

Attachment 1:

Proposed changes for the general administrative and minor amendment package (07/19)

Introduction

The following document details the proposed changes to the current version of the Redland City Plan 2018 – Version 2.0 (City Plan). These changes are referred to as the General Administrative and Minor Amendment Package 07/19.

Each item deals with a particular section/s of the scheme that is/are proposed to be amended. Not all sections of the scheme are proposed to be amended.

Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the City Plan V2.

Conventions

In this document all proposed changes to the City Plan are **highlighted in yellow**.

Where sections are highlighted in yellow and have a strikethrough line this indicates where text/numbers are proposed to be deleted.

~~Deleted text appears like this.~~

Where sections are highlighted in yellow but do not have a strikethrough line then this indicates where new text/numbers are proposed to be inserted.

Inserted words appear like this.

Where a section or numbered item has been deleted or a new item inserted subsequent sections will need to be renumbered appropriately.

Item 1 – Correct typing errors in the Specialised Centre and Community Facility Zone codes

Proposed Amendments

1. Correct the erroneous word in Table 6.2.11.3.1 of the Specialised Centre Zone Code (Performance Outcome PO14):

| Performance outcomes | Acceptable outcomes |
|---|-------------------------------------|
| PO14 Development maximises accessibility er for pedestrians and cyclists by providing safe and convenient links to public transport stops and routes and external pedestrian and cycle paths. | No acceptable outcome is nominated. |

2. Correct the erroneous word in Table 6.2.19.3.1 of the Community Facility Zone Code (Performance Outcome PO13):

| Performance outcomes | Acceptable outcomes |
|---|-------------------------------------|
| PO13 Development maximises accessibility er for pedestrians and cyclists by providing safe and convenient links to public transport stops, external pedestrian and cycle paths and nearby centres and community facilities. | No acceptable outcome is nominated. |

Item 2 - Modify the explanation of the term 'Southern Moreton Bay Islands'

Proposed Amendments

1. Amend the explanation of the term 'Southern Moreton Bay Islands' in two sections of the City Plan as follows:

1.7 Local government administrative matters

1.7.1 Southern Moreton Bay Islands

1. Where used in this planning scheme, the term "Southern Moreton Bay Islands" refers to the islands of Karragarra, Macleay, **Perulpa**, Lamb and Russell Islands.
2. To remove any doubt, the term does not include Coochiemudlo, Peel or North Stradbroke islands.

6.2.4 Character residential zone code

6.2.4.2 Purpose

(1) The purpose of the code is to provide for island living areas characterised by dwelling houses on the Southern Moreton Bay Islands - Karragarra, Macleay, **Perulpa**, Lamb and Russell Islands.

Item 3 - Modify a legislation reference in the Waterway corridors and wetlands overlay code

Proposed Amendments

1. Include the year 2014 when describing the Environmental Offsets Act.

8.2.11.2 Purpose

1. The purpose of the waterway corridors and wetlands overlay code is to manage development to avoid significant impacts on matters of national, state and local environmental significance, specific to the environmental values of waterways and wetlands.
2. The purpose of the code will be achieved through the following overall outcomes:

a. development is compatible with the environmental values of a waterway or wetland;
Editor's note — Environmental values for Redland's waterways are identified in Environmental Protection (Water) Policy – Redland Creeks environmental values and water quality objectives (July 2010).

- b. water quality in waterways and waterbodies is maintained or improved;
- c. riparian vegetation, in-stream aquatic ecology and biodiversity along waterway corridors and around wetlands are maintained or enhanced;
- d. natural hydrological and geomorphological processes (including bank stability) are maintained;
- e. impacts on waterways and wetlands are minimised and mitigated; and
- f. development does not increase long term maintenance or management costs of natural or man-made water bodies to the community.

Editor's note—The healthy waters code may also contain requirements that applicants must have regard to.

Editor's note—Applicants should be aware that in addition to the requirements of this planning scheme, obligations for the protection of many matters of ecological significance are established by the Commonwealth and Queensland governments. Additional approvals or referrals may be required as a consequence. Any environmental offsets are to be consistent with the Queensland Government's *Environmental Offsets Act 2014*.

