridors and Wetlands Overlay coincide.

**Change(s) in response to submission(s)**

In Table 5.10.1 in relation to the Waterway Corridors and Wetlands Overlay make the following changes:

<p><b>Operational work involving clearing of native vegetation</b></p> <p>Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme.</p> <p>Editor’s note—“Urban area” is defined under the Sustainable Planning Regulation 2009. Refer also to section 1.7.3 of this planning scheme.</p>	<p>Code assessable if clearing vegetation in an area that is also within the environmental significance overlay.</p> <p>Note – While a clearing threshold may apply in some parts of the environmental significance overlay, this trigger for code assessment means that if the land is also in the waterway corridors and wetlands overlay, any clearing will become assessable.</p> <p>Editor’s note - Referral or approval under the Vegetation Management Act and Water Act may also be required.</p>	<p>Waterway corridors and wetlands code</p> <p>Environmental significance overlay code</p>
<p><b>Any other Operational work</b></p> <p>Editor’s note—While this planning scheme does not trigger assessment or vegetation clearing in this overlay, approval may be required where the site falls within the environmental significance overlay or under the Vegetation Management Act.</p>	<p>No change to assessment level</p>	<p>Waterway corridors and wetlands code where the development is assessable under the table of assessment for operational work</p> <p>Note—This overlay code is not applicable to self-assessable development.</p>

Matters of Local Environmental Significance (MLES) were not applied to lots less than 2000m<sup>2</sup> in the urban area and zoned for urban development. This decision aligned with the mapping methodology that established the majority of the Matters of State Environmental Significance (MSES). Council, in reviewing submissions, considers that applying MLES on land greater than 1000m<sup>2</sup> is appropriate.

**Change(s) in response to submission(s)**

Amend the methodology for applying matters of local environmental significance on the environmental significance overlay map (Map references: OM-007 and OM-008) to include lots in the urban area over 1000m<sup>2</sup> in size.

The exempt clearing thresholds are cumulative and account for any clearing undertaken from the commencement of the proposed City Plan. The spatial mapping tools available to Council (for example, Nearmap, which is regularly updated) will allow measurement of clearing extent.

**Ecological corridors**

The strategic framework map identifies on a broad scale how wildlife moves across the City and the location of key corridors. For more fine grained corridors, the proposed City Plan relies on the combination of Environmental Management, Conservation and Recreation and Open Space zones as well as the Environmental Significance Overlay and Waterway Corridors and Wetlands Overlay. These not only map where habitat values are, but also include provisions within their respective codes to ensure that development does not prevent wildlife movement across the landscape.

The proposed City Plan and its overlay maps have been based on the best available data at the time. As data is updated and refined, the City Plan can be amended to incorporate that data.

**Water resource catchment overlay**

Any future development on North Stradbroke Island as a result of the State government's direction to phase out sand mining and the Indigenous Land Use Agreement is outside of the scope of the proposed City Plan. However, any development or land use change would still need to comply with State legislation and ensure the protection of the North Stradbroke Island groundwater aquifer to ensure a secure drinking water supply and for the long term health of groundwater dependent ecosystems on the island.

The proposed City Plan protects the water quality in the water resources catchments through the Strategic Framework, Waterway Corridors and Wetlands Overlay Code, Water Resource Catchments Overlay Code and the Healthy Waters Code. Additionally, the establishment of uses in the catchment area that would impact on water quality is very low, with this area being a combination of rural, conservation and environmental management zones and nearly all of the existing lots already accommodating a dwelling house.

**Overlay code provisions**

The proposed City Plan has been drafted in accordance with the environmental offsets framework established under the Environmental Offsets Act and Policy, where offsets are only an option once an applicant has avoided, minimised and/or mitigated environmental impacts. This approach is taken in recognition of the limited ability for offset planting to entirely and immediately compensate for the environmental impacts of development.



The use of performance outcomes with no acceptable solutions nominated for the Environmental significance and other environmental overlay codes is intended to reflect the variable nature of environmental impacts from development, which can differ from site to site dependent on the values present as well as the nature and scale of the development being proposed.

### **Zoning rationale**

In the proposed City Plan, privately owned land outside the urban footprint is zoned 'Rural' with the Environmental Significance overlay playing the role of identifying and protecting environmental values.

This rural zoning means that land uses such as dwellings or cropping may be able to be undertaken without the need for planning approval. This decision was consistent with the principle of allowing the environmental overlays to manage impacts on environmental values, rather than the zone code. This reduces the potential for internal conflict between the overlay and zone codes, with each of them having a clear purpose. Additionally, allowing these low risk uses within the rural area without requiring planning approval provides a clearer economic future for the rural area that is beyond simply waiting for the urban footprint to arrive.

Within the urban footprint, private land that was zoned Environmental Protection or Conservation in the current planning scheme was included in the Environmental Management zone (with a couple of individual exceptions).

Properties zoned Conservation sub-area CN1 under the current planning scheme on North Stradbroke Island, Coochiemudlo Island and the Southern Moreton Bay Islands remain in the Conservation Zone. However, on the mainland there are a handful of properties zoned CN1 that have now been zoned Rural (outside the urban footprint) or Environmental Management (inside the urban footprint). For those properties that were zoned CN1 this introduces a risk that property owners will perceive a development opportunity on land that is not able to be developed due to significant constraints.

### **Change(s) in response to submission(s)**

- Change the zoning of the following lots to Conservation Zone:
  - Lots 70 and 89 on SL5946;
  - Part of Lot 91 on SL5946 (the part zoned Conservation CN1 under the current planning scheme);
  - Lots 59, 63 and 88 on RP72092; and
  - Lot 3 on RP14094.

### **Levels of assessment**

The levels of assessment identified in the zone codes reflect the purpose of the code, and where the uses are low-impact and consistent with this purpose, the lowest level of assessment is chosen in accordance with the drafting principles of the Queensland Planning Provisions. These decisions also acknowledge that other parts of the planning scheme and other pieces of legislation play a role in the assessment of impacts from certain development. For example, vegetation clearing is considered by the Environmental Significance Overlay Code and the Plumbing and Drainage Act and associated codes regulate on-site effluent disposal systems and their impacts.

In relation to uses that are exempt where carried out by Council, it is recognised that Council's project planning and approval process considers the design and layout of development to respect environmental values, without the need for a development application.

## 3.2 Heritage

### Grounds of Submission

#### Expand heritage overlay

- The heritage overlay code should be expanded to include state, national and aboriginal cultural heritage significance. Grounds to support this request included:
  - The need for development to consider impacts on items other than local heritage significance;
  - Ensuring the public is aware of all items of heritage significance;
  - Paying respect to aboriginal cultural heritage; and
  - Recognising native title claims.

#### Inclusion of public and private local heritage sites

- To provide greater protection of the Redland's history and heritage.
- Local heritage sites on private properties will be lost.
- Background studies have identified private properties for inclusion in the local heritage register.
- Nomination of specific places for inclusion in the local heritage register, including:
  - Willard's Farm;
  - Somersby Grange;
  - The Emerald Fringe;
  - Birkdale Commonwealth Land.
- Accuracy of previous heritage studies is questioned.
- Support for a comprehensive local heritage study to be undertaken across the City.
- Failure to protect heritage in accordance with the Redlands2030 Community Plan.
- Heritage overlay should include significant vegetation on public and private land.

#### Inclusion of a Character Precinct Overlay

- Character Precincts in Cleveland and Wellington Point, as identified in the Redlands Planning Scheme 2006, should be retained on the overlay map and provisions within the code.
- Development within Character Precincts should consider built form of the areas.

#### Heritage Protection Provisions

- Development should consider impacts on adjoining and nearby heritage places.
- Heritage buildings should remain in place as opposed to relocation, as this diminishes their value. Specific request made not to relocate heritage property in Middle Street, Cleveland.
- Development on a heritage place should elevate the level of assessment to consider the heritage overlay, including Council properties.
- The definition of "Heritage Place" is inadequate and will lead to difficulties in protection.
- Prepare a heritage strategy to articulate the best means for Council to manage heritage.
- Establish a Heritage Team to implement Council's Heritage Strategy.
- Council to investigate incentives, strategies and policies to encourage privately owned properties to be included on the heritage register.
- Absence of acceptable solutions within the Heritage Overlay Code – Specifically PO3, 5 and 6.

## **Analysis**

### **Role of the Heritage Significance Overlay**

In Queensland, heritage significance is recorded and managed at various levels, and regulated under separate legislation as summarised in the table below:

<b>Level of heritage significance</b>	<b>Governing legislation</b>
National	Environmental Protection and Biodiversity Conservation Act 1998 (Commonwealth)
State	Queensland Heritage Act 1992 (QLD)
Local	Sustainable Planning Act 2009 (QLD)
Aboriginal	Aboriginal Cultural Heritage Act 2003 (QLD)
Torres Strait Islander	Torres Strait Islander Cultural Heritage Act 2003 (QLD)

It is the role of the proposed City Plan to regulate matters of local heritage significance.

As noted above, Aboriginal cultural heritage is protected under the Aboriginal Cultural Heritage Act 2003. In addition, the management and conservation of natural and cultural resources on North Stradbroke Island/ Minjerribah is undertaken as a shared responsibility in accordance with the Indigenous Land Use Agreement (ILUA). The responsibilities of the Quandamooka people as traditional owners and the public responsibilities of Redland City Council co-exist through formal and informal agreements and aim to achieve open communication, responsible decision-making and respectful governance.

### **Inclusion of Private Properties**

The proposed City Plan carries over the local heritage places from the current planning scheme. Council has committed to undertaking a comprehensive local heritage study for the purpose of expanding the local heritage schedule to include both public and private properties. Once this review is completed, any identified additional local heritage places can be included in the City Plan as a future amendment.

### **Character Precinct Overlay**

Submissions received during public consultation requested the reinstatement of the Character Precinct Overlay and associated provisions as provided for under the current Redlands Planning Scheme 2006. The character precinct provisions apply to distinct areas within Cleveland and Wellington Point.

It is recognised that the Cleveland area is predominately within the Medium Density Residential zone, intended to provide for an increased range of housing choice within the city, typically of a higher density nature than other areas of the city. Consequently, this results in the competing interests of retaining a character that is predominantly defined by single storey detached housing product, while realising higher development yields on the sites.

Additionally, both of these areas have no single character that could be replicated, as the existing housing stock cover a number of different time periods and styles. It is therefore difficult to implement a policy of retaining a particular character, when that character is not clear.

The proposed City Plan seeks to achieve a balance, whereby development achieves the intended outcomes of the zone, while seeking to provide a consistent and cohesive streetscape. This is sought to be achieved through the inclusion of built form and amenity provisions within the respective zone codes of the proposed City Plan.

### **Heritage Protection Provisions**

A number of submissions received in relation to heritage protection requested greater regulation of development on a local heritage place. This included:

Elevating the level of assessment for development on a local heritage place to code assessment	<ul style="list-style-type: none"> <li>• Building work or operational work on a local heritage item elevates the level of assessment to at least code assessment.</li> </ul>
Repair and re-use provisions rather than relocating or demolishing	<ul style="list-style-type: none"> <li>• Building work where involving the partial or total demolition or relocation of a local heritage place is subject to impact assessment.</li> <li>• Specific provisions are included within the Heritage Overlay Code, discouraging the demolition or relocation of local heritage places.</li> </ul>
Consider impacts of adjoining development on the values of a heritage place	<ul style="list-style-type: none"> <li>• The City Plan is consistent with the current planning scheme in this respect.</li> <li>• The location and nature of local heritage places currently included within the heritage schedule limits potential for adjoining development to impact on the heritage values of these sites.</li> <li>• The comprehensive heritage review will inform whether or not changes should be considered in this respect. These mechanisms can be implemented as a future amendment to the City Plan.</li> </ul>
Improving definitions of “Heritage” and “Heritage Place”	This term is defined under the Queensland Heritage Act 1992 to mean a Queensland heritage place or local heritage place.
Implementing a heritage strategy	The draft City Plan does not have a role in establishing these mechanisms. These are matters that can be considered outside of the planning scheme and will be considered as part of the comprehensive local heritage study.
Establishing a heritage assessment team to consider development impacts on heritage items	
Investigating incentives, strategies and policies to encourage private properties to be included on the local heritage register	

## Attachment 4 – Infrastructure

Sub-category	Individual submissions	Proformas	Petitions
4.1 Infrastructure	176	642	0

### 4.1 Infrastructure

#### Grounds of Submission

- The City Plan must be supported by a detailed transport study for Redland City and adjoining areas before adoption.
- Insufficient infrastructure to serve the existing population.
- Insufficient infrastructure planning (in particular transport and open space) to match planned urban development.
- The Local Government Infrastructure Plan should be delivered with the City Plan.
- Requests for specific infrastructure items to be delivered.
- Capped infrastructure charges have increased the burden on ratepayers.
- Requests for particular development works standards in the future planning scheme policies.
- Opposition to the fact that the planning scheme policies were not advertised at the same time as the draft City Plan.
- Support for/ opposition to car parking rates identified in the draft City Plan.
- Request for the Regional Infrastructure Corridors and Substations Overlay map to show the pipeline from Herring Lagoon and borefields on North Stradbroke Island, and that the overlay code includes amended provisions.

#### Analysis

##### Transport study

From a policy perspective, the proposed City Plan is a translation of the current planning scheme, albeit much of the structure and form of the document has changed. The urban boundaries of the City have changed very little between the two planning schemes and the centres and medium density nodes throughout the City remain the same. In this regard, a comprehensive transport study was not a requirement in the City Plan's development.

Council has now commenced a review of Redland's Transport Plan. While this review will be much farther reaching than just to inform land use planning and the regulatory framework, outcomes and recommendations may inform future amendments to the City Plan.

##### Infrastructure planning

The Local Government Infrastructure Plan (LGIP) is the document that guides trunk infrastructure planning and investment in the City. It outlines the Priority Infrastructure Area (PIA) that identifies those parts of the City currently or intended to be serviced by urban infrastructure over the next 10 to 15 years. It makes assumptions on growth patterns, growth rates and expected development yields within the PIA to plan and prioritise the delivery of trunk infrastructure. These assumptions are based on the City Plan, which will ensure alignment between the two documents.

The LGIP is currently in the process of being finalised and, once reviewed by the Minister, can then go out for public consultation.

### **Infrastructure charges**

The State Planning Regulatory Provision (SPRP) for adopted charges sets a limit to the amount that a Council can levy a development for local trunk infrastructure. It is recognised that there is usually a gap between the impact of a development on trunk infrastructure and the infrastructure charge required to be paid under the capped regime. A decision of Council cannot be inconsistent with an SPRP, and therefore the capped charges are absolute.

### **Development works standards**

The planning scheme policies outline standards and specifications, as well as guidance to applicants in preparing supporting material for a development application. The head of power for these policies is the provisions of the City Plan itself. The draft City Plan was consulted on first in order to establish the head of power for the policies. The drafted policies will then be refined to reflect the proposed City Plan. These planning scheme policies are currently being finalised and will be placed on public notification prior to inclusion in the City Plan.

### **Car parking provisions**

Council conducted a car parking demand study in 2014 as an aide to determining appropriate car parking rates in the City Plan. This study considered the parking rates in the current planning scheme as a baseline, and then compared these rates to other Councils, best practice guidelines and social/demographic trend information.

It is recognised that the car parking rates in the City Plan are particular to the demands of the uses and, in some cases, to their location.

### **Regional infrastructure corridors and substations overlay**

The submission requesting additional elements in this overlay map and code was considered as part of the first State interest review. At that time, the State was satisfied that the overlay code and map, along with other elements of the draft City Plan, such as the Strategic Framework and Healthy Waters Code, were sufficient to protect water quality on North Stradbroke Island. This is considered to remain the case.



**Attachment 5 – Safety and Resilience to Hazards**

<b>Sub-category</b>	<b>Individual submissions</b>	<b>Proformas</b>	<b>Petitions</b>
5.1 Coastal Erosion	21	101	0
5.2 Bushfire	11	2	1 (53 signatories)
5.3 Landslide	1	0	0
5.4 Flood and Storm Tide	52	129	0

## 5.1 Coastal Erosion

### Grounds of Submission

#### Erosion prone area mapping methodology

- The Department of Environment and Heritage Protection's (DEHP) Coastal hazard technical guide requires canal estates to be excluded from erosion prone mapping.
- Numerous requests to amend/ remove the overlay in specific areas.

#### Assessment provisions and levels of assessment

- Opposition to dwelling houses being elevated to code assessment where located in the overlay area.
- Subdivision should be allowed in the erosion prone areas, as an engineering solution may be able to resolve the potential risk.
- Permanent and slab on ground development should not be allowed in erosion prone areas at Amity due to the associated safety risks caused by the Rainbow Channel.
- Residents should be allowed to undertake mitigation actions.

### Analysis

#### Erosion prone area mapping methodology

A significant portion of the submissions received in relation to coastal erosion noted anomalies in the mapping within canal estates. As a map produced using the State's SPP data, submitters observed that the erosion prone areas identified were inconsistent with the methodology outlined in the State's coastal hazard technical guide, whereby erosion was deemed not to occur beyond approved revetments<sup>1</sup>. Council subsequently notified the State of this error and has been informed that the State data will be corrected in due course. Council will revise the mapping when the updated information is made available.

Requests to amend the overlay mapping in specific areas did not result in changes to the mapping, as anecdotal evidence used to justify these requests did not provide sufficient justification. Given that the State is the creator and custodian of this information, 'spot changes' will not be made to the mapping as this would undermine the integrity of data, which was developed using a consistent methodology.

#### Assessment provisions and levels of assessment

It should be understood that the area covered by the Coastal Protection (Erosion Prone Areas) Overlay represents sections of the coastline that are predicted to experience erosion and potentially, in some cases, permanent losses of land. Given that development is generally long lived and development rights are granted permanently, the impacts of coastal erosion on development in these locations need to be carefully considered. While making dwelling houses code assessable will mean extra costs for applicants in the assessment process, this approach is warranted given the nature of the hazard.

Creating additional lots within the erosion prone areas is not supported as it would increase the potential exposure of people and property to coastal hazards.

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<sup>1</sup> Coastal hazard technical guide: determining coastal hazard areas. See: <https://www.ehp.qld.gov.au/coastalplan/pdf/hazards-guideline.pdf>

Council agreed with the premise of one submission received in regard to development at Amity, whereby it was suggested that Council should retain the policy intent contained in the current Redlands Planning Scheme 2006 (RPS 2006). The RPS 2006 seeks to prevent permanent structures being supported in certain areas subject to erosion by the Rainbow Channel. The proposed City Plan has been amended to carry forward this existing policy intent. It is noted that the future policy position will be informed by the outcomes of the Amity Shoreline Erosion Management Plan (SEMP) when it is completed.

In relation to residents undertaking mitigation actions this opportunity exists in the proposed City Plan. The overall outcomes in the overlay code seek to minimise the cost of erosion control to the public and the relevant performance outcome states that any structures or works associated with private development are to be located wholly on private property.

### Change(s) in response to submission(s)

In Section 8.2.3.2 make the following changes:

- (8) The purpose of the code will be achieved through the following overall outcomes:
- (a) within the low density residential zone in the erosion prone area and inside the coastal management district at Amity, North Stradbroke Island, development does not occur, unless it cannot feasibly be located elsewhere on the site and:
    - (i) it is coastal-dependent development; or
    - (ii) it is temporary, readily relocatable or able to be abandoned;
  - (b) elsewhere, development does not occur within erosion prone areas inside the coastal management district, unless it cannot feasibly be located elsewhere on the site and:
    - (i) it is coastal-dependent development; or
    - (ii) it is temporary, readily relocatable or able to be abandoned; or
    - (iii) it cannot feasibly be located elsewhere; or
    - (iv) (iii) it does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site;
  - (c) development within the erosion prone area but outside the coastal management district minimises the risk from the erosion hazard to an acceptable level;

In Table 8.2.3.3.1 make the following changes:

<b>Development in the Low Density Residential Zone inside the coastal management district at Amity, North Stradbroke Island</b>	
<b>PO1</b> Development is not located within the erosion prone area unless it is: <ul style="list-style-type: none"> <li>(1) for coastal-dependent development; or</li> <li>(2) temporary, readily relocatable or able to be abandoned.</li> </ul>	<b>AO1.1</b> Development is not located within the erosion prone area unless it is: <ul style="list-style-type: none"> <li>(1) for coastal-dependent development; or</li> <li>(2) not anticipated to remain in place for more than 10 years or is capable of being disassembled and removed.</li> </ul>
<b>All other development</b>	
<b>PO2</b> Development is not located within the erosion prone area unless it is: <ul style="list-style-type: none"> <li>(1) consistent with the intentions for the relevant zone and there is no part of the lot outside the erosion prone area that is capable of accommodating the development; or</li> <li>(2) for coastal-dependent development; or</li> <li>(3) temporary, readily relocatable or able to</li> </ul>	<b>AO2.1.1</b> Development: <ul style="list-style-type: none"> <li>(1) is for a dwelling house, dwelling unit or caretaker's residence; or</li> <li>(2) is for multiple dwelling, rooming accommodation or short term accommodation and the land is in the tourist accommodation zone; or</li> <li>(3) involves a gross floor area of less than 500m<sup>2</sup>;</li> </ul>

<p>be abandoned.</p> <p>Editor's note—Coastal-dependent development is defined in the State Planning Policy.</p>	<p>and buildings or structures cannot fit within parts of the lot outside the erosion prone area.</p> <p>OR</p> <p><b>AO2.1.2</b></p> <p>Development is for coastal dependent development.</p> <p>Editor's note—Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development.</p> <p>OR</p> <p><b>AO2.1.3</b></p> <p>Development is not anticipated to remain in place for more than 10 years or is capable of being easily disassembled and removed.</p>
<p><b>All development (whether or not at Amity, North Stradbroke Island)</b></p>	

## 5.2 Bushfire

### Grounds of Submission

#### Bushfire mapping methodology

- The new bushfire hazard mapping based on CSIRO methodology has no relevance to the Australian Standard AS3959.
- The bushfire hazard mapping categories (e.g. potential impact buffer area) are misleading, as further specialist investigations undertaken in accordance with the Australian Standard could reveal that the fire threat is higher.
- The labeling of the eastern boundary of the Amity township as 'Potential Impact Buffer' is misleading, as this area is considered to be a 'very high risk area' due to it being the first area impacted in previous fire situations.
- The assessment criteria in the Bushfire Hazard Overlay Code should consider fire history, climate change and ember attack zones.
- Numerous requests to amend/ remove the overlay in specific areas.

#### Environmental considerations

- At Point Lookout the new bushfire hazard mapping could lead to a loss of vegetation in high risk areas.
- The bushfire overlay should cancel out any state or locally significant environmental areas around homes and infrastructure.

#### Zone changes increasing bushfire risk

- If the Hanover Drive/ Alexandra Circuit estate is rezoned to support an increased residential population, these persons would be threatened in the event of a major bushfire as there are only two escape routes.
- If 49-57 Quarry Road is rezoned to support residential development, increased traffic on the road ways will impede exit routes in the event of a bushfire on the adjacent allotments.

### Analysis

#### Bushfire mapping methodology

A key issue raised in submissions was that the bushfire hazard overlay (BHO) mapping either understated or overstated the risk of bushfire in specific areas. Addressing the issue of safety was a key consideration when preparing each of the natural hazard overlay codes. For bushfire, the issue of safety is proposed to be addressed in two key stages. Firstly, by considering and addressing the impacts of bushfire at the subdivision stage and secondly, by specifying the building standards for new development in order for it to achieve an acceptable level of resistance from the threat of bushfire.

With regard to accuracy, it is noted that the bushfire hazard mapping reflected in the BHO is based on a methodology developed by the CSIRO that was prepared by the Public Safety and Business Agency. While based on the best available information to date, it is recognised that the mapping will need to be continually updated as better information on vegetation extent and hazard characteristics become available. Given that the State is the creator and custodian of this information, 'spot changes' will not be made to the mapping as this would undermine the integrity of data, which was developed using a consistent methodology. Furthermore, it is emphasised that the BHO serves to identify areas at

potential risk of bushfire hazard and should not be relied upon as a definitive indication of bushfire risk.

The bushfire mapping contained in the proposed City Plan operates in conjunction with the Building Regulation 2006 and serves as a trigger for assessment under the National Construction Code (NCC). Under the NCC, relevant building work constructed in a designated bushfire prone area must, to the degree necessary, be designed and constructed to reduce the risk of ignition from a bushfire. To comply with the requirements of the NCC, a bushfire hazard site assessment (conducted in accordance with AS 3959) may be undertaken to inform defensible space and building construction requirements.

### **Environmental considerations**

The BHO's stated purpose is "to ensure that risk to life, property, and the environment as a result of bushfire is mitigated to an acceptable or tolerable level". It incorporates a Performance Outcome that seeks to ensure bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality. In this regard, it is acknowledged that there are competing objectives with regard to enhancing community safety and achieving environmental outcomes.

It should be understood that Council has a dual responsibility to address the state interests relating to safety and resilience to hazards, as well as environment and heritage. The draft City Plan therefore seeks to minimise the risk of the hazard to a tolerable level whilst avoiding, minimising or mitigating environmental impacts.

The clearing of native vegetation in Queensland is regulated by the *Vegetation Management Act 1999* and *Sustainable Planning Act 2009*, including their associated policies and codes. Vegetation clearing will also be regulated by the proposed City Plan. Given that current legislation permits the clearing of native vegetation for reasons such as safety and to protect property, it is not considered necessary to amend the proposed City Plan by removing mapped vegetation in the Environmental Significance Overlay. Where a resident is proposing to undertake native vegetation clearing, it is advised that they first seek advice from Council and the State Government, as requirements vary depending on factors such as the scale of clearing being proposed and the vegetation types present in the subject location.

### **Zone changes increasing bushfire risk**

#### *Hanover Drive, Alexandra Hills*

It is recognised that Council has decided to return this area to Low Density Residential Precinct LDR1, which reflects the zoning intent under the current planning scheme. Therefore there will be no intensification of development in this area.

#### *49-57 Quarry Road, Birkdale*

It is recognised that Council has decided to return this Council-owned lot to the Recreation and Open Space Zone. Therefore there will be no intensification of development in this area.

## 5.3 Landslide

### Grounds of Submission

- Numerous requests to amend/ remove the overlay in specific areas.
- Erosion control structure should be considered to address risks.

### Analysis

In submissions, respondents primarily questioned the accuracy of the landslide hazard overlay. It is noted that the mapping was based on a Council commissioned Landslide Hazard Assessment and the scale at which the analysis of landslide hazard risk was undertaken may explain why anomalies can be identified at the property level. This can be attributed to the hazard ratings being based on a 25m grid system (mainland only) with the slope instability ratings (e.g. low, medium, high and very high) being applied as an average for each square. The 'coarseness' of this data could explain why the respondent felt the level of risk had been misrepresented on the subject property.

Although there are acknowledged limitations with the accuracy of the mapping, the overlay will mainly apply to vulnerable uses proposed in potential hazard areas. Where properties are triggered for assessment against the overlay code, development is required to demonstrate that it has been designed and located to protect people and property. This enables the actual risk to be confirmed through a detailed analysis as part of the development assessment process. For low risk uses such as dwelling houses in the Low Density Residential Zone, the overlay will not change the level of assessment, meaning dwelling houses remain exempt against the overlay code. This means dwelling houses will be regulated only through a building application. In approving a dwelling house within a potential hazard area, the building application must involve assessment of the stability of the structure, considering soil type and landform characteristics, and conversely, the impact of the structure on the stability of the land. In this regard, the planning scheme does not seek to duplicate that assessment by triggering a planning application.



