

Attachment 1: Proposed Minor Amendments to City Plan

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

The following tables of assessment identify the categories of development and assessment for a material change of use for a dual occupancy.

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	Accepted	
Substation Utility installation	Accepted	
	If provided by a public sector entity	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Dwelling house	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
Dual Occupancy	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)). Editor's note – Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Council under Schedule 9 of the Regulation.	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and (3) density does not exceed 1 dwelling per 400m ² of site area	Low density residential zone code
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
Home based business	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		
	The planning scheme	

Table 5.4.2—Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Accepted	
Dwelling house		

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>		
Substation Utility installation	Accepted If provided by a public sector entity	
Telecommunications facility	Accepted If aerial cabling for broadband purposes	
Dual occupancy	Accepted subject to requirements Editor's note – Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	Low-medium density residential zone code
Home based business	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	Home based business code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation	Code assessment If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Community care centre Community use	Code assessment If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.3—Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	Accepted	
Dual occupancy	Accepted Accepted subject to requirements Editor's note – Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If not in precincts MDR1, MDR2, MDR3, MDR4 and MDR5	Medium density residential zone code
Substation Utility installation	Accepted	
	If provided by a public sector entity	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Food and drink outlet	Accepted	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work	
	Code assessment	
	If not accepted and:	Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(4) form part of a residential development; (5) the use is located on the ground floor; and (6) total gross floor area of the proposed use and any existing food and drink outlet does not exceed 250m ²	code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Home based business	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
Multiple dwelling Residential care facility Retirement facility Rooming accommodation Short term accommodation	Code assessment	
	If building height does not exceed that detailed in Table 5.4.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Medium density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.4.4—Tourist accommodation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house Dual occupancy Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the <i>Coastal Protection and Management Act</i>	Accepted	
Substation Utility installation	Accepted	
Telecommunications facility	If provided by a public sector entity	
Food and drink outlet Office Shop	Accepted	
	If a tenancy change from an existing food and drink outlet, office or shop, and not involving any external building work.	
	Code assessment	
	If not accepted and: (7) part of a short term accommodation development; (8) the use is located on the ground floor; and (9) total gross floor area of the proposed use and any existing food and drink outlet, office or shop does not exceed 250m ²	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Dual occupancy	Accepted subject to requirements Editor's note – Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
		Tourist accommodation zone code
Home based business	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's residence Dwelling unit Multiple dwelling Relocatable home park Resort complex Rooming accommodation Short term accommodation Tourist park	Code assessment	
	If building height does not exceed 14m	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Hotel	Code assessment	
	If on the same site as the Point Lookout Hotel	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

The following tables identify the assessment benchmarks in relevant zone codes for making a material change of use for a dual occupancy.

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes
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Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road is limited to dwelling houses.	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on larger lots and in a form that is consistent with the low density, open and low-rise character of the locality.	AO2.1 Density does not exceed one dwelling per 400m ² of site area.
	AO2.2 The site has a minimum frontage of 20m.
PO3 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	AO3.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP 1.3. Note – For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note – References to the Queensland Development Code MP 1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note – The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme. Note - Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.

In addition to the above amendments, the numbering of the subsequent performance outcomes and acceptable outcomes will be amended sequentially in Table 6.2.1.3.1

6.2.2.3 Low-medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to	AO1.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP 1.3.

<p>facilitate off street parking.</p>	<p>Note—For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</p> <p>Note—References to the Queensland Development Code MP 1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy.</p> <p>Note – The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme.</p> <p>Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.</p>
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In addition to the above amendments, the numbering of the subsequent performance outcomes and acceptable outcomes will be amended sequentially in Table 6.2.2.3.1

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
<p>PO2</p> <p>To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.</p>	<p>AO3.1</p> <p>A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP 1.3.</p> <p>Note—For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.</p> <p>Note—References to the Queensland Development Code MP 1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy.</p> <p>Note – The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme.</p> <p>Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.</p>

In addition to the above amendments, the numbering of the subsequent performance outcomes and acceptable outcomes will be amended sequentially in Table 6.2.3.3.1.

6.2.4.3 Character residential zone code – Specific benchmarks for assessment

Table 6.2.4.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Dual occupancies	
PO2 Dual occupancies occur on larger lots and in a form that is consistent with the low density, open and low-rise character of the locality.	AO2.1 Density does not exceed one dwelling per 400m ² of site area.
	AO2.2 The site has a minimum frontage of 20m.
PO3 To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	AO3.1 A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP 1.3. Note—For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme. Note—References to the Queensland Development Code MP 1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note – The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme. Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.

In addition to the above amendments, the numbering of the subsequent performance outcomes and acceptable outcomes will be amended sequentially in Table 6.2.4.3.1.

6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

Table 6.2.5.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	

PO1

To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.

AO1.1

A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP 1.3.

Note—For the purpose of this AO, a reference to “duplex” in the Queensland Development Code MP1.3 is taken to be “Dual occupancy” as defined by this planning scheme.

Note—References to the Queensland Development Code MP 1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy.

Note – The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of “dual occupancy” as defined by this planning scheme.

Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.

In addition to the above amendments, the numbering of the subsequent performance outcomes and acceptable outcomes will be amended sequentially in Table 6.2.5.3.1

Officer Recommendation

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