Item 4 - Amend outdated terminology relating to the infrastructure plan

Proposed Amendments

1. Amend the editor's note in section 9.3.2.2 of the Infrastructure Works Code.

9.3.2.2 Purpose

...

Editor's note—The location, design and functionality of trunk infrastructure networks are identified in the ~~priority infrastructure plan~~ **local government infrastructure plan** which forms part 4 of this planning scheme.

Item 5 – Amend references to the reconfiguring a lot code

Proposed Amendments

1. Amend the description of the reconfiguring a lot code in table 5.5.1 as follows:

Table 5.5.1 Reconfiguring a lot

| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development. |
|--|---|--|
| Conservation Environment management | Impact assessment | |
| | If not being undertaken by Redland City Council | The planning scheme |
| Emerging community | Impact assessment | |
| | If creating any lot less than 10ha | The planning scheme |
| Tourist accommodation zone Character residential zone | Impact assessment | |
| | All | The planning scheme |
| Rural | Impact assessment | |
| | All | The planning scheme |
| Code assessment | | |
| Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column. | | Reconfiguration code Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code |

Editor's note - The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Item 6 – Amend references to the landscape code

Proposed Amendments

1. Amend the description of the landscape code in multiple areas of the *Redland City Plan 2018* as follows:

Table 5.4.1—Low density residential zone

| Use | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| 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 Landscape code Transport, servicing, access and parking code |

The above is an example of the change. It is noted that there are multiple instances where this amendment is needed as the only part of the scheme which correctly references the Landscape code is the code itself and the contents page. The amendment will need to apply to:

1. Table 5.4.1 (as per the example above);
2. Tables 5.4.2 and 5.4.3;
3. Tables 5.4.5 through to table 5.4.13;
4. Table 5.4.15 through to table 5.4.22;
5. Table 5.5.1; and
6. The editor's note in the acceptable outcome related to PO12 of table 9.3.5.3.1 of the transport, servicing, access and parking code.

Item 7 – Amend ‘and’ ‘or’ statements in multiple zone codes

Proposed Amendments

- Amend the wording of the performance outcomes and acceptable outcomes as follows:

6.2.11 Specialised centre zone code

Table 6.2.11.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| <p>PO19</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:</p> <ol style="list-style-type: none"> a public health or safety hazard; or environmental harm or nuisance. <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p> | <p>AO19.1.1</p> <p>Off site impacts do not exceed:</p> <ol style="list-style-type: none"> for any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> AEGL2 (60 minutes) or if not available ERPG2; and An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and for any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> 7kPa overpressure; and 4.7kW/m² heat radiation. <p>OR</p> <p>AO19.1.2</p> <p>The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> |

6.2.18 Mixed use zone code

Table 6.2.18.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| <p>PO14</p> <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:</p> <ol style="list-style-type: none"> a public health or safety hazard; or environmental harm or nuisance. <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p> | <p>AO14.1</p> <p>Off site impacts do not exceed:</p> <ol style="list-style-type: none"> for any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> AEGL2 (60 minutes) or if not available ERPG2; and An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and For any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> 7kPa overpressure; and 4.7kW/m² heat radiation. <p>OR</p> <p>AO14.2</p> <p>The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> |

6.2.19 Community facilities zone

Table 6.2.19.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

| Performance outcomes | Acceptable outcomes |
|--|---|
| <p>PO20 Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause:</p> <ol style="list-style-type: none"> 1. a public health or safety hazard; or 2. environmental harm or nuisance. <p>Development involving the use, storage and disposal of hazardous materials, hazardous chemicals, dangerous goods and flammable or combustible substances does not cause a public health or safety hazard or environmental harm or nuisance.</p> | <p>AO20.1 Off site impacts do not exceed:</p> <ol style="list-style-type: none"> 1. for any hazard scenario involving the release of gases or vapours: <ol style="list-style-type: none"> a) AEGL2 (60 minutes) or if not available ERPG2; and b) An oxygen content in air <19.5% or >23.5% at normal atmospheric pressure; and 2. for any hazard scenario involving fire or explosion: <ol style="list-style-type: none"> a) 7kPa overpressure; and b) 4.7kW/m² heat radiation. <p>OR</p> <p>AO20.2 The risk of any foreseeable hazard scenario shall not exceed an individual fatality risk level of 0.5 x 10⁻⁶/year.</p> |