## 5.4 Flood and Storm Tide

### Grounds of Submission

#### Storm tide mapping methodology

- Submitters question appropriateness of the technical assumptions and accuracy of inputs underpinning the Cardno storm tide analysis and selection of the defined storm tide event, including LiDAR data, sea level rise assumption, storm intensity and base tide assumptions.
- The modelling does not suitably account for location specific conditions (e.g. canal systems, location of Moreton Bay landforms).
- Modelling output does not differentiate between a property's ground level and the building's floor level. Spot survey data and as constructed information should be used to get actual surveyed levels and use this to cross check the LiDAR data.
- Discrepancy between the 2041 planning horizon adopted in the City Plan and the 2100 based assumptions in the storm tide mapping.
- The mapping does not clearly state that it is based on a 2100 scenario. The mapping should depict the storm tide risk at present.
- Absence of a comprehensive risk assessment and climate change adaptation plan, and these should be a precursor to inclusion of any mapping/ restrictions in the City Plan.
- There is a mismatch with building standards, which are not required to withstand the adopted defined storm tide event.
- Council should adopt the same approach as other South East Queensland Councils (e.g. Moreton Bay Regional Council).
- Numerous requests to amend/ remove the overlay in specific areas.

#### Assessment provisions

- Residents should be allowed to undertake mitigation actions, such as using fill to reclaim land and raise surface levels.
- Council should implement engineering solutions.
- The City Plan should preclude development of land affected by the defined flood event or defined storm tide event.
- The requirement to freeboard to habitable floor levels above flood events, together with the conservative flood mapping overlays, will impact on feasibility and affordability of new development.

### Analysis

The largest proportion of submissions received under the safety and resilience to hazards theme were in relation to storm tide hazard. The revised spatial extent of the storm tide inundation areas, as well as the methodology used to undertake the informing study, were a key focus of submissions. This is perhaps explained by the introduction of new storm tide hazard mapping information, which was based on a Council commissioned storm tide hazard study. The remaining two components of the flood and storm tide overlay reflect the flood and drainage constrained area information contained in the current Redlands Planning Scheme.

### **Revised storm tide mapping**

In response to submitter concerns, Council engaged the services of an independent consultant to conduct a review of the methodology used to prepare the storm tide hazard studies. The review report noted that while the methodology used by the original consultant to undertake the study was “fit for purpose”, the methodology used to generate the storm tide hazard mapping products was not. This is because the original study used ‘smoothed’ 5m grid topographic data, which resulted in most of the residential properties in the Raby Bay and Aquatic Paradise canal estates being shown as inundated under 2100 Design Water Level (DWL) conditions. Standard industry practice is for 1m grid topographic data derived from Airborne Laser Scanning (ALS) to be used. Subsequently the review report recommended that;

1. a land based survey be used in representative areas of the Redland coastline to validate the ground surface levels shown in the ALS data; and
2. the inundation mapping for determining the Flood and Storm Tide Hazard Overlay be repeated using the more accurate 1m ALS topographic data for the entire coastline.

Council subsequently re-engaged the consultant that prepared the review report to oversee the land based survey and develop refined mapping in accordance with the recommendations noted above.

The land based survey activities were undertaken by an independent surveying firm during November 2016. The land based survey activities involved capturing 317 survey points along the city’s coastline, which included floor and ground level measurements. 69 of the survey points represented the floor levels and 248 represented the ground levels. Upon receipt of the data from the surveying firm, the lead consultant performed an analysis to validate the accuracy of the 2009 and 2014 ALS datasets. The analysis revealed that both the 2014 and 2009 ALS datasets had a good agreement with the ground level survey points and was well within the stated vertical accuracy of the LiDAR (15cm RMSE<sup>2</sup>).

In relation to accounting for building floor levels in the storm tide mapping, even though the average floor levels sat higher than the value represented in the contour information, there were a number of floor levels that sat lower than what was represented in the contour information. This meant that the revised storm tide inundation mapping to be produced by the consultant could not account for the floor levels without every individual property on the coastline being surveyed, which is neither practical nor feasible. Subsequently, the revised mapping was generated based on the ground levels contained in the ALS data.

With the accuracy of the ALS data reasonably confirmed through land survey, the consultant then generated:

- a) a map identifying the spatial extent of the current year (2016) Storm Tide Inundation Areas for the entire city;
- b) a map identifying the spatial extent of the future year (2100) Storm Tide Inundation Areas for the entire city; and
- c) the expected storm tide water levels over the extent of the area that was covered by the future year (2100) Storm Tide Inundation.

All mapping was generated using the more accurate 1m ALS topographic data for the entire coastline. In addition for part a), a mean global sea level rise of 3.4mm/year was

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<sup>2</sup> RMSE: Root Mean Square Error – a measure of the differences between values captured and observed.

applied to Cardno's original Storm Tide Water Levels to account for sea level rise that had occurred since the original study was completed. This correction was undertaken in accordance with guidance provided by the Department of Environment and Heritage Protections' Principal Coastal Scientist, who oversaw the development of, and approved, the methodology used by the consultant to generate the revised mapping.

Generally speaking, this mapping shows a reduced spatial coverage when compared to the mapping contained in the draft City Plan that was released for public consultation in late 2015, particularly in the canal estates. However, it should also be noted that there are locations where the revised mapping shows an increased spatial extent.

The refined mapping will now form the storm tide component of the Flood and Storm Tide Overlay map as part of the proposed City Plan. Council will be providing information to all landowners affected by the revised overlay mapping.

### **Planning horizon**

Submitters also questioned the appropriateness of the planning horizon for storm tide, noting that the planning scheme has a nominal horizon of 25 years while the Flood and Storm Tide Hazard Overlay depicts a 1%AEP storm tide event at 2100. In this regard, the provisions in the proposed City Plan balance people's rights and aspirations for their properties with the important goal of minimising the impact of the hazard. In areas covered by the overlay, the proposed City Plan works by triggering the requirement for higher floor levels.

The submitters' concerns point to the fact that houses built to these floor levels are likely to have a lifespan of 50 years and so do not need to be designed above the 2100 levels. In general, they contended that the overlay will sterilise development that is highly unlikely to be at significant risk within its design life. However, while a dwelling house may have a 50 year design life, many houses last longer than this, and are generally renovated over time, which further extends the house's longevity.

Recognising that residential dwellings may remain in place longer than a fixed 'asset life' and the fact that some housing forms (e.g. slab on ground brick homes) will be incapable of adapting in the future by raising floor levels, the current approach of requiring higher floor levels is considered an appropriate way to address potential future storm tide risks.

### **Risk assessment**

The SPP requires local governments to include provisions that ensure natural hazard risks are reduced to an acceptable or tolerable level in their planning schemes. This requires Council to address natural hazard risks in the planning scheme, regardless of the fact that other 'risks' may pose a higher threat to infrastructure, property and human safety. Furthermore, it is noted that Council undertook a risk assessment for natural hazards (including storm tide) in accordance with SPP requirements and this was approved by the State during the State Interest Review.

### **Impacts of the mapping**

The impact of the mapping on property values and insurance costs was another major and understandable concern expressed by submitters. Nevertheless, it is reiterated that Council's planning responsibilities must be concerned with the public interest rather than individual financial interests. In dealing with natural hazards, the basic principle is to avoid intensification of development within at-risk areas and mitigate any risk through the built response (in this case, through higher floor levels). This is intended to keep people and property safe, ensure community resilience and minimise the public cost of responding to

events. Subsequent to the Flood Commission findings, there is also a duty of care to ensure the wider community is aware of potential hazards and their extent. Planning schemes were identified in the findings as an important vehicle by which this ought to occur.

### **Property specific requests**

Both the flood and storm tide layers of the overlay have been produced using agreed and tested methodologies. To make “spot changes” would undermine the integrity of the methodology and therefore the mapping itself. Some submissions refer to site specific flood studies that have been completed and request these be incorporated into the overlay mapping. These flood studies formed part of development applications, and it is through the development assessment that Council will assess these studies and determine whether changes need to occur to the mapping. Where flooding matters have been addressed as part of a development and informed by site specific flood studies, these changes are then made as a minor amendment to the planning scheme.

### **Change(s) in response to submission(s)**

Amend the flood and storm tide overlay map (Map references: OM-011 and OM-012) as follows:

- Identify the present and future (year 2100) storm tide risk and include explanatory notes to assist with interpreting the information; and
- Update the maps with the revised storm tide mapping produced by Water Technology.

Undertake the required notification of affected landowners as required by Statutory Guideline 01/16 Making and amending local planning instruments.

## Attachment 6 – Strategic Framework Drafting

Sub-category	Individual submissions	Proformas	Petitions
6.1 Strategic Framework drafting	46	3	0

### 6.1 Strategic Framework Drafting

#### Context

This report outlines the matters raised in submissions in relation to the drafting of the Strategic Framework in the proposed City Plan. The Strategic Framework sets the policy direction for the planning scheme and forms the policy basis for all other parts of the scheme. In drafting the City Plan it is used as a cross-check for the zoning and overlay mapping and the code provisions, as these elements of the scheme exist in order to achieve the Strategic Framework outcomes.

Additionally, the Strategic Framework must clearly articulate the State interests relevant to Redland City. The Strategic Framework has been framed around the five themes in the State Planning Policy:

1. Liveable Communities and Housing
2. Economic Growth
3. Environment and Heritage
4. Safety and Resilience to Hazards
5. Infrastructure

The review of submissions follows the sections of the Strategic Framework, as set out in the following table.

#### Grounds of Submission and Analysis

3.2 Strategic Intent		
Section	Grounds of Submission	Response
3.2.1 Context	<p><b>Vision and Value Statements</b></p> <ul style="list-style-type: none"> <li>• The Strategic Framework does not contain enough statements relating to core community values and visions that will enrich community lifestyles such as those that are in the Community Plan and Corporate Plan.</li> </ul>	The Strategic Intent of the City Plan is that it "... <i>supports the community's vision of a well-designed, vibrant city renowned for its natural, scenic and cultural values, its</i>

	<ul style="list-style-type: none"> <li>• Changes such as sale of Council owned land, subdivision, removal of habitat protection on lots under 2,000sqm, future growth investigation areas and changes to the rural zone ignore the strategic intent of the City Plan to make vibrant, liveable communities that protect nature and cultural assets.</li> <li>• The existence of the Flood and Storm Tide Hazard Overlay and the Coastal Protection Overlay and the resulting impact on property values will result in the Strategic Intent regarding liveability not being realised.</li> </ul>	<p><i>robust local economy and its active, resilient and connected community.”</i></p> <p>Council has various plans that have different functions. Others, such as the corporate plan or community plan, may provide a wider context within which the planning scheme operates. The function of the City Plan is to regulate development. The wording of the Strategic Framework has legal effect and potential consequences resulting from its interpretation. So while it is strategic in nature, it is important to make sure it is carefully worded and relevant to the development assessment task.</p>
<p>3.2.2 Liveable communities and housing</p>	<p><b>North Stradbroke Island</b></p> <p>Paragraph 9 is in contradiction to section 3.2.2 paragraph 7. Active protection and conservation are required to keep that which is 'celebrated'. Population growth in Redlands will lead to more day and overnight tourism on the Island and the Bay. The Island beaches and foreshores have a quite limited carrying-capacity and are already showing damage from over-use. Infrastructure (including sewerage, transport, and public space) is already under-pressure at peak periods. There are financial as well as physical consequences especially as how to fund the costs of meeting peak needs.</p>	<p>It is considered that these the sections referred to in the submission are not contradicting. The first recognises that development regulated under the proposed City Plan will be contained within the urban zoned areas. These zoned areas are within the contained settlements of Dunwich, Amity and Point Lookout. It also recognises the transition of the Island to a tourism-based economy, as these opportunities emerge.</p> <p>The second recognises the natural values of North Stradbroke Island, which are in turn preserved through the extensive areas of the Island zoned for Conservation and covered by the Environmental Significance overlay.</p>

	<p><b>Canal Estates</b> This section does not mention the problems caused by canal estates and the submission expresses a preference that there be no additional canal estates.</p>	<p>Canal estates can have significant environmental and financial impacts. However, that a planning scheme cannot prohibit a certain type of development. Assessment criteria within the zone and overlay codes make it very difficult for a canal development to be approved within the planning scheme area.</p>
<p>3.2.4 Environment and heritage</p>	<p><b>Water Quality</b> Paragraph 3, additional proposed text underlined and bold as follows <i>“Both within and outside urban areas, development will be managed to reduce risk to deterioration of water quality and natural hydrological regimes in waterways, wetlands, <b><u>groundwater and drinking water</u></b> supply catchments, and to support healthy marine ecosystems in southern Moreton Bay.”</i> The rationale is for clarity and to recognise the importance of protecting groundwater which is used for drinking water supply.</p> <p><b>Heritage</b> The submission considers that the protection given to heritage places in the draft City Plan is inferior to the current scheme. Paragraph 4 of s3.2.4 <i>“Those of non-indigenous significance are identified in the planning scheme to better manage the impact of future development on their heritage values.”</i> This is compared to the objective of the current scheme which is conservation and protection. Critically the Plan does not present 'heritage' in its own right - that is, as something to be conserved and protected (even enhanced). Instead, heritage is set in the context of development - it becomes relevant to planning only in the 'management of development'. A better approach is to state the strategic intent more positively. For example, <i>“The intent is to protect and conserve heritage places and to ensure that no development occurs that is incompatible with or adversely affects a heritage place.”</i></p>	<p>The current wording sufficiently protects water catchments of all types.</p> <p>Section 3.2.4 (strategic intent) provides a more general overview statement. Section 3.5.1.3 of the Strategic Framework specifically states that “places of local heritage significance are protected and used in a way that is compatible with their values” and that “development does not obscure or detract from the heritage values of places of local heritage significance”.</p> <p>Section 3.5.1.3 is considered sufficient to protect listed local heritage places and to ensure development respects these places.</p>

<b>3.3 Theme: Liveable Communities and Housing</b>		
3.3 Liveable communities and housing	<p><b>Qualified Statements of Support</b></p> <ul style="list-style-type: none"> <li>Submission is supportive of all of the strategic outcomes for Liveable Communities and Housing (urban containment, housing diversity and affordability, low-medium and medium density housing provisions) however it is fundamental that these matters are advanced through detailed provisions of the planning scheme in a manner which enables feasible delivery of on the ground results.</li> <li>Submission is supportive of the Strategic Framework as long as the direction of the Strategic Intent is flexible enough for a development approval process to accommodate the requirements of the aged care and retirement market.</li> </ul>	The submissions are noted.
3.3.1.1 General	<p><b>Affordable Housing and Housing Choice</b></p> <p>Support for statements in the Strategic Intent that highlight the need to facilitate that <i>“affordable housing is available throughout the City”</i> and housing choice.</p>	The submissions are noted.
	<p><b>Aged Care Facilities</b></p> <p>To allow for additional uses within the Planning Scheme Zones, the submitter is seeking additions to the Strategic Framework which gives incentives for aged care facilities in the City where providing for a community benefit. In particular the submissions seek reference to allowing additional density and building height where for an aged care facility and an appropriate built form and design is provided.</p> <p>One of the submissions cites the difficulties for aged care developers to compete with private residential developers, due to the funding models involved in each.</p>	<p>The purpose of the Strategic Framework is not to establish incentives or bonuses; it is to outline the strategic intent for the City and set the scene for appropriate development in appropriate locations.</p> <p>The Strategic Framework does contain the objective of delivering affordable housing that meets the diverse and changing community, and responds to our ageing population. Aged care facilities are intended to be focused around centres and public transport, and this is outlined in the relevant zone codes.</p>



3.3.1.4 Newly developing communities	<p><b>Land Supply Monitoring</b></p> <p>A submission considers that the Strategic Framework should clearly identify that a rolling supply of land for residential development should be available at all times to ease the pressure on housing affordability. The following additional point to S3.3.1.4 is proposed:</p> <p><i>(12) Council will monitor the supply of new land for residential development to ensure at least 10 years' land supply is available and to prevent land supply placing any pressure on housing affordability.</i></p>	Council does monitor the City's land availability for residential development, and uses this information to inform its planning policy response. It is recognised that there is sufficient zoned land for residential supply within the planning horizon of the proposed City Plan.
<b>3.4 Theme: Economic Development</b>		
3.4.1 Strategic outcomes	<p><b>Business Investment</b></p> <p>Section 3.4 must reflect the importance of business investment, innovation and education to demonstrate our openness as a place of business of the future. We must create a business identity for our City.</p>	The Strategic Framework section 3.2.3 Economic Growth contains the economic vision for the Redlands while section 3.4 contains the development framework for the centres and zones. The centre zones accommodate opportunities for business investment, innovation and education and it is considered unnecessary to refer to this specifically.
3.4.1.10 Rural zone	<p><b>Education uses to west of Taylor Road S3.4.1.10(13)</b></p> <p>The suggestion of using <i>"land to the west of Taylor Road proximate to Sheldon College to accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services"</i> is an example of urbanising outside the urban footprint by stealth. This area is poorly serviced by public transport and the traffic increase would be horrific as even now with only one school there are traffic jams on the nearby arterials at drop-off and pick-up times.</p>	As the population of Redland City grows there will be demand for education facilities, in particular tertiary education. This type of use requires a large land parcel and benefits from being located nearby other educational facilities with easy access to major roads. The area surrounding Sheldon College meets these criteria and is worthy of investigation.
<b>3.5 Theme: Environment and Heritage</b>		
3.5.1.1 The natural environment	<p><b>Natural Environment 3.5.1.1 (2)</b></p> <ul style="list-style-type: none"> <li>• Support for <i>"Viable and resilient wildlife corridors link habitat areas and facilitate the movement and migration of native fauna throughout the Redlands and beyond."</i></li> </ul>	The Strategic Framework map identifies the location of key corridors in a diagrammatic way.

	<p><i>Corridors connect terrestrial and aquatic environments (including waterways, wetlands and along the foreshore) and significant habitat.</i>” However it is not clear where these corridors are or how they are to be protected in the draft City Plan. The highly schematic map "Redland City Council Strategic Framework" gives a broad indication of where these corridors exist but is not at a scale to inform any specific development application. This section goes on to explain how these corridors are protected: <i>“Ecological corridors are primarily protected by the environmental significance and waterway corridors and wetlands overlays as well as the conservation, environmental management and recreation and open space zones.”</i> The environmental significance overlay only shows existing vegetation - it does not "join the dots" or indicate where connections should be made. The submission recommends a Habitat Overlay which shows habitat links.</p> <ul style="list-style-type: none"> <li>• The whole plan is anthropocentric and nature should be given a higher priority.</li> <li>• Support for statements such as <i>“treed landscapes”, “vegetated corridors”, “maintaining natural topography”</i> in the Strategic Framework but concern that they do not translate into reality via the tables of assessment and development codes.</li> </ul>	<p>To protect ecological corridors, the proposed City Plan relies on the combination of Environmental Management, Conservation and Recreation and Open Space zones as well as the Environmental Significance overlay and Waterway Corridors and Wetlands overlay. These not only map where habitat values are, but also include provisions within their respective codes to ensure that development does not prevent wildlife movement across the landscape.</p> <p>The proposed City Plan is based on the best available data. As data is updated and improved, the City Plan can be amended to incorporate new information. In particular, Council has commissioned a wildlife corridors study to identify the key movement corridors in the City. This will primarily inform Council land acquisition and offset decisions, but may also inform future amendments to the City Plan.</p>
	<p><b>Water Quality S3.5.1.1</b> Include an additional strategic outcome (10) <i>“Water quality in water resource catchments is maintained and improved.”</i> The rationale is that the State Planning Policy requires that water quality be maintained and improved in drinking water catchments.</p>	<p>Requiring development to improve water quality within a catchment is unrealistic and not likely to pass the legal tests of being reasonable and relevant to the particular development proposed. Maintaining (or non-worsening) is the accepted assessment test.</p>
3.5.1.2 Landscape	<p><b>Stradbroke Island 3.5.1.2 (1)(a)</b> This section contains minimal reference regarding vegetation for Stradbroke Island.</p>	<p>The significant vegetation and habitat values on North Stradbroke Island are</p>

and scenic amenity	The current scheme has extensive references and reinforces the uniqueness of the island and its vegetation.	protected by the contained settlement pattern on the island.
	<p><b>Moreton Bay views 3.5.1.2 (1)(d)</b> This section needs to be reinforced and corrected <i>“the scenic outlook from vantage points along Mount Cotton Road looking across Erapah Creek and east to Moreton Bay across a rural landscape”</i>. There are no views to Moreton Bay from Mount Cotton Road. All the views across Erapah Creek and east to Moreton Bay across a rural landscape are from Woodlands Drive.</p>	<p><b>Proposed Change</b> There are some limited views along Mount Cotton Road; however the main vantage points are along Woodlands Drive. It is recommended that the wording be amended to refer to both Mount Cotton Road and Woodlands Drive.</p>
	<p><b>Views 3.5.1.2 (1)(d)</b> This section identifies parts of the Redlands' landscapes and landforms where scenic amenity is worth protecting. Additional views are suggested;</p> <ul style="list-style-type: none"> <li>- Waterloo Bay (from the top of Birkdale tip and from Queens Esplanade)</li> <li>- Islands in the bay such as Mud, Green and St Helena</li> <li>- Airport and Port of Brisbane</li> <li>- Tingalpa creek</li> <li>- Views north from Thorneside Point, in the vicinity of 1 Mooroondu Road</li> <li>- Views from Thorneside's Beth Boyd Park, looking north east to water and islands</li> <li>- Views of the iconic Birkdale Commonwealth Land from various positions, including the cottage.</li> </ul>	There are many vantage points around Redland City, given the rural hinterland and the lengthy coastline. The intent in the Strategic Framework is not to list all views but to identify views where there is potential for the development process to have a negative impact on scenic amenity.
3.5.1.3 Cultural heritage	<p><b>Native Title and Aboriginal Heritage</b></p> <ul style="list-style-type: none"> <li>• The 2011 Native Title determination over Minjerribah and the waters of Quandamooka was truly historic. This is the largest settled native claim in close proximity to a metropolitan area. The strategic framework of the Plan pays little attention to the native title settlement. Yet it makes the social and economic context of the Island very different from that of the mainland. We believe this requires detailed consideration - which must of course be done with the agreement of the Quandamooka people and their representative organisation.</li> <li>• The only action mentioned in the strategic intent of the Plan is 'acknowledge and respect' Aboriginal heritage (Sec 3.5.1.3 (3)). It has no stated intent to ensure that Aboriginal cultural associations are not denigrated. At best, there is an 'editor's note' in regard to Aboriginal cultural heritage that states 'Applicants ought to</li> </ul>	These matters are governed by the Aboriginal Cultural Heritage Act 2003. This Act binds all people in the preservation of Aboriginal cultural heritage and outlines responsibilities under this Act. The purpose of the Editor's note in the proposed City Plan is only to advise readers of the responsibilities of all parties under this Act.

	<p>undertake appropriate consultation with the relevant parties'. Editor's notes are not an enforceable part of the Plan. Moreover, this particular requirement (or suggestion) is advisory (ought) rather than mandatory (must).</p> <ul style="list-style-type: none"> <li>Definitions of Aboriginal cultural heritage and cultural heritage significance are required.</li> </ul>	
	<p><b>Amity township overlay</b>  Include after S3.5.1.3 “(4) <i>Development does not obscure or detract from the existing character and identity of a discrete locality or township.</i>” This would assist with the development of an Amity township identity overlay.</p>	<p>Amity township remains a discrete township due to its location and contained settlement pattern. The suggested statement would serve no purpose in the proposed City Plan.</p>
<b>3.7 Theme: Infrastructure</b>		
3.7.1.1 Infrastructure generally	<p><b>Transport Corridor S 3.7.1.1 (8)(a)</b>  <i>“Transport corridors (or potential transport corridors) including the Northern Arterial, Capalaba Bypass and Kinross Road to South Street routes”.</i> Submitter disagrees with the proposal that Kinross Road to South Street should be regarded as a potential transport corridor. This corridor would fatally compromise the Hilliards Creek ecological corridor. There are so few parts of the Redlands that are not dissected by roads that this area should not under any circumstances be fragmented and become another killing field for koalas and other wildlife.</p>	<p>This potential public transport corridor forms part of the Kinross Road structure plan, which is a declared master plan area. In accordance with section 761A of the Sustainable Planning Act, the provisions of the structure plan must be carried across into the proposed City Plan.</p> <p>In any case, the purpose of this matter in the Strategic Framework is merely to preserve the corridor from development or other encumbrances; it does not bring the transport corridor into fruition.</p>
3.7.1.2 Total water cycle management	<p><b>Water Quality S 3.7.1.2 (5)</b>  Additional proposed text in bold as follows “<b>Water supply capacity and</b> the quality <del>and capacity</del> of water in water supply catchments <del>are protected</del> <b>is maintained and improved</b>. Rationale for clarity.</p>	<p>Requiring development to improve water supply capacity and quality within a catchment is unrealistic and not likely to pass the legal tests of being reasonable and relevant to the particular development proposed. Maintaining (or non-worsening) is the accepted assessment test.</p>


<b>General</b>		
Support	<ul style="list-style-type: none"> <li>• The Strategic Framework is an effective and succinct snapshot of Redland’s current and future identity and clearly articulates the vision for the city.</li> <li>• Commend Council for the clear vision for the continued growth of the city, set out by the Strategic Framework, and how this is clearly reflected throughout the planning scheme.</li> </ul>	The submissions are noted.
<b>Strategic Framework Map</b>		
Rural designation	Request that the Strategic Framework map reflect the proposed plan of development for the corner of Woodlands Drive and Taylor Road Thornlands and the site be identified as <i>“Urban and island living area”</i> and not <i>“Non urban area (rural, natural and landscape values)”</i> .	With regard to all preliminary approvals that override the Planning Scheme, the plan of development becomes a notation to the scheme for reference. It would be inappropriate to identify an urban designation on this pocket of land within the non-urban area.

## Attachment 7 – Property/ Area Specific Requests

## 7.1 Property/ Area Specific Requests

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
184; 1264; 5043	1–9 Giles Road & 47–49, 51-61 & 63-69 Gordon Road, Redland Bay	Change from Rural to centre zoning.	<ul style="list-style-type: none"> <li>- The site is at a major traffic intersection.</li> <li>- Few environmental constraints over the land.</li> <li>- No longer used for agricultural purposes.</li> <li>- No convenience shopping in the area.</li> </ul>	<ul style="list-style-type: none"> <li>- Centres and Employment Strategy recommends consolidating existing centres.</li> <li>- Outside of the Urban Footprint.</li> <li>- Not in a convenient location.</li> <li>- No demonstrated need.</li> </ul>	No change.
188	448 Old Cleveland Road East, Birkdale	Remove Recreation and Open Space Zone.	<ul style="list-style-type: none"> <li>- ROS zoning serves no purpose in connecting with existing open space land.</li> <li>- Adjustments should have been made following the subdivision on the adjoining land.</li> </ul>	<ul style="list-style-type: none"> <li>- Under a previous version of the current planning scheme the open space corridor linked to the north.</li> <li>- This link has since been severed through subdivision of land.</li> <li>- The open space zoning serves no purpose.</li> <li>- Environmental Significance Overlay can manage vegetation consideration.</li> </ul>	Remove Recreation and Open Space Zone and replace with Low-Medium Density Residential Zone.
189	146-154 & 156-170 Fitzroy Street, Cleveland	Change from Low-Medium Density Residential to Low Density Residential Zone.	<p><i>146-154 Fitzroy Street</i></p> <ul style="list-style-type: none"> <li>- Limited access along a narrow access way.</li> <li>- Further intensification of the lots should not be encouraged.</li> </ul> <p><i>156-170 Fitzroy Street</i></p> <ul style="list-style-type: none"> <li>- Site should have a minimum lot size of 600m<sup>2</sup>.</li> </ul>	<p><i>146-154 Fitzroy Street</i></p> <ul style="list-style-type: none"> <li>- Narrow access difficult to support intensification of lots.</li> <li>- Recently constructed dwellings unlikely to be redeveloped in the near future.</li> </ul> <p><i>156-170 Fitzroy Street</i></p> <ul style="list-style-type: none"> <li>- Site is a suitable size for alternative housing product.</li> <li>- Convenient access via Fitzroy Street and close to public transport and open</li> </ul>	Change the zoning of the following lots to Low Density Residential Zone: <ul style="list-style-type: none"> <li>- Lots 1, 2, 3 &amp; 4 on SP244161</li> <li>- Lots 0, 1 &amp; 2 on SP265621.</li> </ul>

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
				space.	
205	17 Beveridge Road, Thornlands	Change from Low Density Residential LDR2 to Medium Density Residential Zone.	- Proximity to existing medium density zoned land.	- Site is located within a community facilities precinct. - MDR zoning would not allow for expansion of school and/or church. - Potential reverse amenity impacts.	No change.
220; 235; 279; 1770; 3761; 4094; 5789; 5993; 6270; 6508	Nelson Road, Marlborough Road, Grenaid Court and Mossip Court, Wellington Point and Birdwood Road and Haig Road, Birkdale	Change from Low Density Residential to Low Density Residential Zone LDR1.	- Adequate land already zoned to accommodate growth to 2041. - Will reduce character and amenity of the area. - Currently provides an alternative housing product. - Local traffic impacts. - Will have a negative impact on local environmental values.	- Much of the housing stock in these areas is relatively young. - There is sufficient zoned land to 2041.	Change the following lots to Low Density Residential Precinct LDR1: - Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 on RP841527 - Lot 1 on SP219225 - Lots 32 & 33 on SP244194 - Lot 1 on RP136977 - Lot 1 on RP122383 - Lot 1 on RP806446 - Lot 12 on RP811015 - Lots 1, 2, 10, 11, 13, 14, 15 on RP811013 - Lots 3, 4, 5, 6, 7, 8, 9 on RP81101
235	<i>Refer to # 220</i>				
236	278-286 High Central Road, Macleay Island	Change from Character Residential to Mixed Use/ Low Impact Industry Zone.	- Not enough appropriately zoned land for small scale, low impact industrial activities, offices and sale and display activities.	- Numerous industrial and commercially zoned lots on Macleay Island that are underutilised and would support service and low impact industrial uses. - Amenity impacts upon existing residential uses.	No change.
241	29 Sturgeon Street, Ormiston	Change from Low Density Residential to Low-Medium	- The draft City Plan seeks to locate LMDR zoned lots in close proximity to public transport.	- Consistent LDR zoning has been applied throughout this area. - LMDR zoning of one isolated lot would	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		Density Residential Zone.	- Close proximity to Ormiston train station.	not represent orderly planning.	
278; 387	318-320 & 322-324 Main Road, Wellington Point	Change from Low Density Residential to Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Close proximity to services.</li> <li>- Surrounding area currently zoned Medium Density Residential.</li> <li>- MDR zoning would allow for more affordable housing.</li> <li>- Zoning would 'complement and modernise the street'.</li> </ul>	<ul style="list-style-type: none"> <li>- Existing MDR land close to services is under developed.</li> <li>- Redlands Land Supply Analysis: sufficient supply of land for attached dwellings available to meet demand.</li> <li>- Housing stock has not yet reached maturity.</li> <li>- Would represent spot zoning.</li> </ul>	No change.
279	<i>Refer to # 220</i>				
281; 282; 284; 286; 287; 300; 301; 303; 304; 305; 308; 313; 314; 315; 317; 318; 329; 336; 337; 342; 372; 377; 379; 380; 384; 401; 402; 403; 404; 408; 409; 410; 434; 435; 436; 439; 442; 443; 456; 457; 458; 459; 460; 461; 467; 485; 486; 489; 490; 492; 493; 494; 495; 510; 511; 557; 560; 561; 575; 578; 579; 621; 847; 928; 980; 993; 995; 996; 1156; 1157; 1161;	Hanover Drive/ Alexandra Circuit, Alexandra Hills	<p>Change from Low Density Residential to Low Density Residential Zone LDR1.</p> <p>2 submissions were received that supported the Low Density Residential Zone.</p>	<p><i>Request for LDR1 zoning:</i></p> <ul style="list-style-type: none"> <li>- Will reduce character and amenity of the area.</li> <li>- Currently provides an alternative housing product.</li> <li>- Local traffic impacts.</li> <li>- Will have a negative impact on local environmental values.</li> </ul> <p><i>Support for retaining LDR zone:</i></p> <ul style="list-style-type: none"> <li>- Better use of existing infrastructure.</li> <li>- Relieve pressure on greenfield development areas.</li> </ul>	<ul style="list-style-type: none"> <li>- Much of the housing stock in these areas is relatively young.</li> <li>- There is sufficient zoned land to 2041.</li> <li>- The submissions indicate significant opposition from landowners in the estate to the proposed LDR zoning.</li> </ul>	<p>Change the zoning of all lots within the Hanover Drive/ Alexandra Circuit precinct at Alexandra Hills shown below to Low Density Residential Precinct LDR1:</p> 



Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
1162; 1202; 1266; 1273; 1274; 1296; 1299; 1460; 1468; 1767; 1869; 1890; 2614; 2652; 2667; 2703; 2737; 2823; 2892; 3100; 3102; 3126; 3166; 3195; 3237; 3493; 3500; 3506; 3651; 3658; 3748; 3761; 3988; 4040; 4328; 4841; 5445; 5489; 5537; 5551; 5585; 5625; 5705; 5713; 5720; 5734; 5746; 5816; 5818; 5853; 5859; 5875; 5876; 5891; 5894; 5899; 5917; 5922; 5945; 5987; 5992; 6049; 6106; 6122; 6153; 6218; 6270; 6278; 6284; 6290;					

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6297; 6316; 6321; 6348; 6508; 6665					
282	<i>Refer to # 281</i>				
284	<i>Refer to # 281</i>				
285	Yorston Place, Ormiston	Change from Low-Medium Density Residential to Low Density Residential Zone.	Zoning reflects past zoning over the parent lot (UR1), but has since been subdivided into standard residential lots.	<ul style="list-style-type: none"> <li>- Most sites built out with modern dwellings.</li> <li>- Location does not lend itself to higher density housing.</li> </ul>	Change the following lots to Low Density Residential Zone: <ul style="list-style-type: none"> <li>- Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22 &amp; 23 on SP166223</li> <li>- Lots 31 &amp; 32 on SP167859</li> <li>- Lots 26, 27, 28, 29 &amp; 30 on SP174954</li> <li>- Lots 11 &amp; 12 on SP198542.</li> </ul>
286	<i>Refer to # 281</i>				
287	<i>Refer to # 281</i>				
300	<i>Refer to # 281</i>				
301	<i>Refer to # 281</i>				
303	<i>Refer to # 281</i>				
304	<i>Refer to # 281</i>				
305	<i>Refer to # 281</i>				
308	<i>Refer to # 281</i>				
311	48 Eastbourne Terrace, Macleay Island	Change from Conservation to Character Residential Zone.	<ul style="list-style-type: none"> <li>- Dwelling houses constructed on adjoining lots.</li> <li>- Limited environmental values of one isolated lot.</li> <li>- Site has good access to roads, the jetty and commercial services.</li> </ul>	<ul style="list-style-type: none"> <li>- Development of adjoining lots has diminished the environmental values of the three conservation zoned lots.</li> <li>- Environmental Significance Overlay more prevalent on adjoining lots that have since been developed for houses.</li> </ul>	Change to Character Residential Zone.
313	<i>Refer to # 281</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
314	<i>Refer to # 281</i>				
315	<i>Refer to # 281</i>				
317	<i>Refer to # 281</i>				
318	<i>Refer to # 281</i>				
329	<i>Refer to # 281</i>				
330	451 Boundary Road, Thornlands	Change from Medium Density Residential to a centre zoning.	<ul style="list-style-type: none"> <li>- The site is suitable for 'a high profile commercial building'.</li> <li>- Would provide local employment opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>- Small site not suitable for a centre use.</li> <li>- Poor access.</li> <li>- No need for additional centre in this location.</li> </ul>	No change.
336	<i>Refer to # 281</i>				
337	<i>Refer to # 281</i>				
340	1-3 Lakeside Avenue; 124-126 High Central Road; and 20-22 Granadilla Street, Macleay Island	Change from Recreation and Open Space to Conservation.	<ul style="list-style-type: none"> <li>- The site has similar environmental qualities as the conservation lots to the southeast.</li> <li>- Zoning should be consistent.</li> </ul>	<ul style="list-style-type: none"> <li>- Site partially cleared of vegetation.</li> <li>- Close proximity to local centre.</li> <li>- Council may require land for recreation purposes in the future.</li> </ul>	No change.
342	<i>Refer to # 281</i>				
351	32-34 Valley Road, Wellington Point	Change from Low Density Residential LDR1 to Low Density or Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Convenient access to public transport and is well serviced in terms of road, sewer and water infrastructure.</li> <li>- Contribute to achieving dwelling targets.</li> <li>- Area characterised by higher densities.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is at risk of storm tide inundation.</li> <li>- Changed zoning would increase exposure to storm tide risk.</li> <li>- LDR1 precinct is consistent with zoning of the immediate locality.</li> </ul>	No change.
355; 356; 432; 2897; 3024; 4415; 5672; 5677; 6273	33 & 39 Dean Road, Alexandra Hills	Change from Low Density Residential Precinct LDR2 to Low Density Residential Zone.  Conversely, submissions were received	<p><i>Request for LDR zoning:</i></p> <ul style="list-style-type: none"> <li>- Park Residential zones are generally located at the periphery of urban areas transitioning to rural.</li> <li>- The area is well urbanised, fragmented and serviced by sewer.</li> <li>- No movement corridors are</li> </ul>	<ul style="list-style-type: none"> <li>- The coverage of parts of the site by bushland habitat under the Koala SPRP and bushfire hazard makes low density residential development difficult to achieve.</li> <li>- Strategic Framework seeks to avoid exposure of people and property to bushfire hazard.</li> <li>- Would represent a 'spot zoning'.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		supporting the LDR2 precinct as advertised.	<p>identified on the site.</p> <ul style="list-style-type: none"> <li>- The land supply review shows that there is a need for residential land near infrastructure.</li> </ul> <p><i>Support for retaining LDR2:</i></p> <ul style="list-style-type: none"> <li>- The area support native wildlife, which would be threatened by increased residential development.</li> <li>- Should not increase residential development in an area threatened by bushfire hazard.</li> </ul>		
356	<i>Refer to # 355</i>				
368	115-119 Henderson Road, Sheldon	Change from Rural to Conservation or Environmental Management Zone	<ul style="list-style-type: none"> <li>- Proposed exemptions on clearing will lead to unprecedented clearing on rural zoned lots.</li> </ul>	<ul style="list-style-type: none"> <li>- Consistent zoning rule to apply Rural Zone to privately owned land outside the urban footprint.</li> <li>- Environmental Significance Overlay to identify and protect environmental values.</li> <li>- Spot zoning.</li> </ul>	No change.
370	Eagle/Yeo Street, Victoria Point	Change from Low Density Residential to Low-Medium Density or Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Adjoining uses surrounding the site are all higher density uses.</li> <li>- Has convenient access to public transport and local services.</li> <li>- Increased density would leverage from the area fronting the park/bay, increase surveillance.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is at risk of storm tide inundation.</li> <li>- Changed zoning would increase exposure to storm tide risk.</li> <li>- Highly fragmented lot arrangement makes it difficult to further develop and difficult to holistically manage storm tide risk.</li> </ul>	No change.
372; 511; 597; 598; 2544; 4393; 5973; 5977; 5980; 6085; 6245	312 Colburn Avenue, Victoria Point	Change from Medium Density Residential to Neighbourhood Centre Zone.	<ul style="list-style-type: none"> <li>- Current uses are consistent with a neighbourhood centre.</li> <li>- Prominent location and ease of parking.</li> <li>- Asset to local community and</li> </ul>	<ul style="list-style-type: none"> <li>- Current uses are unlawful and require an impact assessable development application.</li> <li>- Several Neighbourhood Centre zoned lots nearby.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
			visitors. - Important to local economy.	- Centres and Employment strategy recommends consolidating existing centres. - Potential amenity impacts to adjacent residential area.	
373	100 Passage Street, Cleveland	Change from Low Density Residential to Medium Density Residential Zone.	- Close proximity to foreshore and MDR-zoned area. - Located on a major street. - Higher densities should be located along the coast and major roads with lower density further back from the shore.	- Higher densities have generally been located close to centre and transport hubs. - Surrounding area predominantly zoned low density and characterised by detached dwelling houses on individual lots.	No change.
377	<i>Refer to # 281</i>				
379	<i>Refer to # 281</i>				
380	<i>Refer to # 281</i>				
384	<i>Refer to # 281</i>				
387	<i>Refer to # 278</i>				
393; 3220	67-75 Dinwoodie Road and 288-290 & 292-300 Boundary Road, Thornlands	<i>67-75 Dinwoodie Road:</i> Change from Low Density Residential LDR2 and Environmental Management to Community Facilities Zone.  <i>288-290 &amp; 292-300 Boundary Road:</i> Change from Low Density Residential LDR2 and Environmental Management to Low Density Residential	<i>67-75 Dinwoodie Road:</i> - Koala SPRP prohibits a material change of use from being lodged over the Environmental Management portion of the site. - Site mapped as generally not suitable and low value rehabilitation habitat. - Overlays can manage environmental issues.  <i>288-290 &amp; 292-300 Boundary Road:</i> - Site can be serviced with sewer. - Access to public transport available. - Topography is suitable for retirement living.	- Values within environmental management zoned areas of the site are better dealt with through overlays. - The waterway corridors and wetlands overlay should apply to the relevant portions of the sites. - Prevailing zoning is LDR2 in the area and it is appropriate that this zoning be applied across the sites. - Zero clearing threshold where the Waterway Corridors and Wetlands Overlay intersects with the Environmental Significance Overlay means that pre-emptive veg clearing not possible without an approval.	<i>67-75 Dinwoodie Road and 288-290 &amp; 292-300 Boundary Road, Thornlands:</i>  Remove Environmental Management Zone and replace with Low Density Residential Precinct LDR2.  <i>67-75 Dinwoodie Road:</i>  Apply Waterway Corridors and Wetlands Overlay in accordance with the methodology for establishing buffers to

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		precinct that facilitates retirement living.	- Last unconstrained infill development opportunity in this part of Thornlands.		waterways.
396	52-60 Flinders Street, Alexandra Hills	Change from Environmental Management to Low-Medium Density or Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- The property represents an excellent infill development opportunity.</li> <li>- Surrounded by urban development.</li> <li>- Well serviced by public transport and shopping precincts.</li> </ul>	<ul style="list-style-type: none"> <li>- Spot zoning and isolated from urban areas.</li> <li>- Not connected to sewer.</li> <li>- Significant environmental values on the site and surrounding areas.</li> </ul>	No change.
397	89 Main Street, Redland Bay	Increase extent of Low Density Residential Zone to reflect development approval.	- At the time of the approval it was agreed that the Open Space boundary would be altered to allow for an increased developable area in the Urban Residential zoned part of the lot.	<ul style="list-style-type: none"> <li>- Subdivision has not been carried out.</li> <li>- Opportunities for the zoning line to be rationalised once the subdivision has occurred.</li> </ul>	No change.
401	<i>Refer to # 281</i>				
402	<i>Refer to # 281</i>				
403	<i>Refer to # 281</i>				
404	<i>Refer to # 281</i>				
408	<i>Refer to # 281</i>				
409	<i>Refer to # 281</i>				
410	<i>Refer to # 281</i>				
427	299 Redland Bay Road, Capalaba	Include in a Rural precinct that allows retirement facilities to be code assessable.	<ul style="list-style-type: none"> <li>- Lack of flexibility within the Rural zoning for alternative uses.</li> <li>- Does not take into account the environmental values of the site.</li> <li>- Close to Capalaba CBD.</li> <li>- Sewer available.</li> </ul>	<ul style="list-style-type: none"> <li>- Not conveniently located to services and regular public transport.</li> <li>- Slow take up of MDR-zoned land within Capalaba that is intended to accommodate these types of uses.</li> </ul>	No change.
432	<i>Refer to # 355</i>				
434	<i>Refer to # 281</i>				
435	<i>Refer to # 281</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
436	Refer to # 281				
439	Refer to # 281				
442	Refer to # 281				
443	Refer to # 281				
450	139 Boundary Road, Thornlands	Change from Rural to Medium Density Residential or centre zone.	<ul style="list-style-type: none"> <li>- Located on a main road.</li> <li>- Site is too small for rural.</li> <li>- Commercial and high density planned across the road.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is located outside the urban footprint.</li> <li>- Current residential and commercial land is adequate.</li> <li>- Would not be compatible with adjoining land.</li> <li>- The area is identified as a future urban growth investigation area and future investigation will determine the intent for the area.</li> </ul>	No change.
456	Refer to # 281				
457	Refer to # 281				
458	Refer to # 281				
459	Refer to # 281				
460	Refer to # 281				
461	Refer to # 281				
467	Refer to # 281				
485	Refer to # 281				
486	Refer to # 281				
489	Refer to # 281				
490	Refer to # 281				
492	Refer to # 281				
493	Refer to # 281				
494	Refer to # 281				
495	Refer to # 281				
510	Refer to # 281				
511	Refer to # 372				
555; 3473; 3474; 6014; 6367; 6509	16 & 18 Hamilton Street; 7-11 & 15 Peel Street; 189,	Decrease intended building height from 19 metres to	<i>Decrease height:</i> <ul style="list-style-type: none"> <li>- Inconsistent with existing development.</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning translated from the current scheme.</li> <li>- The intended density of residential</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
	193, 195-197; 199, 207-211 & 213 Esplanade, Redland Bay	13 metres on northern portion of precinct.  Increase intended building height from 13m to 19m on southern portion of precinct.	<ul style="list-style-type: none"> <li>- Reduces community access to the foreshore.</li> <li>- Brings additional cars to the street.</li> <li>- Will result in conflicts between vehicles, pedestrians and cyclists.</li> </ul> <p><i>Increase height:</i></p> <ul style="list-style-type: none"> <li>- Height difference between northern and southern precincts does not correlate to any topography change.</li> <li>- Already buffered by high vegetation.</li> <li>- City Plan needs to future-proof the land it envisages as the highest density in the City.</li> </ul>	<p>development reflects the hierarchy of the Redland Bay centre and available infrastructure.</p> <ul style="list-style-type: none"> <li>- Future development must address carparking/traffic requirements in the City Plan.</li> <li>- The intended building heights respond to topographical features to ensure buildings do not dominate the landscape.</li> </ul>	
557	<i>Refer to # 281</i>				
560	<i>Refer to # 281</i>				
561	<i>Refer to # 281</i>				
564	195-199 Delancey Street, Ormiston	Change from Environmental Management to Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Site falls within a corridor of properties earmarked for low to medium density residential development.</li> <li>- Site is close to school, shops and public transport.</li> <li>- Limitations on the site have been overtaken by events and previous planning decisions.</li> <li>- Site constraints can be managed through development design.</li> </ul>	<ul style="list-style-type: none"> <li>- The majority of the site is constrained by flooding.</li> <li>- Site is predominantly bushland habitat under the Koala SPRP, which does not allow the clearing of non-juvenile koala habitat trees and would severely constrain any further development of the site.</li> </ul>	No change.
569	4B Harbourview Court, Cleveland	Change from Recreation and	<ul style="list-style-type: none"> <li>- Council approved the surrender of trusteeship.</li> </ul>	<ul style="list-style-type: none"> <li>- Council resolved to change the zoning to Major Centre under the current</li> </ul>	Change to Principal Centre Zone.



Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		Open Space to Principal Centre Zone.	- Council resolved to rezone the site to Major Centre in the current planning scheme.	planning scheme and this translates to Principal Centre Zone under the draft City Plan.	
574	604-612 Redland Bay Road, Alexandra Hills	Change from Environmental Management and Recreation and Open Space to Emerging Community Zone.	<ul style="list-style-type: none"> <li>- Located at the intersection of two major roads.</li> <li>- Surrounding area undergoing significant residential development.</li> <li>- Site has little ecological value, is subject to major road widening and does not form any meaningful part of an ecological corridor identified within the Strategic Framework.</li> </ul>	<ul style="list-style-type: none"> <li>- Section 761A of the Sustainable Planning Act requires that the City Plan must be consistent with the strategic intent of the Kinross Road structure plan.</li> <li>- Change to zoning on the site would conflict with the Act.</li> <li>- Currently subject of an appeal.</li> </ul>	No change.
575	<i>Refer to # 281</i>				
576	9 Water Street, Cleveland (Lot 14)	Change from Recreation and Open Space to Low Density Residential Zone.	- The owner has been paying rates on the lot and adjoining properties have recently been cleared for development.	<ul style="list-style-type: none"> <li>- Zoning is a rollover from the 1988 and 2006 planning schemes and the 1998 strategic plan.</li> <li>- Site is subject to significant storm tide and coastal erosion hazards.</li> </ul>	No change.
578	<i>Refer to # 281</i>				
579	<i>Refer to # 281</i>				
597	<i>Refer to # 372</i>				
598	<i>Refer to # 372</i>				
621	<i>Refer to # 281</i>				
796	377-385 Redland Bay Road Capalaba	Submitter disagrees with development of Indigiscapes for a fish farm.	N/A	Not related to the City Plan.	No change.
847	<i>Refer to # 281</i>				
928	<i>Refer to # 281</i>				
962	Redland Golf Course	'No encroachment into the golf course	N/A	Open Space zoning to be translated to Recreation and Open Space. No changes	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		in Redland Bay'.		proposed.	
980	<i>Refer to # 281</i>				
993	<i>Refer to # 281</i>				
995	14 Kenton Street, Alexandra Hills - (Kenton Street Park)	Supports the change of zoning from Open Space to Conservation under the draft City Plan.	N/A	Noted.	No change.
996	<i>Refer to # 281</i>				
1120; 3810	5-9 Mango Place, Thornlands	Change from Recreation and Open Space to Environmental Management and Medium Density Residential.	<ul style="list-style-type: none"> <li>- Dwelling house approved.</li> <li>- Northern portion does not flood.</li> <li>- MDR zoning adjoining the site.</li> </ul>	<ul style="list-style-type: none"> <li>- ROS zoning consistent with other land along Eprapah Creek.</li> <li>- Changed zoning would increase exposure to flood risk.</li> <li>- Highest and best use already achieved on the site.</li> </ul>	No change.
1156	<i>Refer to # 281</i>				
1157	<i>Refer to # 281</i>				
1158	9 – 15 Waterloo Street, Wellington Point	Change from Medium Density Residential to Local Centre Zone.	<ul style="list-style-type: none"> <li>- Population growth in Wellington Point.</li> <li>- No recent increase in commercially zoned land.</li> <li>- Strain on existing services.</li> <li>- Allow for increased flexibility.</li> </ul>	<ul style="list-style-type: none"> <li>- Centres and Employment Strategy recommends consolidating existing centres.</li> <li>- Residential accommodation is encouraged on this site, and facilitated by MDR zoning.</li> </ul>	No change.
1161	<i>Refer to # 281</i>				
1162	<i>Refer to # 281</i>				
1202	<i>Refer to # 281</i>				
1264	<i>Refer to # 184</i>				
1266	<i>Refer to # 281</i>				
1268; 1269; 1345; 1353; 1364; 1365; 1954; 2039;	5-23 Lind Street, Thornlands	Change from Low Density Residential to Low Density Residential	<ul style="list-style-type: none"> <li>- Zoning is out of character with surrounding development and will interface poorly to the south.</li> <li>- Area is a habitat for several</li> </ul>	<ul style="list-style-type: none"> <li>- SEQ regional plans encourage compact settlement to reduce infrastructure costs and environmental impacts. Site is in close proximity to</li> </ul>	Change to Low Density Residential Precinct LDR1.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
2094; 2631; 3202; 3244; 3249; 3251; 3254; 3419; 3490; 3761; 4091; 4237; 5246; 5248; 5252; 5253; 5431; 5434; 5435; 5495; 5580; 5763; 5764; 5765; 5766; 5767; 5769; 5773; 5774; 5775; 5776; 5777; 5778; 5780; 5837; 5871; 5962; 5963; 5967; 5968; 5969; 5970; 5971; 5974; 5978; 5986; 6002; 6141; 6142; 6193; 6196; 6198; 6202; 6203; 6320; 6322; 6324; 6325; 6327; 6328; 6330; 6331; 6333; 6336; 6428; 6467; 6468; 6469; 6470; 6471;		Precinct LDR2.	<p>native species and urban development will impact on environmental values.</p> <ul style="list-style-type: none"> <li>- Area forms a wildlife corridor linking Pinklands to Ziegenfusz Road and Boundary Road.</li> <li>- Surrounding acreage properties possess building envelopes and bushland protection overlays restricting dwelling size and land clearance.</li> <li>- Development may negatively impact hydrology on the site and increase run-off.</li> <li>- Site is affected by flooding and bushfire hazard.</li> <li>- Development would exacerbate traffic issues along Conley ave, Vintage Drive, and Ziegenfusz Road Roundabout.</li> <li>- Lind Street too narrow to safely accommodate emergency vehicles.</li> </ul>	<p>existing low density residential and is suitable for development due to proximity of trunk services and flat topography.</p> <ul style="list-style-type: none"> <li>- The character of Lind Street is defined by existing low density residential allotments.</li> <li>- Site is sparsely vegetated and the wildlife corridor is located to the east and south of the site.</li> <li>- The local streets are wide enough to accommodate the expected vehicle trips from any future development of the site.</li> <li>- Council consider that Low Density Residential Precinct LDR1 is appropriate and will provide a transition between the residential areas to the north and south.</li> </ul>	