Item 8 – Amend ‘and’ ‘or’ statements in overlay and development codes

Proposed Amendments

1. Amend the wording of the performance outcomes and acceptable outcomes as follows:

8.2.1 Airport environs overlay code

Table 8.2.1.3.1—Benchmarks for development that is accepted subject to requirements assessable development

| Performance outcomes | Acceptable outcomes |
|---|---|
| PO2 Emissions do not adversely impact on air turbulence, aircraft engine operation or visibility in operational airspace. | AO2.1 Development does not result in the release of the following emissions above the OLS contour level shown on overlay map OM-001 (measured in metres AHD): (1) gaseous plumes with a velocity exceeding 4.3m per second; (2) smoke, dust, ash or steam; or (3) emissions with depleted oxygen content. |

8.2.6 Flood and storm tide hazard overlay code

Table 8.2.6.3.1—Benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|---|-------------------------------------|
| PO6 Development does not change inundation characteristics outside the subject site in ways that result in: (1) loss of flood storage; (2) loss of or changes to flow paths; (3) acceleration or retardation of flows; (4) any reduction in flood warning times elsewhere on the floodplain; or (5) any other worsening of inundation impacts on other properties or public infrastructure. | No acceptable outcome is nominated. |

8.2.9 Regional infrastructure corridors and substations overlay code

Table 8.2.9.3.1 Benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|--|---|
| PO9 Development is located and designed to maintain access to major electricity or bulk water supply infrastructure. | PO9.1 Development does not involve: (1) fences constructed along the boundaries of, or traversing existing or proposed infrastructure easements; (2) storage of equipment or materials within or along the boundaries of existing or proposed infrastructure easements; or (3) construction of buildings within or along the boundaries of existing or proposed infrastructure easements. |

9.3.4 Reconfiguring a lot code

Table 9.3.4.3.1— Benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|--|-------------------------------------|
| <p>PO43 Reconfiguration does not intensify development within an easement held for infrastructure purposes in a way which would:</p> <ul style="list-style-type: none">(1) reduce ease of access to the infrastructure by the provider;(2) increase risk to the safety of people and property; or(3) prejudice the operation or expansion of the infrastructure. | No acceptable outcome is nominated. |

Item 9 – Replace outdated terminology relating to Koala legislation

Proposed Amendments

1. Amend the editor's notes within the purpose sections of following three zone codes:

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

...

(d) Precinct LDR4: Kinross Road:

- (i) the precinct retains a very low density residential character;
- (ii) retention of habitat within the precinct is maximised;
- (iii) development assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the ~~South East Queensland Koala Conservation State Planning Regulatory Provisions~~ *Planning Regulation 2017, Schedules 10 (part 10) and 11* also apply to development in this area.

- (iv) housing forms are limited to dwelling houses;
- (v) lot sizes are not reduced below 1,600m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
- (vi) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
- (vii) development on land fronting Boundary Road is designed to:
 - (A) rely on access from the internal street network with no access from Boundary Road;
 - (B) provide convenient pedestrian access from internal streets to Boundary Road; and
 - (C) facilitate landscaping and acoustic treatment of Boundary Road.

6.2.2 Low-medium density residential zone code

6.2.2.2 Purpose

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular low-medium density residential precincts:

...

(b) Precinct LMDR2: Kinross Road:

- (i) urban development provides for a mix of housing types and achieves a minimum net residential density of 15 dwellings per hectare;
- (ii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;
- (iii) development on land fronting Panorama Drive is designed to: Redland City Plan 2018 – version 1.0 Part 6 Zones—126
 - (A) rely on access from the internal street network with no access from Panorama Drive; and
 - (B) facilitate landscaping and acoustic treatment of Panorama Drive;

(iv) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the ~~South East Queensland Koala Conservation State Planning Regulatory Provisions~~ *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

(v) development does not compromise or constrain the potential for well designed future urban communities.

6.2.3 Medium density residential zone code

6.2.3.2 Purpose

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular medium density residential precincts:

...

(h) Precinct MDR8: Kinross Road and Boundary Road and precinct MDR9: Kinross Road:

(i) urban development provides for a mix of housing types and achieves a minimum net residential density of 44 dwellings per hectare;

(ii) development provides for a high level of accessibility to nearby local centres and community facilities; Redland City Plan 2018 – version 1.0 Part 6 Zones—150

(iii) transport networks are coordinated and interconnected to ensure a high level of accessibility for pedestrians, cyclists, public transport and private vehicles;

(iv) development on land fronting Boundary Road and Panorama Drive is designed to:

(A) rely on access from the internal street network with no access from Boundary Road and Panorama Drive; and

(B) facilitate landscaping and acoustic treatment of Boundary Road and Panorama Drive;

(v) development maintains significant habitat linkages and assists in the safe movement of koalas;

Editor's note—Applicants should be aware that the provisions of the ~~South East Queensland Koala Conservation State Planning Regulatory Provisions~~ *Planning Regulation 2017*, Schedules 10 (part 10) and 11 also apply to development in this area.

(vi) development does not compromise or constrain the potential for well designed future urban communities;

(vii) building height in precinct MDR8 Kinross Road and Boundary Road is compatible with that of surrounding residences.

Item 10 – Correct missing references

Proposed Amendments

1. Amend the following acceptable outcomes within table 9.3.5.3.1

Table 9.3.5.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

| | |
|--|---|
| <p>PO9 Car parking and internal circulation is designed and constructed to:</p> <ol style="list-style-type: none"> 1. provide a clear internal movement hierarchy; 2. separate servicing and customer parking and circulation functions as far as possible; 3. discourage high vehicular speed and short-cutting; 4. be clearly distinguishable from pedestrian entries and paths; 5. be easily negotiated by vehicles and pedestrians, including persons with a disability; 6. ensure vehicles do not reverse into areas of high pedestrian activity; and 7. optimise safety and security of users. | <p>AO9.1 Parking is provided in accordance Minimum On-Site Vehicle Parking Requirements, Minimum Circulation Road Width in Car Parking Areas and Maximum Longitudinal Grades in Car Parking Areas in Planning Scheme Policy 2 – Infrastructure works.</p> <p>AO9.2 The layout of car parking areas and structures complies with the internal movement system in Section 3.7.1 internal movements in car parking areas in Planning Scheme Policy 2 – Infrastructure works.</p> <p>AO9.3 Parking areas comply with:</p> <ol style="list-style-type: none"> 1. Australian Standard 2890.1: 2004 - Parking Facilities – Off-Street Car Parking; and 2. the standards set out in Planning Scheme Policy 2 – Infrastructure works |
| <p>PO18 Provision is made for any queuing to be accommodated within the development site, so that external traffic operations are not obstructed, and designed to avoid conflict with internal intersections or manoeuvring areas. Editor's note—Entry queues are of primary importance since they have the potential to most readily obstruct external traffic operations, but exit queues can also disrupt internal circulating traffic thereby blocking entry lanes.</p> | <p>AO18.1 Queuing is accommodated in accordance with Section 3.8.1 minimum on-site queuing requirements—and the standards contained in Planning Scheme Policy 2 – Infrastructure works.</p> |

Item 11 – Incorporate references to the Multiple Dwelling Design Guide

Proposed Amendments

1. Amend the tables of assessment as follows to include editor's notes referencing the MDDG:

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 |
|--|--|--|
| 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 Editor's note – Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. It is recommended that this document is used as a reference document to support the assessment benchmarks in this 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 |
|--|---|--|
| 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 Editor's note – Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. It is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme. |

2. Amend the zone benchmarks for assessment tables as follows to include editor's notes referencing the MDDG:

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

Table 6.2.2.3.1—Benchmarks for assessable development

| For assessable development | |
|--|-------------------------------------|
| <p>Editor's note – Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.</p> | |
| Non residential uses | |
| <p>PO2 Non-residential uses, only occur where they:</p> <ol style="list-style-type: none"> 1. are for a community service function; 2. are located on a major road or are integrated with residential activities as part of a mixed use development; 3. do not unduly detract from residential amenity; 4. are small scale; and 5. do not impact on the function of any nearby centre. | No acceptable outcome is nominated. |