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6473; 6474; 6475; 6476; 6477; 6478; 6479; 6480; 6481; 6482; 6483; 6484; 6485; 6486; 6487; 6488; 6489; 6490; 6491; 6492; 6493; 6495; 6496; 6512; 6576; 6578; 6579; 6580; 6581; 6586; 6587; 6588; 6589; 6596; 6597; 6598; 6599; 6600; 6601; 6602; 6603; 6604; 6605; 6619; 6620; 6621; 6622; 6623; 6625; 6626; 6627; 6629; 6630; 6642; 6643; 6644; 6645; 6646; 6648; 6649; 6650; 6651; 6652; 6656; 6657					
1269	<i>Refer to # 1268</i>				
1273	<i>Refer to # 281</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
1274	<i>Refer to # 281</i>				
1293; 1300; 1342; 1343; 1370; 6565	76-94, 96-108 & 124-138 Springacre Road, Thornlands	Change from Rural to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Sites no longer used, or suitable, for agricultural purposes.</li> <li>- Noise and odour impacts from poultry farms ceased.</li> <li>- Close to services.</li> <li>- Fulfil a gap in the market.</li> <li>- Adjoins a residential area to the east.</li> </ul>	<ul style="list-style-type: none"> <li>- The broader area to the west is identified within the Future Urban Growth Investigation Area – requires full investigation of the area.</li> <li>- No shortfall of planned residential land in the City to 2041.</li> <li>- Outside of the Urban Footprint.</li> <li>- Not close to sewer reticulation.</li> </ul>	No change.
1296	<i>Refer to # 281</i>				
1299	<i>Refer to # 281</i>				
1300	<i>Refer to # 1293</i>				
1306; 5748	197 Woodlands Drive & 157-196 Taylor Road, Thornlands	Change from Rural to Local Centre Zone and Low Density Residential – Precinct LDR2.	<ul style="list-style-type: none"> <li>- Should reflect the current approval.</li> <li>- Approval has demonstrated site is suitable for urban development.</li> <li>- Priority infrastructure area should reflect approval.</li> </ul>	<ul style="list-style-type: none"> <li>- Preliminary Approval overrides the planning scheme and is notated in the scheme in accordance with the Act.</li> <li>- Future Urban Growth Investigation Area – requires full investigation of the area.</li> <li>- Site is considerably detached from the existing priority infrastructure area and the development approved on the site does not necessitate urban infrastructure (e.g. reticulated sewerage).</li> </ul>	No change.
1342	<i>Refer to # 1293</i>				
1343	<i>Refer to # 1293</i>				
1345	<i>Refer to # 1268</i>				
1353	<i>Refer to # 1268</i>				
1362	31-39 Erapah Road, Thornlands	Submitter was informed that there would be a 'viewing corridor overlay' placed over their property.	N/A	No such overlay is proposed as part of the draft City Plan.	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
1364	<i>Refer to #1268</i>				
1365	<i>Refer to #1268</i>				
1370	<i>Refer to #1293</i>				
1400	159-169 Delancey Street, Ormiston	Change from Environmental Management to Low Density Residential/ Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Site does not contain 'significant' natural values.</li> <li>- Locality is characterised by residential and other uses.</li> <li>- Accessible to the road network and other services.</li> <li>- Current approvals on adjoining land.</li> <li>- Within Urban Footprint.</li> <li>- Acid Sulfate Soils and Bushfire Hazard overlays are not appropriate.</li> <li>- Stormwater can be addressed.</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning is a direct translation from the current planning scheme.</li> <li>- Environmental Significance Overlay &amp; Koala SPRP mapping identify significant habitat values.</li> <li>- Not appropriate to apply a residential zoning where no non-juvenile koala habitat trees can be removed.</li> <li>- Site is significantly constrained by flooding.</li> </ul>	No change.
1468	<i>Refer to # 281</i>				
1497	45-47 North Street, Cleveland	Increase intended building height from 13 metres to 19 metres.	<ul style="list-style-type: none"> <li>- Height limits not consistent with Toondah Harbour PDA which allows higher built form.</li> <li>- Other six-storey development in close proximity to the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently the subject of a development application.</li> <li>- The land is located on a ridgeline and visually prominent.</li> </ul>	No change.
1497	49-51 North Street, Cleveland	Change from Medium Density Residential to centre zoning.	<ul style="list-style-type: none"> <li>- Zoning should reflect use of the site as a Hotel.</li> <li>- Hotel use requires impact assessment in MDR zone.</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning is a direct translation from the current planning scheme.</li> <li>- Zoning does not inhibit existing use of the property.</li> <li>- Hotel use still requires impact assessment in a local or neighbourhood centre zone.</li> </ul>	No change.
1526	Lesley Harrison Dam	Supports Environmental Management zoning around Leslie Harrison	The area is known for its ecological values.	Noted.	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		Dam.			
1528	67 – 85 Kinross Road, Thornlands	Increase extent of Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Tailings dam does not play a role in the hydrology of the area/ can be revegetated.</li> <li>- Part of the open space zone is suitable for future urban purposes.</li> <li>- Arbitrary location of a future road corridor.</li> </ul>	<ul style="list-style-type: none"> <li>- Section 761A of the Sustainable Planning Act requires that the City Plan must be consistent with the strategic intent of the structure plan.</li> <li>- Change to zoning boundary on the site would conflict with the Act.</li> </ul>	No change.
1529; 4705; 6214; 6220	1–7 Pitt Road; 31, 33 – 37 & 39 – 47 Nelson Road; 601 – 609, 611, 614, 613 – 623 & 625 – 635 Main Rd, Wellington Point	Change from Low Density Residential to Rural Zone.  Change from Low Density Residential to Low-Medium Density Residential Zone.	<p><i>Rural</i></p> <ul style="list-style-type: none"> <li>- Removal of farm will result in loss of heritage, visual appeal and local food production.</li> <li>- Conflicts with the Redlands 2030 Community Plan.</li> </ul> <p><i>LMDR</i></p> <ul style="list-style-type: none"> <li>- Close proximity to public transport.</li> <li>- Aging population: appropriate for retirement facility.</li> <li>- SEQ Regional Plan: compact settlement.</li> <li>- Unconstrained and well buffered.</li> <li>- Large lots with single owner.</li> </ul>	<p><i>Rural</i></p> <ul style="list-style-type: none"> <li>- Rural zoning is no longer an appropriate intent for the land.</li> <li>- The land is surrounded by residential zoning and located in close proximity to infrastructure and services.</li> </ul> <p><i>LMDR</i></p> <ul style="list-style-type: none"> <li>- Low density residential is consistent with surrounding area.</li> </ul>	No change.
1570	2 - 6 School of Arts Road, Redland Bay	Change from Neighbourhood Centre to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Highly constrained by the Koala SPRP.</li> <li>- Residential zoning would not result in any greater level of impact than a centre zone.</li> <li>- Consistent with surrounding development.</li> </ul>	<ul style="list-style-type: none"> <li>- Koala SPRP constrains removal of koala habitat trees.</li> <li>- Significant bushfire hazard (high or very high potential bushfire intensity zone).</li> <li>- Rezoning would create unrealistic expectation.</li> </ul>	No change.
1767	Refer to # 281				
1770	Refer to # 220				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
1869	<i>Refer to # 281</i>				
1890	<i>Refer to # 281</i>				
1954	<i>Refer to # 1268</i>				
1964; 2982; 3003; 6288	157-169 Thorneside Road, Thorneside	Change from Low-Medium Density Residential to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Natural green space and native wildlife will be diminished by LMDR zoning.</li> <li>- Not consistent with the draft City Plan's strategic intent.</li> </ul>	<ul style="list-style-type: none"> <li>- Low density residential is consistent with surrounding area.</li> </ul>	Change the zoning of the following lots to Low Density Residential Zone: <ul style="list-style-type: none"> <li>- Lots 523, 524, 525, 526, 527 &amp; 528 on RP14126</li> <li>- 1 RP72718.</li> </ul>
2039	<i>Refer to # 1268</i>				
2073	Thompson Esplanade	Objects to any changes to Thompson Esplanade.	N/A	The draft City Plan does not propose any changes to Thompson Esplanade in terms of zoning or relevant overlays.	No change.
2094	<i>Refer to # 1268</i>				
2524	27 Piccaninny Street, Macleay Island	Change from Conservation to Character Residential Zone.	<ul style="list-style-type: none"> <li>- Nearby property was affected by similar constraints and had zoning changed to a residential zoning.</li> <li>- The zoning ought to reflect the dwelling house constructed on the lot.</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning reflects constraints over the site.</li> <li>- High and best use (dwelling house) has been achieved over the site.</li> </ul>	No change.
2544	<i>Refer to # 372</i>				
2546; 6251	219-221, 209, 215-217, 225-227 Bloomfield Street	Change from Medium Density Residential to Principal Centre Zone.	<ul style="list-style-type: none"> <li>- Site has been down-zoned which decreases development potential and value.</li> <li>- Centre zoning will promote the continued economic development and revitalisation of the Cleveland CBD.</li> <li>- MDR zoning is inconsistent with the Strategic Framework nomination of this centre as a</li> </ul>	<ul style="list-style-type: none"> <li>- Redland City Centres and Employment Strategy Review seeks to consolidate existing centres.</li> <li>- Past approvals over the site indicate market preference for a lower-rise product than what was envisaged by the current planning scheme.</li> <li>- Zoning consistent with adjoining land which protects residential amenity.</li> </ul>	No change.



Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
			Principal Centre, and a regional activity centre.		
2550	11-13 Smith Street, Capalaba	Change from Mixed Use Zone to High or Medium Impact Industry Zone.	<ul style="list-style-type: none"> <li>- Reflect existing use as concrete batching plant.</li> <li>- Identify appropriate level of assessment for upgrades to existing use.</li> </ul>	The Mixed Use Zone in this area generally covers sites that front Redland Bay Road. The site only fronts Smith Street and is more appropriately placed in the Low Impact Industry Zone compatible with the surrounding area.	Change to Low Impact Industry Zone.
2614	<i>Refer to # 281</i>				
2626	29 - 37 Pandanus Street, Birkdale	Change from Environmental Management to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Land is surrounded predominantly by low density residential development.</li> <li>- Close proximity to infrastructure and services, including convenience retail, employment nodes and a train station.</li> <li>- Development assessment can determine the ecological value of the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Significant environmental values identified over the site and forms part of a wildlife corridor.</li> <li>- Highest and best use achieved through dwelling house.</li> </ul>	No change.
2631	<i>Refer to # 1268</i>				
2652	<i>Refer to # 281</i>				
2656; 3018; 3913; 4784; 4793; 4805; 4813; 5686	1-21 Victoria Parade South, Coochiemudlo Island	Change from Recreation and Open Space to Conservation Zone.	<ul style="list-style-type: none"> <li>- Site requires management and rehabilitation, in accordance with the rest of the "Emerald Fringe".</li> </ul>	<ul style="list-style-type: none"> <li>- The zoning does not affect Council's management of the site.</li> <li>- Council sees value in a Conservation zoning of the site.</li> </ul>	Change to Conservation Zone.
2667	<i>Refer to # 281</i>				
2703	<i>Refer to # 281</i>				
2737	<i>Refer to # 281</i>				
2766	41 Yeo Street, Victoria Point	Change from Low-Medium Density Residential to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Zoning not consistent with the surrounding area.</li> <li>- Flood/storm tide issues.</li> <li>- Site provides habitat for birds.</li> </ul>	<ul style="list-style-type: none"> <li>- Zoning translated from current planning scheme.</li> <li>- Appropriately sized for alternative housing product.</li> <li>- Overlay can manage hazard without prejudicing development entitlements.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
				- Environmental Significance Overlay not identified on the site.	
2823	<i>Refer to # 281</i>				
2892	<i>Refer to # 281</i>				
2897	<i>Refer to # 355</i>				
2982	<i>Refer to # 1964</i>				
3003	<i>Refer to # 1964</i>				
3018	<i>Refer to # 2656</i>				
3024	<i>Refer to # 355</i>				
3039	182-194 Redland Bay Road, Redland Bay	Change from Environmental Management to Low Density Residential and Recreation and Open Space zones.	<ul style="list-style-type: none"> <li>- Site has limited environmental values.</li> <li>- Adjoining land is zoned low density residential.</li> </ul>	<ul style="list-style-type: none"> <li>- Site has historically been heavily vegetated.</li> <li>- Part of a wider wildlife corridor.</li> <li>- Koala SPRP constrains removal of koala habitat trees.</li> </ul>	No change.
3100	<i>Refer to # 281</i>				
3102	<i>Refer to # 281</i>				
3126	<i>Refer to # 281</i>				
3166	<i>Refer to # 281</i>				
3195	<i>Refer to # 281</i>				
3202	<i>Refer to # 1268</i>				
3220	<i>Refer to # 393</i>				
3221	15 Pryor Street, Ormiston	Change from Low Density Residential to Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Vacant site presents a logical extension of the approved retirement village.</li> <li>- Unconstrained in terms of remnant vegetation and environmental features.</li> </ul>	<ul style="list-style-type: none"> <li>- Spot zoning.</li> <li>- Current zoning boundary between MDR and LDR is logical.</li> </ul>	No change.
3237	<i>Refer to # 281</i>				
3244	<i>Refer to # 1268</i>				
3249	<i>Refer to # 1268</i>				
3251	<i>Refer to # 1268</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
3254	<i>Refer to # 1268</i>				
3419	<i>Refer to # 1268</i>				
3473	<i>Refer to # 555</i>				
3474	<i>Refer to # 555</i>				
3493	<i>Refer to # 281</i>				
3500	<i>Refer to # 281</i>				
3506	<i>Refer to # 281</i>				
3508	236-246 Queen Street, Cleveland	Change from Environmental Management to Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Site is surrounded by development and medium density residential zoned land.</li> <li>- Well serviced location.</li> <li>- Limited environmental constraints on the site.</li> </ul>	<ul style="list-style-type: none"> <li>- Limited environmental values, with corridors values being significantly eroded by surrounding development.</li> <li>- Medium density zoning appropriate considering access to infrastructure and services and surrounding zoning and existing development.</li> <li>- Environmental significance overlay will remain and layout of any future development will need to consider environmental values.</li> </ul>	Change to Medium Density Residential Zone.
3651	<i>Refer to # 281</i>				
3658	<i>Refer to # 281</i>				
6023; 6249	128 – 144 Boundary Road, Thornlands.	Change zoning to reflect Preliminary Approval.	<ul style="list-style-type: none"> <li>- Council has agreed to planning grounds for additional centre.</li> <li>- Site is relatively flat, with high traffic exposure, and benefits from existing signalised intersections.</li> <li>- Serves a significant catchment.</li> </ul>	<ul style="list-style-type: none"> <li>- Section 761A of the Sustainable Planning Act requires that the City Plan must be consistent with the strategic intent of the Kinross Road structure plan.</li> <li>- Change to zoning on the site would conflict with the Act.</li> <li>- Currently subject of an appeal.</li> </ul>	No change.
3729	126-128 Link Rd, Victoria Point	Objects to any high density housing on YMCA land.	N/A	Not related to City Plan.	No change.
3748	<i>Refer to # 281</i>				
3761	<i>Refer to # 1268</i>				
3810	<i>Refer to # 1120</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
3913	<i>Refer to # 2656</i>				
3957	238-254 Old Cleveland Road East, Capalaba	Change from Medium Density Residential Zone to Mixed Use Zone.	<ul style="list-style-type: none"> <li>- Brewer Street is a natural limit to Mixed Use Zone.</li> <li>- Will eliminate direct interface with residential zone.</li> </ul>	There is merit in extending the Mixed Use Zone to Brewer Street, as it does reduce the extent of residential interface. However, it is considered that a broader review of the area between Brewer Street and Jones Road is warranted before recommending any changes to this site specifically.	No change.
3957	1-5 Pittwin Road North, Capalaba	Change from Medium Density Residential Zone to Principal Centre Zone.	<ul style="list-style-type: none"> <li>- Unreasonable down zoning of the land.</li> <li>- Impedes expansion or re-purposing of existing commercial development.</li> <li>- Will still be able to achieve residential development under Principal Centre zoning.</li> </ul>	<ul style="list-style-type: none"> <li>- MDR zoning reflects the Capalaba master plan strategic intent for this site.</li> <li>- Optimises opportunities associated with direct frontage to Capalaba Regional Park.</li> </ul>	No change.
3988	<i>Refer to # 281</i>				
4025	196-212 Dickson Way, North Stradbroke Island	Zone to allow environmental tourism activities	<ul style="list-style-type: none"> <li>- Employment creation opportunity.</li> <li>- Majority of island is conservation: need more flexibility for private land owners.</li> <li>- Environmental Management deterrent to prospective buyers.</li> </ul>	<ul style="list-style-type: none"> <li>- The Environmental Management zoning allows for nature-based tourism.</li> <li>- Zoning is consistent with surrounding area.</li> <li>- NSI transition strategy being developed.</li> </ul>	No change.
4028	188-200 Waterloo Street, Cleveland	Change Environmental Management Zone to Low Density Residential Precinct LDR1 or LDR2.  Change Low	<i>Western side:</i> <ul style="list-style-type: none"> <li>- Environmental management zoning more suitable for fringe areas.</li> <li>- Site partially developed.</li> <li>- Potential to extend dead-end street.</li> <li>- Limited wildlife connectivity.</li> </ul>	<i>Western side:</i> <ul style="list-style-type: none"> <li>- Significant environmental values.</li> <li>- Potential edge effects of any further development.</li> </ul> <i>Eastern side:</i> <ul style="list-style-type: none"> <li>- Subdivision was designed to protect non-juvenile koala habitat trees and further subdivision would necessitate</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		Density Residential Precinct LDR2 to Low Density Residential Zone.	<i>Eastern side:</i> - Approved for lots for less than 6000m <sup>2</sup> . - Surrounded by low density residential zoned land. - Efficient use of existing infrastructure.	removal of these habitat trees.	
4040	<i>Refer to # 281</i>				
4062	454 Old Cleveland Road East, Birkdale	Remove Recreation and Open Space Zone and replace with Low-Medium Density Residential Zone.	- No direct recreational use is or has been proposed. - Limited environmental values. - Open space network superseded by events. - Zoning not consistent with purpose of open space zone.	- Open space zoned strip provides a corridor connection from north to south. - Zoning boundary should be straightened to facilitate logical development arrangement. - Zoning boundary to connect to Francene Place to avoid prohibited development under Koala SPRP.	Amend zoning boundary so that the Low-Medium Density Residential Zone connects to Francene Place and meets the zoning boundary to the north.
4091	<i>Refer to # 1268</i>				
4094	<i>Refer to # 220</i>				
4102; 4107; 5058; 6165; 6166	93-97, 99-103, 105, 107, 109, 109A, 111 & 113 Shore Street North, Cleveland	Change from Low Density Residential to Medium Density Residential Zone.	- Rezoning would compensate the property owners for their loss of amenity, views, land value, quality of life etc caused by Toondah Harbour PDA. - Consistent with land to the north and south.	- Slow take up of surrounding MDR-zoned land - Demand for attached housing is satisfied by existing MDR-zoned land. - Mid-rise development may impact heritage values of Cassim's Hotel. - Site is at risk of storm tide inundation. - Changed zoning would increase exposure to storm tide risk.	No change.
4107	<i>Refer to # 4102</i>				
4111	131-139 Bunker Road, Victoria Point	Change from Environmental Management to Low Density Residential Zone.	- Site is surrounded by low density residential lots which have been subdivided. - Koala 'corridor' running through the lot has no purpose. - Bunker Rd will become busier and therefore more dangerous	- Site contains significant environmental values and plays a corridor function. - Koala SPRP constrains removal of koala habitat trees, which makes development of the site difficult. - Site is affected by flooding. - No need for additional residential land.	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
			for koalas.		
4137; 5641; 5739	3-7 Cunningham Street; 1-3 & 5 Fraser Street; 4 & 6 Oxley Parade, Dunwich	Change from Low Density Residential Zone to centre zoning.	<ul style="list-style-type: none"> <li>- The site is close to the Dunwich ferry terminal.</li> <li>- Mixed-use/commercial buildings are already present in the vicinity.</li> <li>- Existing commercial uses on site.</li> <li>- Create a non-residential buffer zone around the petrol station and holiday camp.</li> </ul>	<ul style="list-style-type: none"> <li>- Existing local centre within close proximity to the east.</li> <li>- Take up of existing centre-zoned land on Dunwich has been slow and does not demonstrate need for more centre zoned land.</li> </ul>	No change.
4237	<i>Refer to # 1268</i>				
4314	136-150 Smith Street, Cleveland	Change from Low-Medium Density Residential to Medium Density Residential – Precinct MDR4.	<ul style="list-style-type: none"> <li>- Site is well serviced, close to hospital and health facilities.</li> <li>- Rezoning will enable alternative living options to respond to the changing and increasing needs of the ageing population.</li> <li>- It will support a viable redevelopment of the site.</li> <li>- Higher built form allows greater provision of open space.</li> </ul>	<ul style="list-style-type: none"> <li>- Close to medical services (Redlands Hospital), but not close to a centre or public transport.</li> <li>- 5 to 6 storey built form would not be compatible with the prevailing 1 and 2 storey detached houses in the surrounding neighbourhood.</li> </ul>	No change.
4314	83 Freeth Street, West, Ormiston	Change from Low-Medium Density Residential to Medium Density Residential – Precinct MDR4.	<ul style="list-style-type: none"> <li>- Central site is well serviced, close to Cleveland CBD.</li> <li>- Rezoning will enable alternative living options to respond to the changing and increasing needs of the ageing population.</li> <li>- It will support a viable redevelopment of the site.</li> <li>- Higher built form allows greater provision of open space.</li> </ul>	<ul style="list-style-type: none"> <li>- Well-located with regard to services.</li> <li>- No demonstrated present need for higher built form in this area.</li> <li>- The opportunity exists for a development application to challenge this basis and demonstrate an urgent need.</li> </ul>	No change.
4328	<i>Refer to # 281</i>				
4393	<i>Refer to # 372</i>				
4415	<i>Refer to # 355</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
4700	3 Poinciana Avenue, Victoria Point	Change from Recreation and Open Space to Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Medium density retirement uses will offer housing diversity and create more efficient use of existing infrastructure.</li> <li>- Better for this sporting use to be consolidated with other recreational uses.</li> <li>- The site is not heavily constrained.</li> </ul>	<ul style="list-style-type: none"> <li>- Changing the zoning may result in removal of this important piece of social infrastructure that supports the ageing population.</li> <li>- There is sufficient zoned land for attached housing in the City Plan and therefore no established need for rezoning.</li> </ul>	No change.
4705	<i>Refer to # 1529</i>				
4727	174-180 & 182-186 Wellington Street	Increase extent of Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Zoning boundary is arbitrary and based upon a previous court order.</li> <li>- Ecological assessment has identified the location of significant vegetation along and adjacent to this bank, which represents a logical zoning boundary.</li> </ul>	<ul style="list-style-type: none"> <li>- Current zoning boundary is not based on topographical or environmental features.</li> <li>- Limited constraints.</li> <li>- Top of bank represents a logical zoning boundary.</li> <li>- Efficient use of available land.</li> </ul>	Amend zoning boundary so that the Medium Density Residential Zone extends to the top of bank.
4784	<i>Refer to # 2656</i>				
4793	<i>Refer to # 2656</i>				
4805	<i>Refer to # 2656</i>				
4813	<i>Refer to # 2656</i>				
4826	Area bounded by Mooroondu Road, Beatty Road, Thorne Road and Frank Street, Thorneside	Change from Low Density Residential Precinct LDR1 to Low-Medium Density Residential/ Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- The area is close to public transport, schools, shops and other facilities.</li> <li>- Units would stimulate businesses in the area.</li> <li>- Up-zoning this area would be more appropriate than selling Council parks.</li> </ul>	<ul style="list-style-type: none"> <li>- The subject area contains many mature native trees that allow fauna to traverse through the locality.</li> <li>- The western portion of the subject area is high value bushland under the Koala SPRP, which does not allow non-juvenile koala habitat trees to be removed. This would constrain any realisation of higher density development.</li> </ul>	No change.
4841	<i>Refer to # 281</i>				
5043	<i>Refer to # 183</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
5058	<i>Refer to # 4102</i>				
5216	51 Passage Street, Cleveland	Change from Community Facilities Precinct CF5 to Precinct CF3.	<ul style="list-style-type: none"> <li>- The primary use of this site is a school, with the place of worship being a secondary use.</li> <li>- Placing this site within Precinct CF5 is inconsistent with other sites in the City that are within Precinct CF3.</li> </ul>	Community Facilities CF5 is intended for land used primarily for a place of worship and Precinct CF3 is for land used primarily for an educational establishment. This site has evolved over time to a point where the school is clearly the primary use and should accordingly be identified in Precinct CF3.	Change to Community Facilities CF3.
5246	<i>Refer to # 1268</i>				
5248	<i>Refer to # 1268</i>				
5252	<i>Refer to # 1268</i>				
5253	<i>Refer to # 1268</i>				
5405	46 Trundle Road, Thornlands	Park Residential.	- Request to remain as 6000m <sup>2</sup> lots.	- The site is within the Low Density Residential – Precinct LDR2, which has a minimum lot size of 6000m <sup>2</sup> .	No change.
5431	<i>Refer to # 1268</i>				
5434	<i>Refer to # 1268</i>				
5435	<i>Refer to # 1268</i>				
5445	<i>Refer to # 281</i>				
5451	75-83 Beckwith Street, Ormiston	Change from Environmental Management to part Medium Density Residential Zone (eastern side) and part Environmental Management Zone (western side).	<ul style="list-style-type: none"> <li>- SEQ Regional Plan seeks compact development form.</li> <li>- Site has limited environmental value at present.</li> <li>- Would enable rehabilitation of the western side of the site to support the ecological corridor.</li> </ul>	<ul style="list-style-type: none"> <li>- The site forms part of a major ecological corridor along the waterway.</li> <li>- Development within this area would narrow the corridor, reduce buffers and increase edge effects.</li> <li>- The site is separated from existing medium density zoned land by environmental areas and the proposal would not be a logical extension.</li> <li>- Site would have limited access in a flood event.</li> </ul>	No change.
5445	<i>Refer to # 281</i>				
5489	<i>Refer to # 281</i>				
5495	<i>Refer to # 1268</i>				



Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
5537	<i>Refer to # 281</i>				
5551	<i>Refer to # 281</i>				
5580	<i>Refer to # 1268</i>				
5585	<i>Refer to # 281</i>				
5622	218-232, 234-246, 248-260, 262-278 & 298-314 Heinemann Road, Redland Bay	Change from Rural to Low Density Residential – Precinct LDR1 or LDR2.	<ul style="list-style-type: none"> <li>- There is a shortage of detached dwellings in the Redlands, specifically large lot product.</li> <li>- Limited environmental constraints.</li> <li>- Site is contiguous to properties zoned residential.</li> <li>- The site can be serviced by urban infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>- The site is outside the urban footprint.</li> <li>- The site is not serviced by reticulated sewerage.</li> <li>- The site is within a major ecological corridor.</li> <li>- Sufficient land is zoned for detached housing.</li> <li>- The site plays a role in supporting the rural economy.</li> </ul>	No change.
5625	<i>Refer to # 281</i>				
5641	<i>Refer to # 4137</i>				
5663	28 Wrights Place, Mount Cotton	Change from Rural to Low Density Residential – Precinct LDR1 or LDR2.	<ul style="list-style-type: none"> <li>- The site is in close proximity to existing residential zoned land and development of the site would form an urban-rural transition.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is outside the Urban Footprint.</li> <li>- Sufficient land is zoned for detached housing.</li> <li>- Site is predominantly bushland habitat under the Koala SPRP, which does not allow the clearing of non-juvenile koala habitat trees and would severely constrain any further development of the site.</li> </ul>	No change.
5672	<i>Refer to # 355</i>				
5677	<i>Refer to # 355</i>				
5686	<i>Refer to # 2656</i>				
5687	38-62 Moreton Bay Road, Capalaba	Increase intended building height from 17-23 metres to 29-41 metres.	<ul style="list-style-type: none"> <li>- To make development financially viable.</li> <li>- Allow flexibility in development options.</li> <li>- Site is not in a sensitive location.</li> <li>- Proximity to Capalaba bus interchange.</li> </ul>	The intent of the Principal Centre Zone Code for Capalaba is that development is at its highest around the proposed bus interchange and transitions down in height as it extends outwards from this core. Increased height on this site would affect this built form intent, which is carried through from the Capalaba CBD	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
				Master Plan.	
5705	<i>Refer to # 281</i>				
5713	<i>Refer to # 281</i>				
5720	<i>Refer to # 281</i>				
5726	2-16 & 18-22 Wynyard Street	Increase intended building height from 23 metres to 29 metres.	<ul style="list-style-type: none"> <li>- To make development financially viable.</li> <li>- Will provide a transition of building height to the east.</li> </ul>	The intent of the Principal Centre Zone Code for Cleveland is that development is at its highest at its core contained within Middle Street, Shore Street, Waterloo Street and Wynyard Street. It then transitions down in height as it extends outwards from this core. Increased height on this site would affect this built form intent, which is carried through from the Cleveland CBD Master Plan.	No change.
5734	<i>Refer to # 281</i>				
5735	241-259 Boundary Road, Thornlands	Change from Rural to Emerging Community Zone.	<ul style="list-style-type: none"> <li>- Site close to residential support services – retail, employment and education.</li> <li>- Site adjoins existing residential development to the east.</li> <li>- Appropriate measures are possible to co-exist with agricultural land uses and poultry activities.</li> <li>- Cleared land exists for residential in the southern half of the site.</li> <li>- An Emerging Community zone would discourage high intensity agricultural uses close to existing residential.</li> </ul>	<ul style="list-style-type: none"> <li>- Site is outside the urban footprint.</li> <li>- The broader area to the west is within a Future Urban Growth Investigation Area designation and appropriate investigation must occur to determine the function of this area.</li> <li>- There is adequate land supply to accommodate future population growth.</li> </ul>	No change.
5739	<i>Refer to # 4137</i>				
5746	<i>Refer to # 281</i>				
5748	<i>Refer to # 1306</i>				
5763	<i>Refer to # 1268</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
5764	<i>Refer to # 1268</i>				
5765	<i>Refer to # 1268</i>				
5766	<i>Refer to # 1268</i>				
5767	<i>Refer to # 1268</i>				
5769	<i>Refer to # 1268</i>				
5773	<i>Refer to # 1268</i>				
5774	<i>Refer to # 1268</i>				
5775	<i>Refer to # 1268</i>				
5776	<i>Refer to # 1268</i>				
5777	<i>Refer to # 1268</i>				
5778	<i>Refer to # 1268</i>				
5780	<i>Refer to # 1268</i>				
5789	<i>Refer to # 220</i>				
5816	<i>Refer to # 281</i>				
5818	<i>Refer to # 281</i>				
5828	124-130, 132-136 & 138-144 Bunker Road, Victoria Point	Change from Emerging Community to Low-Medium Density Residential Zone.	- LMDR is a more unique and descriptive zoning category than Emerging Community.	- Emerging Community is appropriate as structure planning of the area has not yet been undertaken.	No change.
5833	20-24 Kate Street, Macleay Island	Change from Low Impact Industry to Conservation or Recreation & Open Space Zone	- It brings light industrial to a residential environment and imposes impacts beyond the site. - The lots are covered by the Environmental Significance overlay. - It would reduce the amenity of adjoining lots.	- There is a need for industrial zoned land to service the local population of the Southern Moreton Bay Islands. - The site represents an appropriate location; central to the island, on its major spine road, adjoining a local centre zone and containing significant cleared areas on the site. - Impacts from development on the site can be suitably buffered and mitigated.	No change.
5837	<i>Refer to # 1268</i>				
5841	18-22 Beveridge Road,	Change from Neighbourhood	- Site has been arbitrarily identified as a Neighbourhood	- Council considers that the site is more appropriately zoned Medium Density	Change to Medium Density Residential