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.3.3.1—Benchmarks for assessable development

| For assessable development | |
|--|-------------------------------------|
| <p>Editor's note – Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. For developments involving multiple dwellings, it is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.</p> | |
| Non residential uses | |
| <p>PO2 Non-residential uses occur only where they:</p> <ol style="list-style-type: none"> 1. are for a community service function or a local café; 2. are integrated with residential activities as part of a mixed use development; 3. do not unduly detract from residential amenity; 4. are small scale and primarily serve the immediate community; and 5. do not impact on the function of any nearby centre. | No acceptable outcome is nominated. |

Item 12 - Update the designation of premises for development of infrastructure table

Proposed Amendments

1. Amend table SC5.1 as follows:

Schedule 5 Designation of premises for development

Table SC5.1— Designation of premises for development of infrastructure under section 42 of the Act

| Date the designation, amendment, extension or repeal takes effect | Location of premises (real property description) | Street address | Type of infrastructure |
|--|---|--|--|
| 2 July 1999 | Lot 2 C698 | Corner of Russell and Wellington Streets, Cleveland | 1 (g) – Emergency services facilities |
| 1 June 2001 | Lot 1 on RP119834 Lot 2 on RP119834 Lot 3 on RP119834 Lot 501 on SP102115 | 9 Middle Street, Cleveland | 1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions Further described as: "Law courts, cells, storage, office functions, amenities, secure parking and support facilities." |
| Further described as: "Law courts, cells, storage, office functions, amenities, secure parking and support facilities." | | | |
| 31 March 2000 | Lot 1 on C668 Lot 2 on C668 Lot 3 on C668 Lot 6 on C671 Lot 31 on C145614 Lot 32 on C145614 Lot 43 on C145614 Lot 145 on SL11048 | Corner of Finucane Road and Delancey Street, Cleveland | 1 (s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions Further described as: "Administrative offices, conference, accommodation and training facilities, laboratories, glass houses, packing facilities, material store, regulated public access, car parking, farm manager's on site accommodation, teaching and training facilities, commercial activities, fauna hospital, farm machinery storage and fuel store, research, and extension facilities including but not limited to a diverse range of sciences together with support facilities and a range of primary industries." |

| | | | |
|--|--|---|--|
| Further described as: "Administrative offices, conference, accommodation and training facilities, laboratories, glass houses, packing facilities, material store, regulated public access, car parking, farm manager's on site accommodation, teaching and training facilities, commercial activities, fauna hospital, farm machinery storage and fuel store, research, and extension facilities including but not limited to a diverse range of sciences together with support facilities and a range of primary industries." | | | |
| 9 June 2000 | Lot 29 on SL11549 | Corner of Wellington and Weippin Streets, Cleveland | 1 (h) hospital and associated institutions Further described as: "Public and private health facilities plus support facilities including non-acute accommodation, ancillary commercial and medical services, laundry, engineering and maintenance services, teaching and researching facilities, car parking, helipad and accommodation for emergency services." |
| Further described as: "Public and private health facilities plus support facilities including non-acute accommodation, ancillary commercial and medical services, laundry, engineering and maintenance services, teaching and researching facilities, car parking, helipad and accommodation for emergency services." | | | |
| 3 February 2006 | Lot 1 on CP905844 (part) Lot 139 on SP137447 (part) | Randall Road, Birkdale | 1 (k) operating works under the Electricity Act 1994. Further described as: "Proposed 33/11 kilovolt Birkdale substation". |
| Further described as: "Proposed 33/11 kilovolt Birkdale substation" | | | |
| 30 March 2006 | Lot 2 on RP815062 (part) | 127 Birkdale Road, Birkdale | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 2 on SP148430 (part) | 2 Haig Road, Birkdale | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 1 on RP86393 (part) | 163 Collingwood Road, Birkdale | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 2 on RP86393 (part) | 167 Collingwood Road, Birkdale | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 7 on RP14104 (part) | 175 Collingwood Road, Birkdale | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 2 on RP139096 (part) | 613 Main Road, Wellington Point | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 14 on RP113406 (part) | 75 Starkey Street, Wellington Point | 1 (o) transport infrastructure |