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
	Thornlands	Centre to Medium Density Residential Zone.	<p>Centre.</p> <ul style="list-style-type: none"> <li>- Not sufficient floor space for anchor tenants to establish.</li> <li>- Realisation of commercial is unlikely in the short to medium term.</li> <li>- The site should not be sterilised by Council's planning objectives but should be given the opportunity to contribute to the growth of Thornlands.</li> <li>- The collector street through the site is unnecessary for the connectivity of the structure plan area.</li> </ul>	<p>Residential.</p> <ul style="list-style-type: none"> <li>- The proposed road connection through the site is necessary to improve accessibility within this part of the structure plan area.</li> </ul>	Zone.
5853	<i>Refer to # 281</i>				
5859	<i>Refer to # 281</i>				
5871	<i>Refer to # 1268</i>				
5875	<i>Refer to # 281</i>				
5876	<i>Refer to # 281</i>				
5891	<i>Refer to # 281</i>				
5894	<i>Refer to # 281</i>				
5899	<i>Refer to # 281</i>				
5900	32A Teak Lane, Victoria Point	Change from Recreation and Open Space to Major Centre Zone.	<ul style="list-style-type: none"> <li>- Trusteeship surrendered by Council and sold to developer.</li> <li>- Anti-social behaviour in park.</li> <li>- Limited environmental values.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently subject of Court appeal.</li> <li>- Any changes to zoning would be pre-emptive and prejudicial to the appeal.</li> </ul>	No change.
5901	14-20 Bonnie Street, Thornlands	Supports the proposed change of zoning from the Park Residential Zone to the Low Density Residential Zone – Precinct	The zoning appropriately reflects the use of the site.	Noted.	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
		LDR2.			
5917	<i>Refer to # 281</i>				
5920	48-50 Little Shore Street, Cleveland	Change from Medium Density Residential to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- There is limited parking in the quiet area and more density would detract from the beautiful parks and view of the foreshore.</li> </ul>	<ul style="list-style-type: none"> <li>- The site is located adjacent to other medium density zoned lots and in close proximity to open space.</li> <li>- The site has approval for multiple dwellings consistent with the medium density residential zone.</li> </ul>	No change.
5922	<i>Refer to # 281</i>				
5931; 5934	14-24 Orchard Road, Redland Bay	Change from Rural to a residential zone.	<ul style="list-style-type: none"> <li>- The site should be included a part of the Shoreline development.</li> </ul>	<ul style="list-style-type: none"> <li>- The site is not part of the Shoreline approval and cannot be included in that approval.</li> <li>- The site is outside the urban footprint.</li> <li>- The site is within a Future Urban Growth Investigation Area, and future planning investigation is required to determine the extent of urban zoning.</li> </ul>	No change.
5934	<i>Refer to # 5931</i>				
5945	<i>Refer to # 281</i>				
5955	224-232 Bunker Road, Victoria Point	Change from Rural to Low-Medium Density Residential Zone.	<ul style="list-style-type: none"> <li>- Not suitable for agricultural activities.</li> <li>- Proximity to Victoria Point Shopping Centre.</li> </ul>	<ul style="list-style-type: none"> <li>- Adequate land supply for housing provided within urban footprint.</li> <li>- Located outside urban footprint.</li> <li>- Inconsistent with SEQ Regional Plan.</li> </ul>	No change.
5962	<i>Refer to # 1268</i>				
5963	<i>Refer to # 1268</i>				
5964	15 Daveson Road, Capalaba	Change part of site zoned Recreation and Open Space to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- The site's conservation area classification in the Open Space Strategy is not consistent with the definition in the document.</li> <li>- Site is surrounded by residential development.</li> <li>- State Planning Policy does not identify any significant vegetation over the site.</li> <li>- The site's characteristics are not</li> </ul>	<ul style="list-style-type: none"> <li>- The site adjoins Council owned conservation land and forms an east-west connection.</li> <li>- The ROS portion of the site is heavily vegetated and represented in the Environmental Significant Overlay.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
			consistent with the ROS zone purpose.		
5967	<i>Refer to # 1268</i>				
5968	<i>Refer to # 1268</i>				
5969	<i>Refer to # 1268</i>				
5970	<i>Refer to # 1268</i>				
5971	<i>Refer to # 1268</i>				
5973	<i>Refer to # 372</i>				
5974	<i>Refer to # 1268</i>				
5977	<i>Refer to # 372</i>				
5978	<i>Refer to # 1268</i>				
5980	<i>Refer to # 372</i>				
5986	<i>Refer to # 1268</i>				
5987	<i>Refer to # 281</i>				
5992	<i>Refer to # 281</i>				
5993	<i>Refer to # 220</i>				
6002	<i>Refer to # 1268</i>				
6014	<i>Refer to # 555</i>				
6049	<i>Refer to # 281</i>				
6085	<i>Refer to # 372</i>				
6106	<i>Refer to # 281</i>				
6121	205-229 & 231-247 Serpentine Creek Road, Redland Bay	Change from Rural to Emerging Community Zone.	<ul style="list-style-type: none"> <li>- To promote orderly development within the Southern Redland Bay area with no 'leapfrogging'.</li> <li>- Ensures a road design considers future development potential.</li> <li>- Facilitates future ecological corridors.</li> <li>- The site is within 10 minute walk of the proposed Town Centre.</li> <li>- Facilitates market choice and negates a developer monopoly.</li> </ul>	<ul style="list-style-type: none"> <li>- The site is outside the Urban Footprint.</li> <li>- The site is within a Future Urban Growth Investigation Area, and future planning investigation is required to determine the extent of urban zoning.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6141	<i>Refer to # 1268</i>				
6142	<i>Refer to # 1268</i>				
6153	<i>Refer to # 281</i>				
6165	<i>Refer to # 4102</i>				
6166	<i>Refer to # 4102</i>				
6193	<i>Refer to # 1268</i>				
6195	387-395 Old Cleveland Road East, Birkdale	Increase extent of Medium Density Residential Zone to reflect development approval.	<ul style="list-style-type: none"> <li>- To reflect the footprint of the recent 1 into 8 lot approval.</li> <li>- It is difficult to develop the unit site without encroaching into the open space zone triggering prohibited development under the Koala SPRP.</li> </ul>	<ul style="list-style-type: none"> <li>- Subdivision has not been carried out.</li> <li>- Opportunities for the zoning line to be considered once the subdivision has occurred and metes and bounds are known.</li> </ul>	No change.
6196	<i>Refer to # 1268</i>				
6198	<i>Refer to # 1268</i>				
6202	<i>Refer to # 1268</i>				
6203	<i>Refer to # 1268</i>				
6212	220-236 Colburn Avenue, Victoria Point	Remove Recreation and Open Space Zone and replace with Medium Density Residential Zone	<ul style="list-style-type: none"> <li>- The small open space portion is uneconomical or practical to be maintained by Council as park.</li> <li>- There are no wetlands or ecological values present in the drainage reserve.</li> <li>- The zoning does not allow for remedial works to be undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>- The open space zoning forms part of a drainage, pedestrian and ecological linkage.</li> <li>- Maintenance costs do not present any significant challenges, being close to other similar drainage reserves.</li> </ul>	No change.
6214	<i>Refer to # 1529</i>				
6218	<i>Refer to # 281</i>				
6220	<i>Refer to # 1529</i>				
6229	4-6 E robin Street, Coochiemudlo Island	Change from Environmental Management to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Seeks a zoning suitable for subdivision and building a dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>- The Environmental Management zone reflects the extensive vegetation on the site and within the drainage line that runs through the centre of the site.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6245	<i>Refer to # 372</i>				
6246	128-132 Middle Street and 191 Shore Street, Cleveland	Increase intended building height from 19 metres to 29 metres.	<ul style="list-style-type: none"> <li>- Community acceptance of increased building height.</li> <li>- Will enhance range of housing choice.</li> <li>- Will support the higher order objectives of the SEQ Regional Plan and Cleveland CBD Master Plan.</li> </ul>	The intent of the Principal Centre Zone Code for Cleveland is that development is at its highest at its core contained within Middle Street, Shore Street, Waterloo Street and Wynyard Street. It then transitions down in height as it extends outwards from this core. Increased height on this site would affect this built form intent, which is carried through from the Cleveland CBD Master Plan.	No change.
6249	<i>Refer to # 6023</i>				
6251	<i>Refer to # 2546</i>				
6270	2-22 Woodlands Drive, Thornlands	Change from Rural to Conservation Zone.	<ul style="list-style-type: none"> <li>- The sites contain significant flora and fauna.</li> <li>- The zoning is insufficient and will result in loss of protection for flora and fauna.</li> </ul>	<ul style="list-style-type: none"> <li>- Consistent zoning rule to apply Rural Zone to privately owned land outside the urban footprint and Environmental Management to privately owned land within the urban footprint (where Conservation Zone in the current planning scheme).</li> <li>- Environmental Significance and Waterway Corridors and Wetlands overlays to identify and protect environmental values.</li> </ul>	No change.
6270	145-167 Panorama Drive, Thornlands	Change from Environmental Management to Conservation Zone.	<ul style="list-style-type: none"> <li>- The sites contain significant flora and fauna.</li> <li>- The zoning is insufficient and will result in loss of protection for flora and fauna.</li> </ul>	<ul style="list-style-type: none"> <li>- Consistent zoning rule to apply Rural Zone to privately owned land outside the urban footprint and Environmental Management to privately owned land within the urban footprint (where Conservation Zone in the current planning scheme).</li> <li>- Environmental Significance and Waterway Corridors and Wetlands overlays to identify and protect environmental values.</li> </ul>	No change.



Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6273	<i>Refer to # 355</i>				
6278	<i>Refer to # 281</i>				
6284	<i>Refer to # 281</i>				
6288	<i>Refer to # 1964</i>				
6290	<i>Refer to # 281</i>				
6297	<i>Refer to # 281</i>				
6316	<i>Refer to # 281</i>				
6320	<i>Refer to # 1268</i>				
6321	<i>Refer to # 281</i>				
6322	<i>Refer to # 1268</i>				
6324	<i>Refer to # 1268</i>				
6328	<i>Refer to # 1268</i>				
6330	<i>Refer to # 1268</i>				
6331	<i>Refer to # 1268</i>				
6333	<i>Refer to # 1268</i>				
6336	<i>Refer to # 1268</i>				
6341; 6349	145-167 Panorama Drive, Thornlands	Change eastern side of property to Low-Medium Density Residential.	Will reduce bushfire risk.	<ul style="list-style-type: none"> <li>- Site contains significance environmental values that would be diminished by a residential zoning.</li> <li>- Site is predominantly bushland habitat under the Koala SPRP, which does not allow the clearing of non-juvenile koala habitat trees and would severely constrain any further development of the site.</li> </ul>	No change.
6348	<i>Refer to # 281</i>				
6349	<i>Refer to # 6341</i>				
6352	847-897 German Church Road, Redland Bay	Change from Low Impact Industry to Low Density Residential Zone.	<ul style="list-style-type: none"> <li>- Redland Bay does not need additional industrial development.</li> <li>- Site is unsuitable for industrial development due to poor road connectivity and residential proximity.</li> </ul>	<ul style="list-style-type: none"> <li>- Currently the subject of a development application and would be pre-emptive to consider a change of zoning under the City Plan.</li> </ul>	No change.

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
			- Site is able to support residential use whilst retaining identified open space.		
6358	206-218 Point O'Halloran Road, Victoria Point	Change from Environmental Management to Conservation Zone.	- Site is part of RAMSAR wetlands and is important to health of Southern Moreton Bay. - Development would impact on 'recreation and health improvement' in Victoria Point.	- The site is an estuarine wetland that contains significant environmental values. - The site is heavily constrained by the Flood and Storm Tide and Coastal Protection (Erosion Prone Areas) overlays. - The Environmental Management zoning may give an unrealistic expectation that the land is able to accommodate a dwelling house.	Change the Environmental Management Zone on the site to Conservation Zone.
6367	<i>Refer to # 555</i>				
6428	<i>Refer to # 1268</i>				
6467	<i>Refer to # 1268</i>				
6468	<i>Refer to # 1268</i>				
6469	<i>Refer to # 1268</i>				
6470	<i>Refer to # 1268</i>				
6471	<i>Refer to # 1268</i>				
6473	<i>Refer to # 1268</i>				
6474	<i>Refer to # 1268</i>				
6475	<i>Refer to # 1268</i>				
6476	<i>Refer to # 1268</i>				
6477	<i>Refer to # 1268</i>				
6478	<i>Refer to # 1268</i>				
6479	<i>Refer to # 1268</i>				
6480	<i>Refer to # 1268</i>				
6481	<i>Refer to # 1268</i>				
6482	<i>Refer to # 1268</i>				
6483	<i>Refer to # 1268</i>				
6484	<i>Refer to # 1268</i>				
6485	<i>Refer to # 1268</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6486	<i>Refer to # 1268</i>				
6489	<i>Refer to # 1268</i>				
6490	<i>Refer to # 1268</i>				
6491	<i>Refer to # 1268</i>				
6492	<i>Refer to # 1268</i>				
6493	<i>Refer to # 1268</i>				
6495	<i>Refer to # 1268</i>				
6496	<i>Refer to # 1268</i>				
6508	<i>Refer to # 281</i>				
6509	<i>Refer to # 555</i>				
6512	<i>Refer to # 1268</i>				
6565	<i>Refer to # 1293</i>				
6576	<i>Refer to # 1268</i>				
6578	<i>Refer to # 1268</i>				
6580	<i>Refer to # 1268</i>				
6581	<i>Refer to # 1268</i>				
6586	<i>Refer to # 1268</i>				
6587	<i>Refer to # 1268</i>				
6588	<i>Refer to # 1268</i>				
6589	<i>Refer to # 1268</i>				
6590	111, 121, 125 & 143-147 Esplanade; 102-104 & 124-134 Broadwater Terrace, Redland Bay	Increase intended building heights from 13 metres to 19 metres.	<ul style="list-style-type: none"> <li>- Three-storey development is unviable and undesirable.</li> <li>- Medical and other services, as well as public transport are in close proximity.</li> <li>- Limited number of owners makes consolidated development easier.</li> <li>- Higher densities can manage population pressures.</li> <li>- Cleveland and Capalaba are allowed mid-rise.</li> </ul>	<ul style="list-style-type: none"> <li>- Three-storey development common development form throughout Redland City.</li> <li>- The intended density of residential development reflects the hierarchy of the Redland Bay centre and available infrastructure.</li> </ul>	No change.
6596	<i>Refer to # 1268</i>				
6597	<i>Refer to # 1268</i>				

Submission ID #	Property Address	Submission Request	Summary Grounds	Analysis	Change(s) in response to submission(s)
6598	<i>Refer to # 1268</i>				
6599	<i>Refer to # 1268</i>				
6600	<i>Refer to # 1268</i>				
6601	<i>Refer to # 1268</i>				
6602	<i>Refer to # 1268</i>				
6603	<i>Refer to # 1268</i>				
6604	<i>Refer to # 1268</i>				
6605	<i>Refer to # 1268</i>				
6619	<i>Refer to # 1268</i>				
6620	<i>Refer to # 1268</i>				
6621	<i>Refer to # 1268</i>				
6622	<i>Refer to # 1268</i>				
6623	<i>Refer to # 1268</i>				
6625	<i>Refer to # 1268</i>				
6626	<i>Refer to # 1268</i>				
6627	<i>Refer to # 1268</i>				
6628	227-237 Bunker Road, Mount Cotton	Change from Rural to Emerging Community Zone.	- Proximity to Victoria Point Shopping Centre and other Emerging Community zoning.	- Adequate land supply for housing provided within urban footprint. - Located outside urban footprint. - Inconsistent with SEQ Regional Plan.	No change.
6629	<i>Refer to # 1268</i>				
6630	<i>Refer to # 1268</i>				
6642	<i>Refer to # 1268</i>				
6643	<i>Refer to # 1268</i>				
6644	<i>Refer to # 1268</i>				
6645	<i>Refer to # 1268</i>				
6646	<i>Refer to # 1268</i>				
6648	<i>Refer to # 1268</i>				
6649	<i>Refer to # 1268</i>				
6650	<i>Refer to # 1268</i>				
6651	<i>Refer to # 1268</i>				
6652	<i>Refer to # 1268</i>				
6656	<i>Refer to # 1268</i>				
6657	<i>Refer to # 1268</i>				

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<b>Submission ID #</b>	<b>Property Address</b>	<b>Submission Request</b>	<b>Summary Grounds</b>	<b>Analysis</b>	<b>Change(s) in response to submission(s)</b>
6665	<i>Refer to # 281</i>				

## 7.2 Rezoning Council Land

## 7.2.1 Open Space, Conservation and Environmental Protection zoned land

Site No.	Property	Individual Submissions Against	Proforma/petition submissions Against	Individual Submissions in support
1	126a Vienna Road, Alexandra Hills	3	0	2
2	141 Bunker Road, Victoria Point	12	204 proformas	1
3	23 Thompson Street, Victoria Point	3	0	0
4	2a Scotby Court (Workington Street Park)	9	88 proformas 4 petitions	0
5	4 Elmhurst Street and 59 Finucane Road, Capalaba (Elmhurst Street Park)	3	5 proformas	0
6	4 Wills Lane, Capalaba	1	0	1
7	46A Alexandra Circuit, Alexandra Hills	1	3 proformas	1
8	48-52 Vienna Road, Alexandra Hills	3	1 proforma	2
9	49-57 Quarry Road, Birkdale	75	85 proformas 1 petition	1
10	521 Old Cleveland Road East, Birkdale	28	1 proforma	2
11	53 Fisher Road, Thorneside	121	266 proformas 1 petition	0
12	62 Bowen Street, Capalaba	6	2 proformas	1
13	68 Sycamore Parade, Victoria Point	1	2 proformas	4
14	7 John Street, Cleveland	7	20 proformas 2 petitions	1
15	84 Ferry Road, Thorneside	1	0	1
	In addition a proforma with over 3000 submitters objected to <i>“Rezoning and sale of Council-owned parks, bushland and open space throughout the Redlands which will reduce our greenspace amenity, destroy koala habitat and intensify development in already-developed urban areas.”</i>			

**Site 1: 126a Vienna Road Alexandra Hills****Grounds of Submission**

In **support** of the proposed rezoning to the Low Density Residential (LDR) zone the following grounds were raised:

- The rezoning offers an opportunity to provide infill development consistent with the South East Queensland (SEQ) Regional Plan. The site is within walking distance to numerous services and facilities.
- The site will offer housing diversity and affordability for residents through a choice of housing product and location.
- The proposed zone will align with the surrounding locality.
- The site is a “pocket park” and is a non-functional space as it does not contain sufficient area to accommodate sporting structures.
- There is a surplus of open space and parklands within the immediate locality therefore the change in zone will not impact upon residents as they have access to a number of other parks within the area.
- Request made that the Environmental Significance Overlay be removed from the site.

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- Open space is critical to the wellbeing of the community and is needed to maintain the biodiversity of the area.
- The site has numerous mature Eucalypts that are important to urban koalas and other urban wildlife.
- Local parks are important for the physical, mental and spiritual wellbeing of local communities. Small parks within walking distance are important for families with young children, people without transport, the elderly and dog owners.

## **Site 2: 141 Bunker Road Victoria Point**

### **Grounds of Submission**

In **support** of the proposed rezoning to a split zone of Low-Medium Density Residential (LMDR) and Recreation and Open Space the following grounds were raised:

- The proposed zoning is consistent with the intent of the SEQ Regional Plan for compact urban form and enables maximisation of existing community infrastructure whilst minimising the impact of development on the natural environment.
- The provision of urban zoning within the existing urban environment allows for the City to meet its required dwelling targets under the SEQ Regional Plan without the need to develop on the urban fringes of the City which results in the fragmentation of environmental and rural landscapes.
- The proposed rezoning is consistent with the key elements of the Strategic Framework of the planning scheme in that it provides an efficient settlement pattern which is predominantly contained within the designated urban area.
- The release of additional land also enables the provision of diverse and affordable housing for residents through a choice of housing product and location.
- The proposed Recreation and Open Space zone covers an area that contains significant environmental value, while the proposed LMDR zone covers an area with a large land holding with good access to services in an existing residential area.
- Request that the extent of Matters of Local Environmental Significance in the Environmental Significance Overlay on this site be reduced on the basis that:
  - The rehabilitation plots are not strategically located as they are disconnected from the higher value vegetation on site;
  - The extent of the overlay mapping grossly exaggerates where the values occur;
  - The property presents an opportunity to cater for on-site offsets with any values removed being able to be offset within the degraded areas adjoining the creek system designated for conservation land;
  - The desktop assessment found that the area contains mapped remnant vegetation towards the northern boundary only, no high value regrowth is mapped over the site and the site is not within a 'high risk area' for protected plants;
  - The field assessment found a large percentage of the site contains low or no vegetation values;
  - 2.1ha of the site is mapped as MLES and this is largely regrowth vegetation along the western and is of very low value;
  - The creekline to the north contains the highest ecological value on site;
  - The shallow dam appears to be artificially created and contains limited natural habitat value;
  - Tree species are dominated by *Melaleuca quinquenervia*, with scattered specimens of *Eucalyptus tereticorns*, *Eucalyptus seeana*, and *Eucalyptus racemosa*; and
  - The majority of tree specimens occur along the western site boundary (ie *Melaleuca quinquenervia*) whereas the eastern site boundary vegetation is dominated by regrowth *Allocasuarina* and *Acacia*.



In **objection** to the proposed rezoning to a split zone of LMDR and Recreation and Open Space the following grounds were raised:

- Purchasers in the surrounding Eprapah Estate were assured that 141 Bunker Road would remain a conservation area in perpetuity.
- The block was donated to Council with the idea of ongoing use by ratepayers.
- The area is well used on a daily basis by people walking for recreation, wildlife observation, dog-walking and as a place for children to enjoy adventure/exploration away from traffic.
- Many dwellings in Eprapah Estate are on small lots with little room for children to play.
- In no way could this area be regarded as “surplus to requirements”.
- There is minimal open space in this area.
- Physical and mental wellbeing of the community is instrumental to having access to open space and parkland areas particularly as urban areas become more built up.
- Do not support the rezoning or disposal of any part of properties purchased with rate-payers environmental levy, to buy land to remain as open space in perpetuity.
- Overlays show that this area forms part of the catchment of Eprapah Creek and its tributaries and this permanent water supports wildlife.
- Open areas of grassland support native fauna.
- An existing dam with blue waterlilies and reeds is frequented by native fauna.
- Groups of trees planted as a carbon sink are flourishing and stands of mature indigenous trees provide food and housing for native fauna.
- Habitat for all fauna and flora common to this area will be irreparably damaged if the rezoning occurs and the area is developed.
- The site has access to Eprapah Creek, the creek has not received an A rating in the yearly healthy waterways survey and needs further vegetation and natural filtration and not housing density adding further problems.
- Forms part of the Eprapah Creek wildlife corridor linking Mount Cotton through to the Eprapah Scout Association Conservation Area.
- Possible habitat for the Richmond Birdwing butterfly and Illidge Ant Blue Butterfly.
- The LMDR zone would create the possibility for the erection of townhouses which would not be in keeping with the low set detached dwellings in the area.
- No need for additional dwellings in this area.
- Additional dwellings will cause or exacerbate local traffic issues.

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**Site 3: 23 Thompson Street Victoria Point****Grounds of Submission**

In **objection** to the proposed rezoning to the Medium Density Residential (MDR) zone the following grounds were raised:

- The site has significant vegetation.
- The site is too small for residential development.
- The site is important from a tourist perspective to maintain the character of Thompson Street.
- The site is constrained by the flood overlay.
- It is impractical economically.
- It was never planned for development.
- It will increase traffic onto Thompson Street and the footpath.
- There are overland drainage constrictions.

**Site 4: 2a Scotby Court (Workington St Park) Alexandra Hills****Grounds of Submission**

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- As infill increases, there will be a need for more, not less open space, for residents.
- Local parks are important for the physical, mental and spiritual wellbeing of local communities;
- High density cities and developments globally recognise the need to retain as much green open space as possible.
- Rezoning will reduce greenspace and amenity.
- Re-zoning will destroy koala habitat and corridors.
- Intensify development in already-developed urban areas.
- The park is advantageous to the tourism industry.
- No need for additional dwellings in this area.
- Development would increase car dependency.
- Workington Street is essential as a thoroughfare for pedestrian traffic.
- The site's irregular shape would make it difficult to develop.
- The dedication of the park was a condition of a previous approval.
- Amenity impacts associated with noise, dust and traffic congestion and the disruption of services during the construction phase.
- The site is subject to a landslide hazard.
- The park is enjoyed by residents for a range of uses.
- The site has numerous mature Eucalypts that are important to native fauna.
- Local parks are important for the physical, mental and spiritual wellbeing of local communities. Small parks within walking distance are important for families with young children, people without transport, the elderly and dog owners.
- The park is positioned between two bushland areas – the bushland on Windemere Road and the transport corridor, so would assist in koala movement between habitat areas.