| | | | |
|---|--|---|---|
| 30 March 2006 | Lot 1 on RP104887 | 598 Main Road, Wellington Point | 1 (o) transport infrastructure |
| 30 March 2006 | Lot 2 on RP178370 (part) | 82 Redland Bay Road, Capalaba | 1 (o) transport infrastructure |
| 21 January 2009 | Lot 48 on SL12849 | 77 Ziegenfusz Road, Thornlands | 1 (f) - Education facilities |
| 21 January 2009 | Lot 3 on SP204523 | 33-37 Gordon Road, Redland Bay | (g) emergency services facilities Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services. |
| Redland City Council - Redland Bay Fire and Rescue Station. The designation for community infrastructure is made subject to the following requirements - An offset for the net benefit of koalas and koala habitat is to be provided as agreed between the Environmental Protection Agency and Department of Emergency Services. | | | |
| 2 December 2011 | Lot 2 on CP910606 | 36 Wellington Street, Cleveland | (7) emergency services facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. Rebuilding of the Cleveland Ambulance Station and associated facilities on the site. |
| Rebuilding of the Cleveland Ambulance Station and associated facilities on the site. | | | |
| 19 December 2013 | Lot 2 on SP213903 & Lots 1 and 2 on RP808662 | 221 & 223 Mount Cotton Road & 2/10 Natasha Street, Capalaba | (7) emergency services facilities (9) hospitals and associated institutions (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part. |
| Development of the Capalaba Emergency Services Precinct (comprising the existing Ambulance Station and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities. | | | |

| | | | |
|------------------|---|--|---|
| 20 December 2013 | Lots 1 and 2 on RP808662 and Lot 2 on SP213903 | 221 and 223 Mount Cotton Road and 2/10 Natasha Street, Capalaba | <p>(7) emergency services; facilities;</p> <p>(9) hospitals and associated institutions; and</p> <p>(15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.</p> <p>Development of the Capalaba Emergency Services Precinct (comprising the existing Ambulance Station and proposed extensions to the existing Fire and Rescue Station) and the temporary Fire and Rescue Station and associated facilities.</p> |
| 29 August 2014 | Lot 14 on RP122267 | 24-26 High Street, Russell Island | <p>(7) emergency services facilities</p> <p>(9) hospitals and associated institutions</p> <p>(15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part</p> <p>Russell Island Ambulance Station</p> |
| 16 August 2016 | <p>Lot 197 on SP241130</p> <p>Lot 198 on SP241130</p> | 150 Mount Cotton Road, Capalaba (Capalaba State College and Early Years Service) | <p>(4) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or a QEC approved service under the Education and Care Services Act 2013 is operated, community centres, meeting halls, galleries and libraries</p> <p>(6) educational facilities</p> <p>(15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part</p> |
| 18 August 2017 | <p>Lot 11 C696</p> <p>Lot 2 C697</p> | 20-42 Smith Street, Cleveland | <p>(6) educational facilities</p> <p>(15) storage and works depots, inc. admin facilities assoc. with provision or maint. of the CID in this part</p> <p>(4) community & cultural facilities, inc. where an education & care service under the Education and Care Services National Law (Queensland)</p> |

| | | | |
|--|--|--|---|
| | | | The land has been designated for the Cleveland District State High School at Cleveland. |
|--|--|--|---|

Item 13 – Clarification of acceptable outcomes which are not alternatives to the Queensland Development Code

Proposed Amendments

1. Amend tables 5.6.1 and 6.2.1.3.1 as follows:

Table 5.6.1—Building work

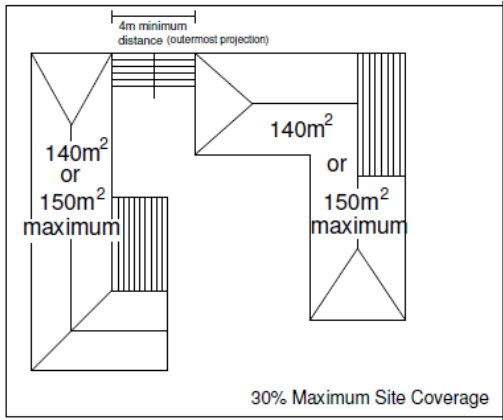
| Zone | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| Low density residential zone | Accepted | |
| | If not accepted subject to requirements | |
| | Accepted subject to requirements Editor's note—Building work for Ddwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 for further clarification. | |
| | Editor's note – The Some of the acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code. | |
| | If a : (1) dwelling house: a) in precincts LDR2, LDR3 or LDR4; or b) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body; or (2) dual occupancy in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body. | Low density residential zone code |
| Accepted development | | |
| Any other building work not listed in this table. | | |

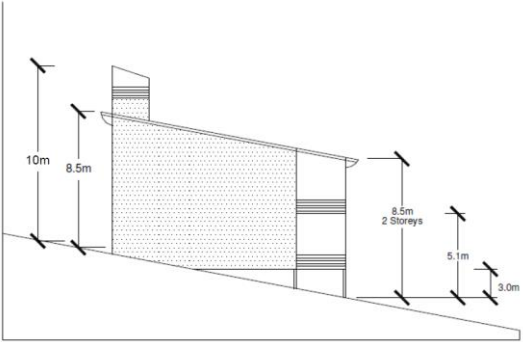
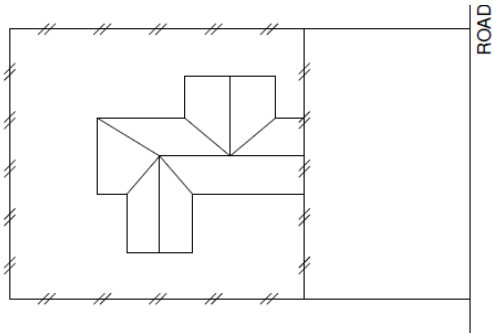
Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

Table 6.2.1.3.1 —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 and dwelling houses | |
| <p>PO6</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <p>(1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;</p> <p>(2) Maintain the structural stability of revetment walls;</p> <p>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</p> <p>Note — All structural elements off a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p> | <p>AO6.1</p> <p>Development is set back 9m from the property boundary adjoining a revetment wall.</p> <p>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |
| <p>PO7</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by;</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p> | <p>AO7.1</p> <p>Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>Editor's note—Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| | <p>loadings. These matters are to be addressed in any application for building works.</p> <p>Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.</p> |
| Dual occupancies and dwelling houses in precinct LDR3 Point Lookout residential Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code. | |
| PO8 Development minimises the extent of earthworks. | <p>AO8.1 Excavation and fill is limited to: (1) maximum cut of 1.2m below ground level; and (2) maximum fill of 1.2m above ground level.</p> <p>AO8.2 Retaining walls have a maximum height of 600mm at the street frontage.</p> <p>AO8.3 Benched areas for driveways and landscape areas do not exceed 25m².</p> <p>Editor's note – The above acceptable outcomes (AO8.1, 8.2 and 8.3) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution/s, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |
| PO9 Buildings have a limited site cover in order to maintain an open, low density character. | <p>AO9.1 Site cover does not exceed 30% of site area.</p> <p>Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.</p> |
| PO10 Development takes the form of a series of small scale building components which reduce the overall bulk and obtrusiveness of buildings. | <p>AO10.1 The size of any single detached building component does not exceed: (1) 150m² when the building height is not more than 4.5m above ground level; or (2) 140m² when the building height is over 4.5m above ground level.</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| | <p data-bbox="831 253 1428 465">Editor's note – This acceptable outcome is an alternative provision for the purposes of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.</p> <p data-bbox="831 483 927 510">AO10.2</p> <p data-bbox="831 521 1428 613">Each detached building component is separated by 4m to the outermost projection of any other detached building on the site.</p> <p data-bbox="831 631 1145 658">Figure 6.2.1.3.1 illustrates.</p> <div data-bbox="842 676 1347 1093">  </div> <p data-bbox="831 1115 1385 1142">Figure 0.1—Detached building components</p> <p data-bbox="831 1214 1428 1426">Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |
| <p data-bbox="204 1451 272 1478">PO11</p> <p data-bbox="204 1491 687 1518">The height of a building does not unduly:</p> <ol data-bbox="204 1532 746 1599" style="list-style-type: none"> (1) overshadow adjoining houses; and (2) obstruct the outlook from adjoining lots. | <p data-bbox="831 1451 927 1478">AO11.1</p> <p data-bbox="831 1491 1428 1583">For slopes up to 15%, building height is 8.5m, except for roofs or pergolas covering decks. These may extend to 10m above ground level, providing:</p> <ol data-bbox="831 1594 1406 1742" style="list-style-type: none"> (1) they cover an area of no more than 10m²; (2) there is only one such covered areas on each detached building component on the site; and (3) the covered area is not enclosed by walls. <p data-bbox="831 1753 1428 1930">Editor's note—This provision establishes an alternative solution to the Queensland Development Code for buildings on slopes <15%. For buildings on slopes >15%, the acceptable solution under the Queensland Development Code applies.</p> |
| <p data-bbox="204 1953 272 1980">PO12</p> | <p data-bbox="831 1953 927 1980">AO12.1</p> |