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**Site 5: 4 Elmhurst Street and 59 Finucane Road, Capalaba****Grounds of Submission**

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- The site has fifteen mature Eucalypts that are important habitat for urban koalas and other urban wildlife.
- The trees and open space at 4 Elmhurst Street are important for scenic amenity. The park is highly visible from Finucane Road, a main arterial road, so therefore contributes to the clean, green image of Redland City.
- Rezoning will reduce greenspace amenity and destroy koala habitat.
- Development should be intensified in already-developed urban areas.

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**Site 6: 4 Wills Lane, Capalaba****Grounds of Submission**

In **support** of the proposed rezoning to the LMDR zone the following grounds were raised:

- The change will positively improve the local community and enable future opportunities for residential development growth.
- The subject site is not identified as containing ecological, drainage or flood related issues.
- There is currently a surplus of open space areas and parklands within the immediate locality.
- The site reflects a ‘pocket park’ within the locality and is a currently a non-functional space.
- The site is an ideal location of residential infill development given the site’s location within convenient walking distance to numerous services and facilities.

In **objection** to the proposed rezoning to the LMDR zone the following grounds were raised:

- The site provides buffering from higher density uses.
- The submitter purchased their land in the knowledge that the land was for public use.
- The property supports local fauna.
- The park is widely used.
- Development will increase traffic and diminish an otherwise peaceful community.
- Development will decrease the value of neighbouring properties.

**Site 7: 46A Alexandra Circuit, Alexandra Hills****Grounds of Submission**

In **support** of the proposed rezoning to the LDR zone the following grounds were raised:

- The change will positively improve the local community and enable future opportunities for residential development growth.
- The subject site is not identified as containing ecological, drainage or flood related issues.
- There is currently a surplus of open space areas and parklands within the immediate locality.
- The site reflects a ‘pocket park’ within the locality and is currently a non-functional space.
- The site is an ideal location of residential infill development given the site’s location within convenient walking distance to numerous services and facilities.

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- As infill increases there will be a need for more, not less open space, for residents.
- Mental health studies indicate that the availability of green space in high density residential areas reduces crime and isolation.
- High density cities and developments globally recognise the need to retain as much green open space as possible.
- Open space is critical to the wellbeing of the community and is needed to maintain the biodiversity of the area.
- Rezoning will reduce greenspace amenity and destroy koala habitat.
- Rezoning will intensify development in already-developed areas.

**Site 8: 48-52 Vienna Road, Alexandra Hills****Grounds of Submission**

In **support** of the proposed rezoning to the LDR zone the following grounds were raised:

- The land is not currently utilised by the surrounding community.
- The immediate locality is over-served with four existing parks with greater levels of recreation facilities.
- The park does not meet the Desired Standards of Service for a park as it does not meet the 50% frontage to a local road requirement and therefore is not provided with high levels of casual surveillance to ensure they are safe and comfortable places.
- The site contains no environmental constraints under local and state legislation, and field survey confirmed limited ecological values exist within this maintained park.
- Aerials confirm that there is no connectivity of this site to areas of ecological importance in the broader landscape.
- The proposed zoning of the land is consistent with the intent of the SEQ Regional Plan for compact urban form and enables the maximisation of existing community infrastructure.
- Rezoning allows for the city to meet its required dwelling targets under the SEQ Regional Plan without the need to develop on the urban fringes of the city which results in the fragmentation of environmental and rural landscapes.
- The release of additional land within existing urban areas also enables the provision of diverse and affordable housing for residents through a choice of housing product and location.

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- The site acts as a vital native wildlife corridor to water, shelter and food.
- There is adequate land suitable for urban development without developing open space land.
- Public transport is already inadequate and therefore people will have to have cars, leading to more traffic and more road maintenance.
- The site has several mature Eucalypts that are important to urban koalas and other urban wildlife.
- Local parks are important for the physical, mental and spiritual wellbeing of local communities. Small parks within walking distance are important for families with young children, people without transport, the elderly and dog owners.

**Site 9: 59-57 Quarry Road, Birkdale****Grounds of Submission**

In **support** of the proposed rezoning to the LDR and Conservation zones the following grounds were raised:

- Large areas of the northern extent of the site are heavily degraded as a result of previous activities. These areas contain no or very limited vegetation and contain existing bitumen and areas of spoil.
- There appears to be no connection between the site and vegetation to the north. Major road infrastructure, train line, embankment, and residential to the north limits fauna movement north of the site.
- The majority of the vegetation across the site is regrowth or planted vegetation.
- The project area does not contain mapped remnant vegetation or high value regrowth.
- No state mapped watercourses or wetlands occur on site.
- It is a large land holding with good access to services in an existing residential area.
- Bus services are located within 250m of the site.
- The proposed zoning of the land is consistent with the intent of the SEQ Regional Plan for compact urban form and enables the maximisation of existing community infrastructure whilst minimising the impact of development on the natural environment.
- The release of additional land within existing urban areas enables the provision of diverse and affordable housing for residents through a choice of housing product and location.

In **objection** to the proposed rezoning to the LDR and Conservation zones the following grounds were raised:

- The site has undergone significant rehabilitation and represents a wildlife corridor.
- The site supports a range of fauna which should be protected.
- The site has significant landfill from the previous quarrying activities which would be expensive to remove.
- Currently this area is protected by the SEQ Koala State Planning Regulatory Provisions (SPRP). Rezoning this area to low density residential will result in removal of native vegetation.
- The proposed changes are not consistent with the 'objectives' of the draft City Plan which provide for extensive treed streetscapes, community spaces and maintaining vegetated corridors and waterway corridors as green breaks.
- The community should be provided with park facilities for a range of uses.
- Local residents have not had the opportunity to use this area for recreation as it has always been locked to the public.
- Development would result in a significant increase in vehicular traffic along local roads.
- The increase in traffic increases the risk that children could be injured by a car while walking along our street or riding their bikes.
- Rezoning will reduce greenspace amenity.



- Development would cause substantial fragmentation of habitat areas.
- Privacy will be lost through development of housing.
- Degradation in the form of edge effects would compromise the environmentally significant land.
- Quarry Road Park may have potential heritage value given its former history.
- Much of the current space for parkland in the area in this area is flood constrained, however this site is not.
- Introducing houses and dogs to this site will have a negative impact on the koala population and other wildlife.
- Selling off assets such as this is only creating a vicious cycle of needing to raise revenue for Council, but then attracting more people that need services.
- Rezoning is against the community's expectations of the intended purpose for the environmental levy.
- Green spaces assist in the overall health and biodiversity of the region.

**Site 10: 521 Old Cleveland Road East, Birkdale****Grounds of Submission**

One submission requests that the site be upzoned to MDR instead of LMDR.

In **support** of the proposed rezoning to a split zone of either LMDR or MDR and Conservation zones the following grounds were raised:

- The site is identified as being well-located to existing community amenities, parklands, shopping centres and fitness facilities.
- The changing in zone to Medium Density will align with the adjacent to site and enable future opportunities for residential development.
- There is currently a surplus of open space areas and parklands within the immediate locality.
- The change does not conflict with the observed environmental values for that part of the site.

In **objection** to the proposed rezoning to a split zone of LMDR and Conservation the following grounds were raised:

- Rezoning will reduce greenspace amenity.
- Development would cause substantial fragmentation of habitat areas.
- The increase in traffic increases the risk that children could be injured by a car.
- The site is heavily wooded and is a refuge for native fauna.
- The bushland provides an effective natural noise break from the nearby traffic areas and the local dump.
- By removing this appealing natural bushland, it will have a severe impact on the adjacent properties' land values.
- By keeping some green pockets in our communities we are able to teach our children about natural flora and fauna.
- This will diminish the integrity and environmental values of the entire site, significantly reducing the biodiversity values and wildlife habitat.
- The site is located next to the wildlife corridors surrounding the Judy Holt sports fields and waste transfer station.
- The corridors around the sport fields are narrow so this site plays an important role in maintaining a healthy functioning ecosystem in the area.
- It is against the community's expectations of the intended purpose for the environmental levy to rezone the land.

**Site 11: 53 Fisher Road, Thornside****Grounds of Submission**

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- The land was purchased by Council with the Environmental Levy and should not be used for residential purposes.
- The land contains protected vegetation and endangered regional ecosystems and has a variety of fauna that inhabit the area.
- Rezoning the land will deplete koala habitat trees.
- Rezoning the land will damage the ecotourism culture that Council actively promotes.

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**Site 12: 62 Bowen Street, Capalaba****Grounds of Submission**

In **objection** to the proposed rezoning to Conservation, Community Facilities and LDR zone the following grounds were raised:

- Rezoning will reduce greenspace amenity.
- Development would cause substantial fragmentation of habitat areas.
- When a property is bought for conservation purposes with the environmental levy the community expects it will be conserved for future generations.
- The site is home to a variety of native fauna.
- The area contains a number of native tree species suitable for koala habitat.
- The site has minimal maintenance requirements.
- The site is used for a number of recreational and cultural pursuits.
- Joining Keith Street would create congestion.

**Site 13: 67 Sycamore Parade, Victoria Point****Grounds of Submission**

In **support** of the proposed rezoning to the LDR zone the following grounds were raised:

- It serves little purpose as a park and all activities and equipment are generally located on the remaining larger portion at the western end.
- Is appropriate as long as it is zoned LDR and not zoned for town houses.
- Greater fulfilment of preferred outcomes found with the SEQ Regional Plan given that there will be an opportunity to contribute to infill housing.
- Redlands will offer housing diversity and affordability for residents through a housing choice of product and location.
- The change in zoning will align with the surrounding zoning.
- Current ‘pocket parks’ do not contain sufficient area to accommodate supporting structures including shelters, toilet facilities and informal sporting facilities including cricket pitches and nets or basketball half courts.
- There is a surplus of open space areas and parklands within the immediate locality.
- The site is devoid of significant vegetation and is disconnected from the larger open space area to the north.
- It is a waste of ratepayers funds to maintain.
- Children and teenagers, at times, congregate on the site after dark.
- Beer bottles, cans and other rubbish are often deposited on the site.
- There is plenty of remaining open space without this block.

In **objection** to the proposed rezoning to the LDR zone the following grounds were raised:

- Rezoning will reduce our greenspace amenity.
- Destroy koala habitat.
- The park is well used for a number of activities.
- Provides a convenient means of accessing nearby areas.

**Site 14: 7 John Street, Cleveland****Grounds of Submission**

In **support** of the proposed rezoning to Principal Centre zone the following grounds were raised:

- The land has had no formal lease or rent return to Council.
- The Lutheran Church has a much larger parcel of land on the corner of Russell and Waterloo Streets which could be reconfigured to accommodate a fenced off play area.
- The Principle Centre zoning is more in keeping with all the adjoining land holdings, enabling future growth in the Cleveland CBD.
- The land has the potential to provide a much bigger return to council and all Redland ratepayers in the form of rates.

In **objection** to the proposed rezoning to Principal Centre zone the following grounds were raised:

- Centres need park communal spaces to accommodate increased population densities.
- There is currently sufficient centre-zoned land in the Cleveland CBD.
- The proposed zoning has no regarding for the existing community use.
- The park was dedicated by the developer of the land when the parent lot was subdivided.
- There is much growth in the area, so there is a need for open space to be retained.
- The number of approved places in the child care centre would have to reduce.
- The child care centre is a vital not-for-profit community asset allowing local parents to return to the work force.
- The child care centre provides support and engagement for young families in the area.
- This is a very well needed and organised kindergarten that is desperately required in the area.
- The State Planning Policy and SEQ Regional Plan both require Council to plan for social infrastructure that is well located and accessible in relation to residential development, public transport services, employment and education opportunities.
- With anticipated population growth well located and accessible facilities close to Cleveland town centre will become increasingly important. Council should ensure these types of facilities are planned for and protected, through appropriate zoned land to meet the future needs of the community.
- The zoning change puts the parkland at risk of being sold off as commercial land, which will subsequently put this out of financial reach of the congregation to purchase.
- A more appropriate zoning would be “Community Facilities” which reflects the land’s current use.

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**Site 15: 84 Ferry Road, Thorneside (44 Ferry Road)****Grounds of Submission**

In **support** of the proposed rezoning to the MDR zone the following grounds were raised:

- The change will positively improve the local community and enable future opportunities for residential development growth.
- The subject site is not identified as containing ecological, drainage or flood related issues.
- There is currently a surplus of open space areas and parklands within the immediate locality.
- The site reflects a ‘pocket park’ within the locality and is a currently a non-functional space.
- The site is an ideal location of residential infill development given the site’s location within convenient walking distance to numerous services and facilities.

In **objection** to the proposed rezoning to the medium density residential zone the following grounds were raised:

- More open space is needed within Thorneside so that wildlife will have somewhere to live.

## Additional Considerations

On 9 December 2015 Council resolved as follows:

1. At the stage of reviewing submissions, to amend the proposed planning scheme by declaring that the proposed zoning changes for land currently identified as surplus to Redland City Council requirements which falls within land currently zoned 'environmental protection', 'conservation' and 'open space' (or part thereof), and currently intended to be transferred to the Redland Investment Corporation, not be progressed; and
2. To cease the transfer of Council owned land, zoned 'environmental protection', 'conservation' and 'open space' (or part thereof) to the Redland Investment Corporation.

## Analysis

Given that Council has resolved not to proceed with the proposed rezoning of these fifteen Council owned properties and has given direction to officers, a detailed analysis of the submissions has not been undertaken.

Change(s) in response to submission(s)	
126a Vienna Road, Alexandra Hills	Change to Recreation and Open Space Zone.
141 Bunker Road, Victoria Point	Change to Conservation Zone.
23 Thompson Street, Victoria Point	Change to Recreation and Open Space Zone.
2a Scotby Court (Workington Street Park)	Change to Recreation and Open Space Zone.
4 Elmhurst Street and 59 Finucane Road, Capalaba (Elmhurst Street Park)	Change to Recreation and Open Space Zone.
4 Wills Lane, Capalaba	Change to Recreation and Open Space Zone.
46A Alexandra Circuit, Alexandra Hills	Change to Recreation and Open Space Zone.
48-52 Vienna Road, Alexandra Hills	Change to Recreation and Open Space Zone.
49-57 Quarry Road, Birkdale	Change to Recreation and Open Space Zone.
521 Old Cleveland Road East, Birkdale	Reduce the portion of the site zoned Low-Medium Density Residential to the area zoned Community Purposes under the current planning scheme.
53 Fisher Road, Thorneside	Change to Environmental Management Zone.
62 Bowen Street, Capalaba	Change to Conservation Zone.
68 Sycamore Parade, Victoria Point	Change to Recreation and Open Space Zone.
7 John Street, Cleveland	Change to Recreation and Open Space Zone.
84 Ferry Road, Thorneside	Change to Recreation and Open Space Zone.



## 7.2.2 61 Macmillan Road, Alexandra Hills

Property	Individual Submissions Against	Proforma/petition submissions Against	Individual Submissions in support
61 McMillan Road, Alexandra Hills	18	136 proformas	1

**Grounds of Submission**

In **support** of the proposed rezoning to MDR zone the following grounds were raised:

- The site does not contain mapped areas of remnant vegetation.
- The site does not include any areas mapped as Bushland Habitat under the SEQ Koala SPRP.
- The site does not contain any Matters of State Environmental Significance.
- This zoning is well suited to this site as it is a large land holding with good access to services in an existing residential area.

In **objection** to the proposed rezoning to MDR zone the following grounds were raised:

- The proposed changes are not consistent with the ‘objectives’ of the draft City Plan which provide for extensive treed streetscapes, community spaces and maintaining vegetated corridors and waterway corridors as green breaks.
- The site has over a hundred mature Eucalypt trees that are important to urban koalas and other urban wildlife.
- When a property is bought for conservation purposes with the environmental levy the community expects it will be conserved for future generations.
- With koala numbers plummeting in Redland City over the past 10 years, it is important to retain habitat in areas with known populations.
- The site is situated between two large bushland reserves and this open space assists in facilitating koala and other wildlife movement between the two areas.
- South East Queensland SPRP mapping shows the koala conservation value of the land as medium value rehabilitation and should be conserved accordingly.
- Rezoning will reduce greenspace amenity.
- Development would cause substantial fragmentation of habitat areas.
- Previous approvals by Council suggest that there are fire risks associated with higher density development.
- Development should be limited to cleared areas only.
- Access along Stonebridge Street is constrained by the width of the street.

### Additional Considerations

At the meeting of the 27 January 2016 Council resolved to:

1. **Repeal clause 2 of the resolution for Item No. 16.2.2 of the General Meeting of 30 June 2010 which delegated authority to the Chief Executive Officer to undertake a limited subdivision of Lot 1 on RP810161, described as 61 McMillan Road, Alexandra Hills, to protect environmental values and dispose of the land by public auction or tender;**
2. **Direct Redland Investment Corporation to transfer the land described as 61 McMillan Road, Alexandra Hills from Redland Investment Corporation to Council;**
3. **Give direction during the submission review for draft City Plan 2015 that the land described as 61 McMillan Road be zoned conservation.**

### Analysis

Given that Council has resolved to zone the land Conservation and has given directions to officers, a detailed analysis of the submissions has not been undertaken.

#### Change(s) in response to submission(s)

Change(s) in response to submission(s)	
61 McMillan Road, Alexandra Hills	Change to Conservation Zone.

### 7.2.3 9-11 Oaklands Street, Alexandra Hills

Property	Individual Submissions Against	Proforma/petition submissions Against	Individual Submissions in support
9-11 Oaklands Street, Alexandra Hills	0	0	1

#### Grounds of Submission

With regards to 9-11 Oaklands Street, Alexandra Hills one submission was received. This submission was in **support** of the proposed rezoning to the MDR zone. The following grounds were raised:

- The zoning is consistent with current development occurring along Finucane Road.
- Alexandra Hills is a District Centre serviced by good transport, schools, TAFE, churches and community facilities.
- The rezoning complies with the stated strategic outcome of providing more affordable housing choices.

#### Analysis

The site was given a Preliminary Approval under section 242 of the *Sustainable Planning Act 2009* for a Material Change of Use for a Material Change of Use for Aged Persons and Special Needs Housing, Apartment Building, Display Dwelling, Dual Occupancy, Dwelling House, Home Business, Multiple Dwelling and Estate Sales Office on 4 December 2015 which has taken effect. The proposed Medium Density Residential zoning is consistent with this existing approval and is therefore the appropriate zoning under the proposed City Plan.

### 7.3 Requests to Change or Create an Overlay

Submitter requests to change an overlay, either by removing or amending the extent of the overlay, involved the following overlays:

- Environmental Significance Overlay;
- Waterway Corridors and Wetlands Overlay;
- Coastal Protection (Erosion Prone Areas) Overlay (*refer Attachment 5 – Safety and Resilience to Hazards for discussion*);
- Bushfire Hazard Overlay (*refer Attachment 5 – Safety and Resilience to Hazards for discussion*);
- Landslide Hazard Overlay (*refer Attachment 5 – Safety and Resilience to Hazards for discussion*); and
- Flood and Storm Tide Overlay (*refer Attachment 5 – Safety and Resilience to Hazards for discussion*).

Several submitters also requested new overlays be introduced:

- Mosquito Overlay;
- Scenic Amenity Overlay; and
- Protection of Poultry Industry Overlay as per current planning scheme (*refer Attachment 2 – Economic Growth for discussion*).

Overlay	Individual submissions	Proformas	Petitions
Environmental Significance Overlay	45	12	0
Waterway Corridors and Wetlands Overlay	6	0	0
Coastal Protection (Erosion Prone Areas) Overlay	10	0	0
Bushfire Hazard Overlay	22	0	0
Landslide Hazard Overlay	4	0	0
Flood and Storm Tide Overlay	13	0	0
Mosquito Overlay	2	0	0
Scenic Amenity Overlay	8	0	0
Protection of Poultry Industry Overlay	15	0	0

## **Environmental Significance Overlay**

### **Grounds of Submission**

Numerous requests to remove or reduce the overlay extent on a particular site or area, based on the following grounds:

- There are inconsistencies within the mapping in terms of which types of vegetation are identified as Matters of Local and State Environmental Significance.
- The site has been used for agricultural purposes and has little environmental value.
- The site's vegetation is not environmentally significant.
- The overlay mapping is out-dated.
- The mapping does not reflect a current approval over the lot.
- The overlay does not accurately reflect what is on the ground.
- Koalas have never been seen on the site.
- The koala mapping is inaccurate and Council should make representation to the State to reflect expert findings over the site.
- An ecologist who has visited the site has confirmed that the site has limited environmental values.
- Ecologist reports submitted as part of the submission outlines alternative environmental values to those outlined in the overlay code.
- The Natural Environment Decision Support System (NEDS) methodology utilised by Council in determining that the extent of MLES has included gardens and other urban vegetation.
- Removing the overlay mapping will contribute to a greater fulfilment of preferred outcomes found with the South East Queensland Regional Plan given that there will be an opportunity to contribute to infill housing.
- The imposition of this overlay will dramatically reduce the value of this property.
- The soil is acid sulphate.
- The Eucalyptus are poor quality and unsuitable for koalas.
- The site is dominated by exotic tree species that do not hold high ecological significance.

### **Analysis**

#### **Matters of State Environmental Significance (MSES)**

The proposed City Plan must reflect the State Planning Policy (SPP) and, in doing so, must reflect the 'MSES – Wildlife habitat' layer of the SPP mapping in the Environmental Significance Overlay. There is no ability to change the MSES portion of the overlay. The SPP mapping does change from time to time as the State completes more refined mapping, and the MSES in the overlay will be accordingly updated at those times.

### Matters of Local Environmental Significance (MLES)

Biodiversity Assessment and Management (BAAM) Pty Ltd were commissioned by Council to develop a definitive urban koala habitat mapping product for the Mainland and North Stradbroke Island (NSI) township areas for use in the proposed City Plan. In doing so BAAM adopted the following approach:

1. Review and compile all recent datasets on koala location and habitat in Redland City from all available sources to develop a single dataset of koala location records to inform the habitat mapping;
2. Complete field surveys to ground-truth habitat values for koala and evidence of koala occurrence, with survey site selection guided by Council's planning, land-use and conservation requirements;
3. Develop rules for the mapping of koala habitat of different value classes based on known food tree preferences of koala for specific *Eucalyptus* tree species;
4. Develop a definitive koala habitat mapping layer based on remnant, high-value regrowth and urban tree mapping developed as a product of the Natural Environmental Decision Support (NEDS Phase 2) project; and
5. Validate the mapping rules by intersecting field habitat assessment and koala survey results with the koala habitat mapping.

The MLES layer was created using LiDAR (Light Detection and Ranging), a remote sensing method that uses light in the form of a pulsed laser. These light pulses, combined with other data recorded by the airborne system, generate precise, three-dimensional information about characteristics on the surface of the earth, including things like vegetation extent. The LiDAR combined with aerial photos and field data to create the new regional ecosystem (RE) layer. One of the other key data sets produced was a definitive urban koala habitat map for the mainland and North Stradbroke Island township areas. This data set compiled all the data Council had, or had access to, for koala location and habitat.

Whilst the mapping is considered to be a marked improvement in terms of accuracy compared with the current RPS mapping, its accuracy is limited by the amount of field data able to be conducted within the scope of the proposed City Plan. For example, many private properties containing significant vegetation were not accessible for the purposes of this exercise and therefore LiDAR data was relied upon to determine habitat values.

Any changes to the MLES would have to be consistent with the methodology in creating the original data product. To make piecemeal changes in response to individual requests would undermine the integrity of the original data set.

Important to note is that the overlay does not elevate the level of assessment for material change of use and reconfiguring a lot. Therefore coverage of the overlay does not result in any additional application requirements. The overlay does incorporate a trigger for operational work

for vegetation clearing, however this is only triggered when there is clearing of native vegetation occurring. In this way, if the site does not contain any native vegetation but is identified in the overlay, clearing of any non-native vegetation will not trigger assessable development.

### Past approvals

Some sites identified in the submission are currently the subject of development applications, which are supported by ecological studies that seek to establish different habitat values over different sites. Whilst these studies may have merit, the findings of these studies must be tested through the development assessment process and any mapping updated accordingly through a future amendment.

When considering requests for the mapping to be removed or altered as part of the submission review process, it is considered that the mapping produced is as accurate as is possible within the scope of the proposed City Plan and a consistent approach has been adopted. Whilst it is acknowledged that there will be inconsistencies through the lack of large scale ground-truthing (especially on private land), owners of land affected by the MLES layer will have scope to develop their land for domestic purposes and will not be significantly inhibited by the overlay. In the event that land affected by the MLES is the subject of a development application for a non-domestic purpose, then the development assessment process is the appropriate means by which to rationalise the extent of the habitat values.

It should be noted also that whilst the draft mapping is the most recent available to Council at the time of notifying the draft City Plan, development occurring on the ground may not be reflected in the mapping until updates are carried out.

### Waterway Corridors and Wetlands Overlay

#### **Grounds of Submission**

Numerous requests to remove or reduce the overlay extent on a particular site or area, based on the following grounds:

- Most of the land is cleared and grassed.
- Ecological report identifies that the remaining trees are not significant.
- The overlay is out-dated and does not reflect current approvals on the land.
- A flood report supplied with the submission indicates that the site is not subject to flooding and therefore should be covered by this overlay.
- The waterway is usually dry.

Conversely, some submissions requests that the overlay show some artificial drainage lines and dams that are not currently mapped by the overlay.

## Analysis

The proposed City Plan's Waterway Corridors and Wetlands Overlay mapping is partly based upon State mapping under the Environment Protection Regulation 2008, which has been reflected in the State Planning Policy (SPP) as MSES - High Ecological Significance wetlands and Regulated vegetation/intersecting a watercourse. Under the Making and Amending Local Planning Instruments (MALPI) guidelines derived from the SPA, Council is required to express these interests in any new Local Planning Instrument.

In addition to the State mapping, Council has mapped watercourses across the City and applied a 'stream order' from 1 to 6. Stream orders 1 and 2 are generally dry streams at the headwater of the catchment and are not included for the purposes of the Overlay. Stream orders 3 and 4 have been mapped with a 25 metre buffer and stream orders 5 and greater have a 50 metre buffer applied. This has created a mapping layer whereby the downstream water courses are generally mapped in accordance with the SPP mapping (MSES - High Ecological Significance (HES) wetlands), whilst for the upstream watercourses, Council has applied its own methodology to include further features which are considered to be of significance. This methodology is considered to be rigorous and consistent across the City and therefore it is not recommended that changes be made to the mapping on individual properties.

In response to the mapping not being identified around some water bodies (e.g dams and drains), the mapping has not identified these features as they are artificial water bodies and are not part of a natural waterway or riparian corridor. As such Council's water course mapping and the SPP mapping have not picked up these features.

A number of submissions have stated that the subject property has little vegetation and therefore the mapping should be removed. The purpose of the mapping is to identify buffers of between 25 and 50 metres (depending on the 'stream order') around waterways in order to achieve the Purpose of the code. Purpose (2)(c) is of particular relevance to these submission and states that 'riparian vegetation, in-stream aquatic ecology and biodiversity along waterway corridors and around wetlands are maintained or enhanced'. Whilst there may not be significant vegetation identified within the mapping layer currently, the Purpose of the code is to enhance riparian vegetation and may require development to carry out revegetation or other enhancement works, including bank stabilisation, to ensure that riparian vegetation is promoted along waterways and wetlands.

## Mosquito Overlay

## Grounds of Submission

The submissions request the introduction of a Mosquito Overlay on the basis that:

- An overlay would protect the amenity of residents.



- The draft City Plan ignores a major public health issue in terms of the inevitable increase in incidence and severity of vector-borne diseases.
- It is already a major cost issue for Council due to the extensive spraying programs undertaken now, both on Council-owned and State owned land.
- Sites which may expose significant numbers of people to biting insects should not be developed.

## Analysis

In considering the appropriateness of a Mosquito Overlay in Redland City some important insights can be drawn from the Shoreline assessment. Firstly, the area identified in the Shoreline application adjoins a large breeding area along the foreshores of southern Redland Bay and the developer in proposing a comprehensive master-planned community across a large site was required to address the amenity and health issues associated with the insect. This situation is considered to be unique in that the development will occur in an especially prominent mosquito area on a scale that can provide significant buffering and vegetation management actions to mitigate the issue. The Priority Development Areas (Weinam Creek and Toondah Harbour) are coastal developments however these are managed outside of the proposed City Plan. Large developments such as Shoreline have the ability to include implement mitigation strategies on a large scale to safeguard residential communities.

Smaller infill or fringe developments within the critical impact/pest zones can be regulated through building attenuation (screens and building layout) and information is available to the public through fact sheets on Council's website. Council's Pest Management Officers are also responsible for monitoring and treating mosquito breeding which is effective in a real-time sense.

## Scenic Amenity Overlay

## Grounds of Submission

The submissions request the introduction of a Scenic Amenity Overlay on the basis that:

- The draft City Plan does nothing to identify, protect and enhance our very valuable scenic amenity.
- Scenic landscapes, aesthetic and visual attributes of the Redlands have extremely high social, cultural and economic benefits and need to be identified, mapped and incorporated into a Scenic Amenity Overlay and be supported by effective, robust planning provisions.
- A 'Character Statement Overlay' would support an island transition to an economy built around the island's natural values and indigenous heritage tourism based economy with overlay outcomes preserving wildlife habitats and architectural characters that provide a platform for visitation.
- A 'Character Statement Overlay' would provide a mechanism to identify and detail appropriate development in the context of a fishing village on an island paradise.

- Tourism relies upon the uniqueness of these communities which will be lost if amendments are not made.

## **Analysis**

### Design parameters

Matters relating to visual amenity are considered through a number of provisions within the proposed City Plan's strategic framework, overlays, zones, use codes and other development codes. Zone and use codes in particular include detailed provisions that result in amenity outcomes. These provisions include general built form elements, design parameters, setbacks, heights, vehicle movement locations, noise, lighting, odour emissions and landscaping. Given that amenity outcomes are the direct result of the above mentioned criteria, the need for an additional overlay to regulate amenity is considered unnecessary and a duplication of regulation.

### Land tenure

Land tenure is also considered to be a significant factor in maintaining visual amenity. The foreshore land for example, is predominantly publically owned and zoned Recreation and Open Space/ Conservation. It is also covered, in part, by the Environmental Significance, Coastal Protection and Waterway Corridors and Wetlands overlays. This ensures that the foreshore vegetation and visual amenity are retained. The proposed City Plan does not propose expansion of developable land in the locations identified by the submissions (for example, on North Stradbroke Island) and as such the scenic amenity will not be adversely affected.

### Low Density Residential – Precinct LDR3

In the case of Point Lookout, Precinct LDR3 contains specific provisions relevant to Point Lookout, including built form, extent of earthworks and landscaping. Many of these provisions are translated from the current planning scheme, which reflected the original Development Control Plan for Point Lookout. The provisions within this document have been refined over time with the core elements still forming part of the Low Density Residential Zone Code.

### Summary

The City's development pattern and the provisions already contained within the proposed City Plan seek to protect scenic amenity values in the City, and the use of an overlay would only add regulation and duplication and serve no clear purpose.

## Attachment 8 – Changes to City Plan Document and Mapping

### Changes to City Plan document (Consultation version)

Page number(s)	Details of change
<b>Administrative change only</b>	
Title page	Replace “City Plan 2015” with “ <b>City Plan</b> ”. Replace “Consultation Draft” with “ <b>Post Consultation Draft</b> ”. Replace “September 2015” with “ <b>March 2017</b> ”.
Table of contents (general)	Update page numbering to reflect changes to the body of the document.
Throughout document	Update numbering of performance outcomes and acceptable outcomes, tables and figures to reflect changes.
Pages 7 & 8 (Table of contents)	Delete Figures 6.2.2.3.1, 6.2.3.3.2 and 6.2.4.3.1. Delete Figures 6.2.10.3.1 and 6.2.10.3.2.
Page 315 (Healthy waters code)	Replace “manmade” with “ <b>artificial</b> ”.  Delete term “in-stream”.  In Editor’s note delete “based on the rapid assessment tool contained in” and replace with “ <b>in accordance with</b> ”.
Page 349 (Transport, servicing, access and parking code)	In relation to performance outcome PO3, insert: <i><b>Editor’s note—To demonstrate compliance with this performance outcome a traffic report in accordance with Planning Scheme Policy 2 – Infrastructure Works – Section 3 – Transport Servicing Access and Parking may be required.</b></i>

Pages 385 & 386 (Definitions)	Delete acronym “DFE”.
Page 300 (Reconfiguring a lot (subdividing one lot into two lots) and associated operational works code)	Compliance outcome CO14 be amended as follows: <ul style="list-style-type: none"> <li>the standards set out in Planning Scheme Policy 2 – Infrastructure works; and</li> <li>the standards set out in the South East Queensland Water Supply and Sewerage Design and Construction Code.</li> </ul>
Page 339 (Reconfiguring a lot code)	Editor’s note relating to performance outcome PO37 be amended as follows: Editor’s note – The infrastructure works, healthy waters, <del>excavation and fill</del> and <b>transport</b> , servicing, access and parking codes also contain relevant requirements for new development.
<b>Amend a drafting error</b>	
Page 7 & 9 (Table of contents and About the planning scheme)	Replace “Figure.1.1.1” with “ <b>Figure 1.1.1</b> ”.
Page 14 (About the planning scheme)	Replace “8.3.2” with “ <b>8.2.2</b> ”.
Pages 50, 51, 52 & 53 (Tables of assessment)	Replace references to “14m” with “ <b>17m</b> ”.
Page 56 & 57 (Tables of assessment)	Replace references to “building height does not exceed 10.5m” with: <i>building height does not exceed:</i> <i>(a) 14m in the Kinross Road neighbourhood centre;</i> <i>(b) 10.5m in other neighbourhood centres</i>
Page 74 (Tables of assessment)	Delete “Rural Zone Code” in relation to Exempt development.
Page 90 (LDR zone code)	Include the word “ <b>access</b> ” after the word “ <b>pedestrian</b> ” under point (d)(vii)(B).
Page 91 (LDR zone code)	Replace “Occupancies” with “ <b>occupancies</b> ”.

Page 97 (LDR zone code)	In acceptable outcome AO32.1 delete words “frontage” and “only”.
Page 128 (MDR zone code)	In acceptable outcome AO9.1(2) delete “that” and replace with “than”.
Page 149 (Tourist accommodation zone code)	In acceptable outcome AO10.1, delete the number (1).
Page 273 & 274 (Flood and storm tide hazard overlay code)	In the Editor’s note on page 273, delete the sentence that reads “In areas subject to storm tide, the requirements of Australian Building Codes Board Flooding Standard – Construction of Buildings in Flood Hazard Areas apply.”  Delete Editor’s note under performance outcome PO4.  Relocate Editor’s note from under acceptable outcome AO4 to the start of the code.
Page 303 (Extractive industry use code)	In performance outcome PO3, delete references to “1997” and replace with “2008”.
Page 387 (Definitions)	Under definition of Net developable area, delete reference to “Priority Infrastructure Plan” and replace with “Local Government Infrastructure Plan”.
Page 316 (Healthy waters code)	Amend AO6.1 as follows:  <del>Piped</del> <del>Roof water</del> and allotment drainage is provided in accordance with Planning Scheme Policy 2 – Infrastructure works.
<b>Address new or changed planning circumstances or information</b>	
Page 17 (State planning provisions)	Delete “Queensland Planning Provisions version 3.1 dated 27 June 2014” and replace with “Queensland Planning Provisions version 4.0 dated January 2016”.

Page 19 (Strategic framework)	<p>In section 3.2.1, make the following changes:</p> <ul style="list-style-type: none"> <li>• Delete “just over 200,000” and replace with “around 188,000”;</li> <li>• Delete “over 26,000” and replace with “around 20,000”;</li> <li>• Delete “28,000” and replace with “24,000”.</li> </ul>
Page 27 (Strategic framework)	<p>Change title of section 3.4.1.7 from “Cleveland Hospital precinct” to “Redlands Health and Wellness precinct”.</p>
Page 260 (Airport Environs Overlay)	<p>In Table 8.2.1.3.1, amend provision AO4.2(3)(b) to clarify that development above 10m in Area B is restricted:</p> <p style="padding-left: 40px;"><i>(b) within Area B shown on the overlay map and encroaching above an elevation <del>created by an angle extending at 25 degrees measured from a point 25m</del> of 10m above ground level at the boundary of Area A as shown in figure 8.2.1.3.3 Birkdale satellite ground station building restriction area; or</i></p>
Page 262 (Airport Environs Overlay)	<p>Amend Figure 8.2.1.3.3 - Birkdale satellite ground station building restriction area to clarify that development above 10m in Area B is restricted.</p>
Page 367 (Definitions)	<p>Delete definition of Dual occupancy and replace with:</p> <p><i>Premises containing two dwellings, each for a separate household, and consisting of:</i></p> <ul style="list-style-type: none"> <li>• <i>a single lot, where neither dwelling is a secondary dwelling; or</i></li> <li>• <i>two lots sharing common property where one dwelling is located on each lot.</i></li> </ul> <p>Delete Example of Dual occupancy and replace with:</p> <p><i>Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the Body Corporate and Community Management Act 1997, two dwellings within the one body corporate to which the Building Units and Group Title Act 1980 continues to apply.</i></p>
Page 387 (Definitions)	<p>Delete definition of Minor building work and replace with:</p> <p><i>An alteration, addition or extension to an existing building(s) which results in an increase in the gross floor area of the building(s) of less than five per cent of the gross floor area of the existing building(s) or 50 square metres, whichever is the lesser.</i></p>

Page 388 (Definitions)	Include the following at the end of the Site cover definition: <b>(c) eaves and sun shading devices.</b>										
Page 407 (Notations)	Include Shoreline, George, Wigan and any additional to this table.										
Page 409 (Heritage schedule)	<p>Include the following two additional local heritage places:</p> <table border="1"> <tr> <td><b>48</b></td> <td><b>Lot 2 SP211270</b></td> <td><b>302 Old Cleveland Road East</b></td> <td><b>Birkdale</b></td> <td><b>Willard's Farm complex, including house, dairy, laundry, established trees, front fence and gates</b></td> </tr> <tr> <td><b>49</b></td> <td><b>Part of Lot 106 SP117644</b></td> <td><b>17 Runnymede Road</b></td> <td><b>Capalaba</b></td> <td><b>Mature Tallowwood tree</b></td> </tr> </table>	<b>48</b>	<b>Lot 2 SP211270</b>	<b>302 Old Cleveland Road East</b>	<b>Birkdale</b>	<b>Willard's Farm complex, including house, dairy, laundry, established trees, front fence and gates</b>	<b>49</b>	<b>Part of Lot 106 SP117644</b>	<b>17 Runnymede Road</b>	<b>Capalaba</b>	<b>Mature Tallowwood tree</b>
<b>48</b>	<b>Lot 2 SP211270</b>	<b>302 Old Cleveland Road East</b>	<b>Birkdale</b>	<b>Willard's Farm complex, including house, dairy, laundry, established trees, front fence and gates</b>							
<b>49</b>	<b>Part of Lot 106 SP117644</b>	<b>17 Runnymede Road</b>	<b>Capalaba</b>	<b>Mature Tallowwood tree</b>							
<b>Address issues raised in a properly made submission</b>											
Page 21 (Strategic framework)	<p>In section 3.2.3 make the following changes: As well, Redland has a specialised centre based on the Cleveland hospital <b>and other major health care providers</b>, where specialist and general health services, health based education and training and related activities will cluster.</p> <p>A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of <del>low impact</del> <b>clean</b>, export-oriented industries and training and tertiary education facilities. An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.</p>										

Page 26 (Strategic framework)	In section 3.4.1.5 make the following change: (2) <i>The establishment of full-line supermarkets does not occur in local centres <b>on the mainland.</b></i>
Page 27 (Strategic framework)	In section 3.4.1.7 make the following changes:  (1) <i>A specialised centre based on the Cleveland Hospital <b>and other major health services</b> is developed as a regional hub for specialist medical and general health services, medical research and education and industry activities associated with the scientific or medical fields.</i> (2) <i>Development <del>facilitates consolidation</del> <b>increases the depth and range of health care services and associated activities,</b> <del>of the precinct</del> and does not compromise ongoing hospital operations.</i> (3) <i><b>Infrastructure and movement networks are provided and enhance the functioning of the precinct.</b></i>  In section 3.4.1.8(5) make the following change:  (5) <i>On the Southern Moreton Bay Islands, flexibility is provided to establish a <del>wider</del> <b>limited</b> range of <b>additional</b> small scale non residential uses which provide services to the local community or tourists, provided they do not significantly detract from residential amenity or the role of any centre.</i>
Page 27 & 28 (Strategic framework)	Delete section 3.4.1.9(5).
Page 29 (Strategic framework)	Insert the following as section 3.4.1.13:  <b>3.4.1.13 Birkdale special enterprise area</b>  (1) <i>A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land.</i>
Page 30 (Strategic framework)	In section 3.5.1.2(1)(d) make the following change: (d) the scenic outlook from vantage points along Mount Cotton Road <b>and Woodlands Drive</b> looking across Erapah Creek and east to Moreton Bay across a rural landscape; and



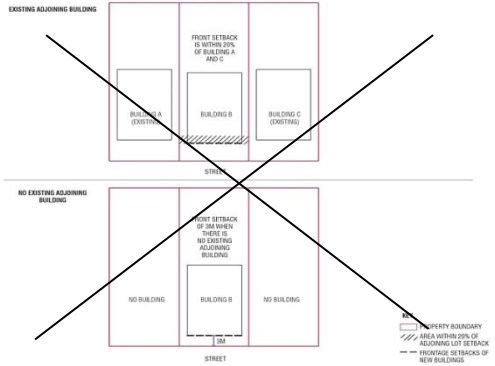
<p>Page 45 (Tables of assessment)</p>	<p>In Table 5.5.5 delete the following from the list of code assessable uses:  <del>Health care services</del>  <del>Residential care facility</del>  <del>Retirement facility</del>  <del>Shop</del>  <del>Veterinary service</del></p>					
<p>Page 51 (Tables of assessment)</p>	<p>In Table 5.5.8 delete the following:  <del>(2) proposed gross floor area does not exceed 4,000m<sup>2</sup></del></p>					
<p>Page 53 (Tables of assessment)</p>	<p>In Table 5.5.9, delete the following:  <del>(2) proposed gross floor area does not exceed 2,000m<sup>2</sup></del></p>					
<p>Pages 80 &amp; 81 (Tables of assessment)</p>	<p>In Table 5.10.1 in relation to the Environmental Significance Overlay make the following changes:</p> <table border="1" data-bbox="663 707 1794 1165"> <tr> <td data-bbox="663 707 1039 1165"> <p>Operational work involving clearing of native vegetation</p> <p>Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme.</p> <p>Editor’s note—“Urban area” is defined under the Sustainable Planning Regulation 2009. Refer also to section 1.7.3 of this planning</p> </td> <td data-bbox="1048 707 1415 1165"> <p>Self-assessable if clearing within:</p> <p>(1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup></p> </td> <td data-bbox="1424 707 1794 1165"> <p>Environmental significance overlay code</p> </td> </tr> </table>			<p>Operational work involving clearing of native vegetation</p> <p>Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme.</p> <p>Editor’s note—“Urban area” is defined under the Sustainable Planning Regulation 2009. Refer also to section 1.7.3 of this planning</p>	<p>Self-assessable if clearing within:</p> <p>(1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup></p>	<p>Environmental significance overlay code</p>
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	<p>scheme.</p> <p>Editor's note - Referral or approval under the Vegetation Management Act and Water Act may also be required.</p>	<p>Code assessable, if not self-assessable, if clearing within:</p> <ol style="list-style-type: none"> <li>(1) the emerging community, environmental management, low-medium density residential, medium density residential or tourist accommodation zones; or</li> <li>(2) within the conservation and recreation and open space zones, other than clearing undertaken by Redland City Council or on Council land and in accordance with a Council resolution; or</li> <li>(3) any other zone within the urban area and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 500m<sup>2</sup>; or</li> <li>(4) within the community facilities zone (if outside the urban area) or the rural zone, and the combined area of the proposed clearing and any clearing previously</li> </ol>	<p>Environmental significance overlay code</p>	
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		<p>(5) undertaken since the commencement of the first version of this planning scheme exceeds 2,500m<sup>2</sup>; or within the rural zone and the combined area of the proposed clearing and any clearing previously undertaken since the commencement of the first version of this planning scheme exceeds 2,500m<sup>2</sup></p>		
<p>Page 84 (Tables of assessment)</p>	<p>In Table 5.10.1 in relation to the Waterway Corridors and Wetlands Overlay make the following changes:</p>			
<p><b>Operational work involving clearing of native vegetation</b></p> <p>Note—Clearing for purposes mentioned in part 1 of schedule 24 of the Sustainable Planning Regulation 2009 is not made assessable by this planning scheme. Essential management, as defined in the Sustainable Planning Regulation 2009, is also not made assessable by this planning scheme.</p> <p>Editor's note—"Urban area" is defined under the Sustainable Planning Regulation 2009. Refer also to section 1.7.3 of this planning scheme.</p>	<p><b>Code assessable if clearing vegetation in an area that is also within the environmental significance overlay.</b></p> <p>Note – While a clearing threshold may apply in some parts of the environmental significance overlay, this trigger for code assessment means that if the land is also in the waterway corridors and wetlands overlay, any clearing will become assessable.</p> <p>Editor's note - Referral or approval under the Vegetation Management Act and Water Act may also be required.</p>	<p><b>Waterway corridors and wetlands code</b></p> <p><b>Environmental significance overlay code</b></p>		
<p><b>Any other Operational work</b></p> <p>Editor's note—While this planning scheme does not trigger</p>	<p>No change to assessment level</p>	<p>Waterway corridors and wetlands code where the development is</p>		

	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; padding: 5px;"> <p>assessment of vegetation clearing in this overlay, approval may be required where the site falls within the environmental significance overlay or under the Vegetation Management Act.</p> </td> <td style="width: 50%; padding: 5px;"> <p>assessable under the table of assessment for operational work Note—This overlay code is not applicable to self-assessable development.</p> </td> </tr> </table>	<p>assessment of vegetation clearing in this overlay, approval may be required where the site falls within the environmental significance overlay or under the Vegetation Management Act.</p>	<p>assessable under the table of assessment for operational work Note—This overlay code is not applicable to self-assessable development.</p>		
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<p>Page 86 (LDR zone code)</p>	<p>In section 6.2.1.2 insert the following: <b>(c) where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>;</b></p>				
<p>Page 94 (LDR zone code)</p>	<p>In table 6.2.1.3.1 insert the following additional performance and acceptable outcomes:</p> <table border="1" style="margin-left: 20px; margin-bottom: 10px;"> <tr> <th colspan="2" style="text-align: left; padding: 2px;"><b>Reconfiguration other than in the LDR1, LDR2 or LDR4 precinct</b></th> </tr> <tr> <td style="width: 50%; padding: 2px;"><b>PO15</b> Reconfiguration maintains the low density character of the street. Lots less than 400m<sup>2</sup> are not created.</td> <td style="width: 50%; padding: 2px;"><b>AO15.1</b> Reconfiguration achieves a minimum lot size of 400m<sup>2</sup>.</td> </tr> </table> <p>In performance outcome PO16, insert after the first sentence: <b>Lots less than 2,000m<sup>2</sup> in precinct LDR1 large lot and 6000m<sup>2</sup> in precinct LDR2 park residential are not created.</b></p> <p>In performance outcome PO17, insert after the first sentence: <b>Lots less than 1,600m<sup>2</sup> are not created.</b></p>	<b>Reconfiguration other than in the LDR1, LDR2 or LDR4 precinct</b>		<b>PO15</b> Reconfiguration maintains the low density character of the street. Lots less than 400m <sup>2</sup> are not created.	<b>AO15.1</b> Reconfiguration achieves a minimum lot size of 400m <sup>2</sup> .
<b>Reconfiguration other than in the LDR1, LDR2 or LDR4 precinct</b>					
<b>PO15</b> Reconfiguration maintains the low density character of the street. Lots less than 400m <sup>2</sup> are not created.	<b>AO15.1</b> Reconfiguration achieves a minimum lot size of 400m <sup>2</sup> .				
<p>Page 100 (LMDR zone code)</p>	<p>In section 6.2.2.2 make the following changes: <b>(c) lot sizes are not reduced below 400m<sup>2</sup> and have a frontage width of no less than 10m.</b></p>				
<p>Page 101 (LMDR zone code)</p>	<p>In section 6.2.2.2(3)(a) make the following changes:</p> <ul style="list-style-type: none"> <li>(i) urban development provides for a mix of affordable housing types <del>and achieves an average minimum net residential density of 12-15 dwellings per hectare;</del></li> <li>(ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles; <del>and</del></li> <li><b>(iii) development does not compromise or constrain the potential for well designed future urban communities.; and</b></li> </ul>				

	<p>(iv) development achieves a high standard of amenity by mitigating potential conflicts between new residential areas and existing dwelling houses on land zoned Low Density Residential Precinct LDR2.</p>					
<p>Pages 103, 104, 105, 108, 109 (LMDR zone code)</p>	<p>In Table 6.2.2.3.1 make the following changes:</p> <table border="1" data-bbox="663 400 1832 1106"> <tr> <td data-bbox="663 400 1227 647"> <p><b>PO2</b> Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(1) create useable, flexible spaces suitable for a range of activities; and</li> <li>(2) provide facilities including seating, landscaping and shade.</li> </ol> </td> <td data-bbox="1227 400 1832 647"> <p><b>AO2.1</b> Where development involves more than 20 dwellings, a minimum of 10% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space at ground level, with a minimum dimension of 5m. and a minimum area of 50m<sup>2</sup></p> </td> </tr> <tr> <td data-bbox="663 647 1227 1106"> <p><b>PO3</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential residents;</li> <li>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</li> <li>(3) clearly identified as private open space; and</li> <li>(4) provides a high level of privacy for residents and neighbours.</li> </ol> </td> <td data-bbox="1227 647 1832 1106"> <p><b>AO3.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>(1) a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air conditioning units; and</li> <li>(2) a minimum dimension of 4m.</li> </ol> <p>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</p> <p>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</p> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p> </td> </tr> </table>		<p><b>PO2</b> Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(1) create useable, flexible spaces suitable for a range of activities; and</li> <li>(2) provide facilities including seating, landscaping and shade.</li> </ol>	<p><b>AO2.1</b> Where development involves more than 20 dwellings, a minimum of 10% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space at ground level, with a minimum dimension of 5m. and a minimum area of 50m<sup>2</sup></p>	<p><b>PO3</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential residents;</li> <li>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</li> <li>(3) clearly identified as private open space; and</li> <li>(4) provides a high level of privacy for residents and neighbours.</li> </ol>	<p><b>AO3.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>(1) a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air conditioning units; and</li> <li>(2) a minimum dimension of 4m.</li> </ol> <p>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</p> <p>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</p> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p>
<p><b>PO2</b> Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(1) create useable, flexible spaces suitable for a range of activities; and</li> <li>(2) provide facilities including seating, landscaping and shade.</li> </ol>	<p><b>AO2.1</b> Where development involves more than 20 dwellings, a minimum of 10% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space at ground level, with a minimum dimension of 5m. and a minimum area of 50m<sup>2</sup></p>					
<p><b>PO3</b> Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential residents;</li> <li>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</li> <li>(3) clearly identified as private open space; and</li> <li>(4) provides a high level of privacy for residents and neighbours.</li> </ol>	<p><b>AO3.1</b> For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li>(1) a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air conditioning units; and</li> <li>(2) a minimum dimension of 4m.</li> </ol> <p>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</p> <p>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</p> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p>					

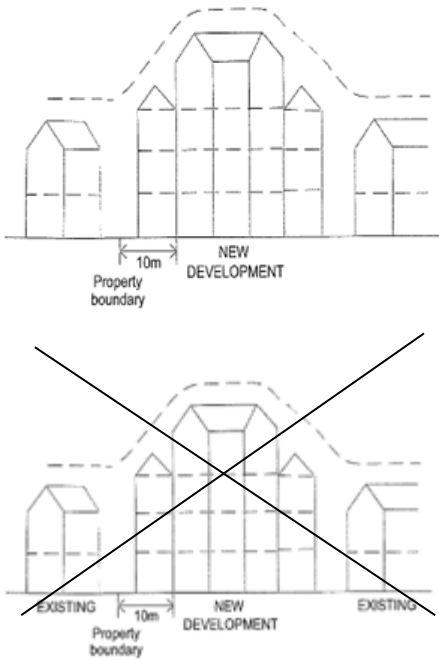
	<p><b>AO3.2</b> For dwellings above ground level, private balconies are provided with a minimum area of: (1) 10m<sup>2</sup> for a 1 bedroom unit; or (2) 16m<sup>2</sup> for a two or more bedroom unit; (1) 10m<sup>2</sup> if a dwelling in a residential care facility; or (2) For all other dwellings: (a) 10m<sup>2</sup> for a 1 bedroom unit; and (b) 16m<sup>2</sup> for a two or more bedroom unit; with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>	
	<p><b>PO8</b> Building setbacks: (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying.</p>	<p><b>AO7.1</b> Buildings are set back 6m from street frontages.: (1) within 20% of the average front setback of adjoining buildings; or (2) where there are no adjoining buildings, 3m. Figure 6.2.2.3.1 illustrates.</p>  <p><b>Figure 6.2.2.3.1 – Setbacks</b></p>
	<p><b>PO11</b> Parking facilities are located so that they do not dominate the streetscape or the building</p>	<p><b>AO11.1</b> Vehicle parking structures are located behind the front building alignment or at basement level.</p>

	<p>form when viewed from the street.</p> <p><b>Reconfiguration</b></p> <p><b>PO22</b> Lots less than 400m<sup>2</sup> and with a frontage width less than 10m are not created.</p> <p><b>PO267</b> Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) a mix of affordable housing types; (4) <del>not residential densities which average 12-15 dwellings per hectare;</del> (5)(4) access to community infrastructure and public transport services at an early stage of development; and (6)(5) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.</p> <p><b>PO28</b> Dual occupancies are multiple dwellings are not established on lots that directly adjoin land within the Low Density Residential Precinct LDR2.</p> <p><b>PO29</b> Lots that directly adjoin land within the Low Density Residential Precinct LDR2 achieve a minimum site area of 1200m<sup>2</sup> and a minimum frontage width of 25m.</p>	<p><b>AO22.1</b> Reconfiguration achieves a minimum lot size of 400m<sup>2</sup> and a minimum frontage width of 10m.</p> <p>No acceptable outcome is nominated.</p> <p>No acceptable outcome is nominated.</p> <p>No acceptable outcome is nominated.</p>
Page 116 (MDR zone code)	<p>In section 6.2.3.2 insert the following: (d) lot sizes are not reduced below 800m<sup>2</sup>;</p>	
Pages 126, 127, 128, 129 & 132 (MDR zone code)	<p>In Table 6.2.3.3.1 make the following changes:</p>	

	<p><b>PO3</b>                  Developments involving more than 20 dwellings provide sufficient communal open space to:</p> <ol style="list-style-type: none"> <li>(1) create usable, flexible spaces suitable for a range of activities; and</li> <li>(2) provide facilities including seating, landscaping and shade.</li> </ol>	<p><b>AO3.1</b>  <del>Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m<sup>2</sup>.</del>                  Where development involves more than 20 dwellings:</p> <ol style="list-style-type: none"> <li>(1) for developments equal to or less than 13m in height, a minimum of 5% of the site area or a minimum area of 50m<sup>2</sup> (whichever is the greater) is provided as communal open space; or</li> <li>(2) for developments greater than 13m in height, a minimum of 15% of the site area or a minimum area 50m<sup>2</sup> (whichever is the greater) is provided as communal open space;</li> </ol> <p>with a minimum dimension of 5m.                  Note—Communal open space can be provided on rooftops, on podiums, or at ground level.</p>	
	<p><b>PO4</b>                  Development provides private open space that is:</p> <ol style="list-style-type: none"> <li>(1) useable in size and shape to meet the needs of a diversity of potential residents;</li> <li>(2) functional and easily accessible from living or common areas to promotes outdoor living as an extension of the dwelling;</li> <li>(3) clearly identified as private open space; and</li> <li>(4) provides a high level of privacy for residents and neighbours.</li> </ol>	<p><b>AO4.1</b>                  For a ground floor dwelling, ground floor private open space is provided with:</p> <ol style="list-style-type: none"> <li><del>(1) a minimum area of 25m<sup>2</sup> clear of any utilities such as gas, water tanks or air conditioning units; and</del></li> <li><del>(2) a minimum dimension of 4m.</del></li> <li>(1) a minimum area of 16m<sup>2</sup> if a dwelling in a residential care facility; or</li> <li>(2) a minimum area of 25m<sup>2</sup> for all other dwellings;</li> </ol> <p>with a minimum dimension of 4m and clear of any utilities such as gas, water tanks or air-conditioning units.</p> <p><b>AO4.2</b>                  For dwellings above ground level, private balconies are provided with a minimum area of:</p>	



		<p>(1) <del>10m<sup>2</sup> for a 1 bedroom unit; or</del>                  (2) <del>16m<sup>2</sup> for a two or more bedroom unit;</del>                  (1) 10m<sup>2</sup> if a dwelling in a residential care facility; or                  (2) For all other dwellings:                  (a) 10m<sup>2</sup> for a 1 bedroom unit; and                  (b) 16m<sup>2</sup> for a two or more bedroom unit;</p> <p>with a minimum dimension of 3m and clear of any air conditioning unit or drying space.</p>	
	<p><b>PO7</b>                  Site cover:                  (1) allows for provision of substantial open space and landscaping on the site; and                  (2) mitigates the bulk and scale of development.</p>	<p><b>AO7.1</b>                  Site cover does not exceed:                  (1) 75% where a multiple dwelling with a building height equal to or less than up to 13m attached or terrace houses; and                  (2) 60% otherwise.</p>	
	<p><b>PO10</b>                  Where building height over 13m is intended, buildings step down in height and scale to be of a similar size to intended building height on adjoining residential zoned land.</p>	<p><b>AO9.1</b>                  Buildings:                  (1) within 10m of the common boundary have a building height no more than 13m; and                  (2) within 20m of the common boundary have a building height no more than 6m greater than the intended building height nearest building on the adjoining site.</p> <p>Figure 6.2.3.3.1 illustrates.</p>	

		 <p><b>Figure 6.2.3.3.1—Height between adjoining development</b></p>	
	<p><b>PO10</b>                  Building setbacks (other than basements):</p> <ol style="list-style-type: none"> <li>(1) create an attractive, consistent and cohesive streetscape;</li> <li>(2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;</li> <li>(3) do not prejudice the development or amenity of adjoining sites;</li> <li>(4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;</li> </ol>	<p><b>AO10.1</b>                  Buildings are set back <b>3m</b> from street frontages.:</p> <ol style="list-style-type: none"> <li>(1) within 20% of the average front setback of adjoining buildings; or</li> <li>(2) where there are no adjoining buildings, 3m.</li> </ol> <p>Figure 6.2.3.3.2 illustrates.</p>	

	<p>(5) provide useable open space for the occupants; and</p> <p>(6) provide space for service functions including car parking and clothes drying.</p>	<p><b>Figure 6.2.2.3.1 – Setbacks</b></p>
	<p><b>PO16</b> Parking facilities are located so that they do not dominate the streetscape or the building form when viewed from the street.</p>	<p><b>AO15.1</b> Vehicle parking structures are located behind the <b>front building alignment</b> or within a basement level.</p>
	<p><b>Reconfiguration</b></p>	
	<p><b>PO24</b> Reconfiguration creates lots that are of a size that can accommodate medium density residential development in a form that meets the intentions of this zone. Lots less than 800m<sup>2</sup> are not created.</p>	<p><b>AO24.1</b> Reconfiguration achieves a minimum lot size of 800m<sup>2</sup>.</p>
<p>Page 141 (Character residential zone code)</p>	<p>In section 6.2.4.2 make the following changes:</p> <p><del>(b) retirement facilities and residential care facilities may be established to support the growing number of elderly residents within the Southern Moreton Bay Islands community;</del></p> <p><del>(d)</del> <b>(c)</b> a <b>limited</b> range of small scale non-residential uses which provide services to the local and tourist community, such as <b>food and drink outlet, roadside stall, convenience store</b> or a child care centre <b>or community use,</b> may be established where they do not significantly detract from residential amenity and do not compromise the role of any centre;</p>	

<p>Pages 142 &amp; 143 (Character residential zone code)</p>	<p>In table 6.2.4.3.1 make the following changes:</p> <p><b>PO1</b>                  Non-residential uses only occur where they:                  (1) are for a community service function or provide a service for the island residential or tourist community;                  (2) do not unduly detract from residential amenity;                  (3) are small in scale; and provide only for the convenience of the island residential or tourist community;                  (4) have sufficient area for on-site waste water treatment and disposal; and                  (5) do not impact on the function of the islands' centres.</p>	<p>No acceptable outcome is nominated.</p>
	<p><del>Multiple dwellings, residential care facilities and retirement facilities</del> <b>Other residential development</b></p>	
<p><b>PO9</b>                  Building setbacks:                  (1) create an attractive, consistent and cohesive streetscape;                  (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings;                  (3) do not prejudice the development or amenity of adjoining sites;                  (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings;                  (5) provide useable open space for the occupants; and                  (6) provide space for service functions including car parking and clothes drying.</p>	<p><b>AO9.1</b>                  Buildings are set back 6m from street frontages;                  (a) within 20% of the average front setback of adjoining buildings; or                  (b) where there are no adjoining buildings, 3m.                  Figure 6.2.4.3.1 illustrates.</p>	

	<b>Figure 6.2.4.3.1 – Setbacks</b>			
Page 162 (Principal centre zone code)	Amend Figure 6.2.3.1 Cleveland Concept Plan to include the pedestrian link between Shore Street West and Middle Street as generally shown in the Cleveland Master Plan.			
Page 178 (Local centre zone code)	In section 6.2.9.2, make the following change: <i>(b) local centres are subordinate to and do not compromise higher order centres; they are limited to a scale of retailing activities that is proportionate to the catchment size, and mainland local centres do not include full line supermarkets;</i>			
Page 195 (Specialised centre zone code)	In section 6.2.11.2 make the following change:  <i>The purpose of this code is to provide land for medical, research and technology activities, and to protect the hospital and major healthcare operations of the Redland Hospital.</i>  <i>(e) development does not prejudice the ability of the Redland Hospital and major health care providers to continue to operate in a manner that meets the needs of the existing and future community;</i>			
Page 197 (Specialised centre zone code)	In Table 6.2.11.3.1 make the following change:  <table border="1" data-bbox="640 954 1805 1107"> <tr> <td data-bbox="640 954 1223 1107"><b>PO8</b> Development does not prejudice the ongoing hospital and health care operations of the Redland Hospital or its their potential to expand on land within the zone.</td> <td data-bbox="1223 954 1805 1107">No acceptable outcome is nominated.</td> </tr> </table>		<b>PO8</b> Development does not prejudice the ongoing hospital and health care operations of the Redland Hospital or its their potential to expand on land within the zone.	No acceptable outcome is nominated.
<b>PO8</b> Development does not prejudice the ongoing hospital and health care operations of the Redland Hospital or its their potential to expand on land within the zone.	No acceptable outcome is nominated.			
Page 209 (Conservation zone code)	In section 6.2.14.2 delete the following: <i>(d) on the Southern Moreton Bay Islands, development is compatible with flooding and storm tide hazards and other drainage constraints affecting the land; and</i>			

<p>Page 216 (Medium impact industry zone code)</p>	<p>In section 6.2.16.2 insert the following overall outcome:</p> <p><b>(b) High impact industries which service the Redland community may occur, where impacts can be mitigated and managed so they are not substantially greater than medium intensity industry activities;</b></p>						
<p>Pages 264 (Coastal protection overlay code)</p>	<p>In Section 8.2.3.2 make the following changes:</p> <p>(6) The purpose of the code will be achieved through the following overall outcomes:</p> <p>(a) within the low density residential zone in the erosion prone area and inside the coastal management district at Amity, North Stradbroke Island, development does not occur, unless it cannot feasibly be located elsewhere on the site and:</p> <p>(i) it is coastal-dependent development; or</p> <p>(ii) it is temporary, readily relocatable or able to be abandoned;</p> <p>(b) elsewhere, development does not occur within erosion prone areas inside the coastal management district, unless it cannot feasibly be located elsewhere on the site and:</p> <p>(i) it is coastal-dependent development; or</p> <p>(ii) it is temporary, readily relocatable or able to be abandoned; or</p> <p><del>(iii) it cannot feasibly be located elsewhere; or</del></p> <p><del>(vii)</del> (iii) it does not extend closer to the erosion hazard than existing buildings and infrastructure on or adjacent to the site;</p> <p>(c) development within the erosion prone area but outside the coastal management district minimises the risk from the erosion hazard to an acceptable level;</p>						
<p>Pages 265 (Coastal protection overlay code)</p>	<p>In Table 8.2.3.3.1 make the following changes:</p> <table border="1" data-bbox="667 1078 1832 1358"> <tr> <td colspan="2" data-bbox="667 1078 1832 1142"> <p><b>Development in the Low Density Residential Zone inside the coastal management district at Amity, North Stradbroke Island</b></p> </td> </tr> <tr> <td data-bbox="667 1142 1249 1358"> <p><b>PO1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) temporary, readily relocatable or able to be abandoned.</p> </td> <td data-bbox="1249 1142 1832 1358"> <p><b>AO1.1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) not anticipated to remain in place for more than 10 years or is capable of being disassembled and removed.</p> </td> </tr> <tr> <td colspan="2" data-bbox="667 1358 1832 1382"> <p><b>All other development</b></p> </td> </tr> </table>	<p><b>Development in the Low Density Residential Zone inside the coastal management district at Amity, North Stradbroke Island</b></p>		<p><b>PO1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) temporary, readily relocatable or able to be abandoned.</p>	<p><b>AO1.1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) not anticipated to remain in place for more than 10 years or is capable of being disassembled and removed.</p>	<p><b>All other development</b></p>	
<p><b>Development in the Low Density Residential Zone inside the coastal management district at Amity, North Stradbroke Island</b></p>							
<p><b>PO1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) temporary, readily relocatable or able to be abandoned.</p>	<p><b>AO1.1</b> Development is not located within the erosion prone area unless it is:</p> <p>(1) for coastal-dependent development; or</p> <p>(2) not anticipated to remain in place for more than 10 years or is capable of being disassembled and removed.</p>						
<p><b>All other development</b></p>							

	<p><b>PO2</b> Development is not located within the erosion prone area unless it is:</p> <ol style="list-style-type: none"> <li>(1) consistent with the intentions for the relevant zone and there is no part of the lot outside the erosion prone area that is capable of accommodating the development; or</li> <li>(2) for coastal-dependent development; or</li> <li>(3) temporary, readily relocatable or able to be abandoned.</li> </ol> <p>Editor's note—Coastal-dependent development is defined in the State Planning Policy.</p> <p><b>AO2.1.1</b> Development: (1) is for a dwelling house, dwelling unit or caretaker's residence; or (2) is for multiple dwelling, rooming accommodation or short term accommodation and the land is in the tourist accommodation zone; or (3) involves a gross floor area of less than 500m<sup>2</sup>;</p> <p>and buildings or structures cannot fit within parts of the lot outside the erosion prone area. OR <b>AO2.1.2</b> Development is for coastal dependent development. Editor's note—Development within the waterfront and marine industry zone that is consistent with the intentions for that zone will be taken to be coastal-dependent development. OR <b>AO2.1.3</b> Development is not anticipated to remain in place for more than 10 years or is capable of being easily disassembled and removed.</p> <p><b>All development (whether or not at Amity, North Stradbroke Island)</b></p>							
<p>Page 268 (Environmental significance overlay code)</p>	<p>Table 8.2.4.3.1 be amended as follows:</p> <table border="1" data-bbox="645 1198 1877 1382"> <thead> <tr> <th data-bbox="645 1198 1261 1230"><b>Performance Outcome</b></th> <th data-bbox="1261 1198 1877 1230"><b>Acceptable Outcomes</b></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="645 1230 1877 1262"><b>For self-assessable development</b></td> </tr> <tr> <td data-bbox="645 1262 1261 1382"> <p><b>PO1</b> Development does not result in significant reduction in the level or condition of biodiversity and ecological functions and processes in the</p> </td> <td data-bbox="1261 1262 1877 1382"> <p><b>AO1.1</b> Where equivalent compensatory planting is undertaken on-site that is equal in area to the area of vegetation cleared.</p> </td> </tr> </tbody> </table>	<b>Performance Outcome</b>	<b>Acceptable Outcomes</b>	<b>For self-assessable development</b>		<p><b>PO1</b> Development does not result in significant reduction in the level or condition of biodiversity and ecological functions and processes in the</p>	<p><b>AO1.1</b> Where equivalent compensatory planting is undertaken on-site that is equal in area to the area of vegetation cleared.</p>	
<b>Performance Outcome</b>	<b>Acceptable Outcomes</b>							
<b>For self-assessable development</b>								
<p><b>PO1</b> Development does not result in significant reduction in the level or condition of biodiversity and ecological functions and processes in the</p>	<p><b>AO1.1</b> Where equivalent compensatory planting is undertaken on-site that is equal in area to the area of vegetation cleared.</p>							

	<p>locality.</p>				
<p>Page 303 (Extractive industry use code)</p>	<p>In Table 9.3.1.3.1 make the following changes:</p> <table border="1" data-bbox="663 371 1830 743"> <tr> <td data-bbox="663 371 1245 496"> <p><b>PO1</b> Extractive industry minimises and mitigates impacts on the visual character of the locality.</p> </td> <td data-bbox="1245 371 1830 496"> <p><b>AO1.1</b> Buildings and structures are setback from any <del>property</del> <b>site</b> boundary by minimum of 10m and screened by a densely planted buffer.</p> </td> </tr> <tr> <td data-bbox="663 496 1245 743"> <p><b>PO2</b> Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.</p> </td> <td data-bbox="1245 496 1830 743"> <p><b>AO2.1</b> Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz), and <b>AS2187.2 Explosives storage and use.</b></p> </td> </tr> </table>	<p><b>PO1</b> Extractive industry minimises and mitigates impacts on the visual character of the locality.</p>	<p><b>AO1.1</b> Buildings and structures are setback from any <del>property</del> <b>site</b> boundary by minimum of 10m and screened by a densely planted buffer.</p>	<p><b>PO2</b> Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.</p>	<p><b>AO2.1</b> Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz), and <b>AS2187.2 Explosives storage and use.</b></p>
<p><b>PO1</b> Extractive industry minimises and mitigates impacts on the visual character of the locality.</p>	<p><b>AO1.1</b> Buildings and structures are setback from any <del>property</del> <b>site</b> boundary by minimum of 10m and screened by a densely planted buffer.</p>				
<p><b>PO2</b> Extractive industry incorporates measures to minimise the impacts of air blast overpressure and ground vibration.</p>	<p><b>AO2.1</b> Blasting and other operations are undertaken in a manner which complies with Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz), and <b>AS2187.2 Explosives storage and use.</b></p>				
<p>Page 333, 334 &amp; 342 (Reconfiguring a lot code)</p>	<p>In Table 9.4.4.3.1 make the following change:</p> <table border="1" data-bbox="663 882 1830 1374"> <tr> <td data-bbox="663 882 1245 1070"> <p><b>PO8</b> Development that would increase the number of residential lots in proximity to existing poultry farms does not occur until odour impact has been reduced to levels that are consistent with a reasonable level of residential amenity.</p> </td> <td data-bbox="1245 882 1830 1070"> <p><b>AO8.1</b> No new lots are established within 500m of an existing poultry farm, <b>measured from the perimeter of any poultry shed on the land.</b></p> </td> </tr> <tr> <td data-bbox="663 1070 1245 1374"> <p><b>PO9</b> In newly developing urban areas, reconfiguration facilitates: (1) a logical pattern of development both for the site and for surrounding land; (2) efficient use of land and infrastructure; (3) balanced and affordable communities with a mix of affordable housing types, consistent with the intentions of the relevant zone;</p> </td> <td data-bbox="1245 1070 1830 1374"> <p>No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome a structure plan for the locality may be required where none currently exists.</p> </td> </tr> </table>	<p><b>PO8</b> Development that would increase the number of residential lots in proximity to existing poultry farms does not occur until odour impact has been reduced to levels that are consistent with a reasonable level of residential amenity.</p>	<p><b>AO8.1</b> No new lots are established within 500m of an existing poultry farm, <b>measured from the perimeter of any poultry shed on the land.</b></p>	<p><b>PO9</b> In newly developing urban areas, reconfiguration facilitates: (1) a logical pattern of development both for the site and for surrounding land; (2) efficient use of land and infrastructure; (3) balanced and affordable communities with a mix of affordable housing types, consistent with the intentions of the relevant zone;</p>	<p>No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome a structure plan for the locality may be required where none currently exists.</p>
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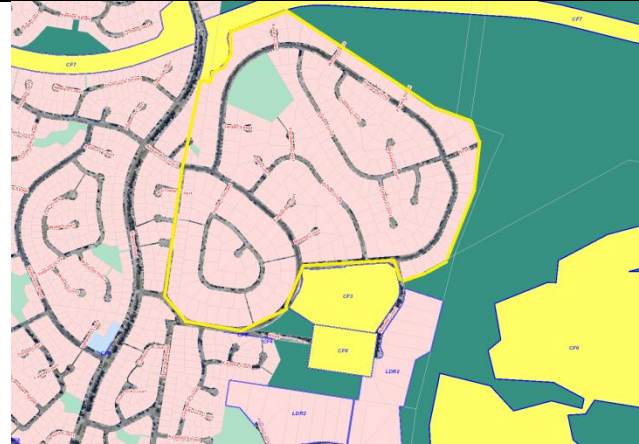


	<p>(4) net residential densities which achieve:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 15 dwellings per hectare in the LMDR2 Kinross Road precinct in the low-medium density residential zone;</li> <li>(b) a minimum of 44 dwellings per hectare in the MDR8 Kinross and Boundary Road and MDR9 Kinross Road precincts in the medium density residential zone; and</li> <li>(c) otherwise, an average 12-15 dwellings per hectare in <del>the low density residential</del> or emerging community zones;</li> </ul> <p>(5) access to community infrastructure and public transport services at an early stage of development; and</p> <p>(6) land for community uses and public services, including open space, education, health, social and emergency services where appropriate.</p>					
	<p><b>PO48</b> Access to rear lots is safe and convenient.</p>	<p><b>AO48.1</b> <del>Only one access way serves the rear lot.</del></p> <p><b>AO48.12</b> Minimum widths for accessways are:</p> <ul style="list-style-type: none"> <li>(1) in a residential zone category – 4.5m where serving one lot or 6m where serving more than one lot in a residential zone category; or</li> <li>(2) 10m in any other zone.</li> </ul>				
<p>Page 343 (Reconfiguring a lot code)</p>	<p>In Table 9.4.4.3.2 make the following change:</p> <table border="1" data-bbox="667 1289 1832 1353"> <tr> <td data-bbox="667 1289 1055 1353">Low-medium density residential</td> <td data-bbox="1055 1289 1442 1353">7.5 <b>10</b></td> <td data-bbox="1442 1289 1832 1353">250m<sup>2</sup> <b>400m<sup>2</sup></b></td> </tr> </table>			Low-medium density residential	7.5 <b>10</b>	250m <sup>2</sup> <b>400m<sup>2</sup></b>
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**Changes to City Plan mapping (Consultation version)**

<b>Plan number(s)</b>	<b>Details of change</b>
<b>Amend a drafting error</b>	
ZM-001 (City wide zoning map), ZM-002 & ZM-003 (Mainland zoning maps sheets 1 & 2)	Change the zoning of the following lots to Recreation and Open Space Zone: <ul style="list-style-type: none"> <li>- Lot 900 on SP245363</li> <li>- Lot 901 on SP271789</li> <li>- Lots 25 &amp; 26 on SP166223</li> </ul>
ZM-001 (City wide zoning map) & ZM-003 (Mainland zoning maps sheet 2)	Change the zoning of Lot 28 on SP237942 to Conservation Zone.
<b>Address new or changed planning circumstances or information</b>	
OM-011 & OM-012 (Flood and storm tide sheets 1 & 2)	The flood component of the FSTHO map be amended to reflect the latest version of the flood hazard overlay contained within the current Redlands Planning Scheme.
OM-013 (Heritage overlay sheet 1)	Update map to include two additional local heritage listed places, included in the current Redlands Planning Scheme since the draft City Plan was advertised.
<b>Address issues raised in a properly made submission</b>	
OM-011 & OM-012 (Flood and storm tide hazard overlay sheets 1 & 2)	Update the maps in the draft City Plan in accordance with the revised modelling by Water Technology and identify the present and future (year 2100) storm tide risk, as well as explanatory notes, to assist with interpreting the information.
OM-007 & OM-008 (Environmental significance overlay sheets 1 & 2)	Amend the methodology for applying Matters of Local Environmental Significance on the Environmental Significance overlay in the urban area to include lots over 1000m <sup>2</sup> (not 2000m <sup>2</sup> ).
OM-023 (Waterway corridors and wetlands overlay sheet 1)	Apply Waterway Corridors and Wetlands Overlay on land at 67-75 Dinwoodie Road, Thornlands in accordance with the methodology for establishing buffers to waterways.

<p>ZM-001 (City wide zoning map), ZM-002, ZM-003 &amp; ZM-004 (Mainland zoning maps sheets 1 &amp; 2 &amp; 3), ZM-005 (North Stradbroke Island zoning map) &amp; ZM-006 (Southern Moreton Bay Island zoning map)</p>	<p>448 Old Cleveland Road East, Birkdale Remove Recreation and Open Space Zone and replace with Low-Medium Density Residential Zone.</p> <p>Change the following lots to Low Density Residential Zone:</p> <ul style="list-style-type: none"> <li>- Lots 1, 2, 3 &amp; 4 on SP244161</li> <li>- Lots 0, 1 &amp; 2 on SP265621.</li> </ul> <p>Change the following lots to Low Density Residential Precinct LDR1:</p> <ul style="list-style-type: none"> <li>- Lots 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 on RP841527</li> <li>- Lot 1 on SP219225</li> <li>- Lots 32 &amp; 33 on SP244194</li> <li>- Lot 1 on RP136977</li> <li>- Lot 1 on RP122383</li> <li>- Lot 1 on RP806446</li> <li>- Lot 12 on RP811015</li> <li>- Lots 1, 2, 10, 11, 13, 14, 15 on RP811013</li> <li>- Lots 3, 4, 5, 6, 7, 8, 9 on RP81101</li> </ul> <p>Change the zoning of all lots within the Hanover Drive/ Alexandra Circuit precinct at Alexandra Hills shown below to Low Density Residential Precinct LDR1:</p>
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Change the following lots to Low Density Residential Zone:

- Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23 on SP166223
- Lots 31 & 32 on SP167859
- Lots 26, 27, 28, 29 & 30 on SP174954
- Lots 11 & 12 on SP198542.

48 Eastbourne Terrace, Macleay Island  
Change to Character Residential Zone.

67-75 Dinwoodie Road and 288-290 & 292-300 Boundary Road, Thornlands  
Remove Environmental Management Zone and replace with Low Density Residential Precinct LDR2.

4B Harbourview Court, Cleveland  
Change to Principal Centre Zone.

5-23 Lind Street, Thornlands  
Change to Low Density Residential Precinct LDR1.

Change the zoning of the following lots to Low Density Residential Zone:

	<ul style="list-style-type: none"> <li>- Lots 523, 524, 525, 526, 527 &amp; 528 on RP14126</li> <li>- Lot 1 RP72718.</li> </ul>
	11-13 Smith Street, Capalaba Change to Low Impact Industry Zone.
	1-21 Victoria Parade South, Coochiemudlo Island Change to Conservation Zone.
	454 Old Cleveland Road East, Birkdale Amend zoning boundary so that the Low-Medium Density Residential Zone connects to Francene Place and meets the zoning boundary to the north.
	174-180 & 182-186 Wellington Street Amend zoning boundary so that the Medium Density Residential Zone extends to the top of bank.
	51 Passage Street, Cleveland Change to Community Facilities Precinct CF3.
	18-22 Beveridge Road, Thornlands Change to Medium Density Residential Zone.
	206-218 Point O'Halloran Road, Victoria Point Change the Environmental Management Zone on the site to Conservation Zone.
	126a Vienna Road, Alexandra Hills Change to Recreation and Open Space Zone.
	141 Bunker Road, Victoria Point Change to Conservation Zone.
	23 Thompson Street, Victoria Point Change to Recreation and Open Space Zone.

	2a Scotby Court (Workington Street Park) Change to Recreation and Open Space Zone.
	4 Elmhurst Street and 59 Finucane Road, Capalaba (Elmhurst Street Park) Change to Recreation and Open Space Zone.
	4 Wills Lane, Capalaba Change to Recreation and Open Space Zone.
	46A Alexandra Circuit, Alexandra Hills Change to Recreation and Open Space Zone.
	48-52 Vienna Road, Alexandra Hills Change to Recreation and Open Space Zone.
	49-57 Quarry Road, Birkdale Change to Recreation and Open Space Zone.
	521 Old Cleveland Road East, Birkdale Reduce the portion of the site zoned Low-Medium Density Residential to the area zoned Community Purposes under the current planning scheme.
	53 Fisher Road, Thorneside Change to Environmental Management Zone.
	62 Bowen Street, Capalaba Change to Conservation Zone.
	68 Sycamore Parade, Victoria Point Change to Recreation and Open Space Zone.
	7 John Street, Cleveland Change to Recreation and Open Space Zone.
	84 Ferry Road, Thorneside

	Change to Recreation and Open Space Zone.
	61 McMillan Road, Alexandra Hills Change to Conservation Zone.
	Change the zoning of the following lots to Conservation Zone: <ul style="list-style-type: none"><li>- Lots 70 and 89 on SL5946;</li><li>- Part of Lot 91 on SL5946 (the part zoned Conservation CN1 under the current planning scheme);</li><li>- Lots 59, 63 and 88 on RP72092; and</li><li>- Lot 3 on RP14094.</li></ul>
	236-246 Queen Street, Cleveland Change to Medium Density Residential Zone.





# Redland CITY PLAN

Redland City Council,  
PO Box 21, Cleveland QLD 4163  
Telephone: (07) 3829 8999  
[redland.qld.gov.au](http://redland.qld.gov.au)



For a copy of the full Draft City Plan, visit council's website



Housing



Economy



Safety



Environment



Infrastructure