| Performance outcomes | Acceptable outcomes |
|---|--|
| <p>Buildings are stepped to mirror the slope of the land and do not result in buildings established substantially above ground level.</p> | <p>Floor level (including decks and verandahs) does not exceed a height of:</p> <ol style="list-style-type: none"> (1) 3m above ground level for the first level of the building; and (2) 5.1m above ground level for the uppermost level of the building. <p>Figure 6.2.1.3.2 illustrates.</p>  <p>Figure 0.2—Floor levels and building height</p> <p>Editor's note – This acceptable outcome is not an alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |
| <p>PO13</p> <p>Fences do not dominate the street frontage.</p> | <p>AO13.1</p> <p>Fences:</p> <ol style="list-style-type: none"> (1) are not established beyond the front building line; (2) have a maximum height of 1.5m; and (3) are of open timber construction. <p>Figure 6.2.1.3.3 illustrates.</p>  <p>Figure 0.3—Fences</p> <p>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |

| Performance outcomes | Acceptable outcomes |
|---|---|
| <p>PO14</p> <p>Buildings, other than those located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004, incorporate predominantly light weight, sub tropical architectural styles and elements.</p> | <p>AO14.1</p> <p>Buildings:</p> <ol style="list-style-type: none"> (1) use light weight finishes such as timber and fibre cement, except for retaining walls and major structural elements; (2) are provided with eaves at least 600mm wide; (3) incorporate verandahs or decks; and (4) use non reflective sheet material for roofing. <p>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |
| <p>PO15</p> <p>A landscaped area capable of sustaining mature trees is provided along the full street frontage.</p> | <p>AO15.1</p> <p>A landscape area with a minimum width of 2m is provided along the full frontage of any road (excluding cross over and pedestrian access).</p> <p>Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.</p> |

Item 14 - Healthy waters code – various amendments

9.3 Other Development Codes

9.3.1 Healthy waters code

9.3.1.1 Application

This code applies to development where the healthy waters code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.1.2 Purpose

(1) The purpose of the healthy waters code is to ensure that development manages stormwater run-off and protects the ~~environmental values of receiving waters~~ receiving waterways.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) the environmental values of the city's waterways are protected or enhanced;
- (b) stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay;
- (c) stormwater is managed to ensure the impacts of overland flow or flooding are not worsened for people or property;
- (d) a natural flow regime, including flow paths and quantity, is maintained as far as possible;
- (e) potential adverse impacts as a result of disturbing acid sulfate soils, erosion or sediment flow are avoided;
- (f) stormwater, water quality and erosion control infrastructure is provided in a costeffective and efficient manner; and
- (g) stormwater, water quality and erosion control infrastructure is designed and located to minimise whole-of-lifecycle costs.

Editor's note—The location, design and functionality of the trunk stormwater network ~~are is~~ identified in the local government infrastructure plan which forms part 4 of this planning scheme.

9.3.1.3 Healthy waters code – Specific benchmarks for assessment Table 9.3.1.3.1— Benchmarks for assessable development

| Performance outcomes | Acceptable outcomes |
|---|---------------------|
| For assessable development | |
| Stormwater Drainage Design | |
| Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a stormwater management plan is likely to be required. This should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works. | |
| PO1 | AO1.1 |

| | |
|--|--|
| <p>To the extent practicable, natural drainage lines are retained, and their natural hydraulic capacity and channel characteristics are maintained or re-established.</p> | <p>All existing natural waterways and overland flow paths are retained.</p> <p>AO1.2 The stormwater management system is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.</p> |
| <p>PO2</p> <p>On-site stormwater management systems do not rely on the retention of existing artificial water bodies being retained, except where such water bodies:</p> <ol style="list-style-type: none"> (1) perform significant ecological, water quality or recreation functions; (2) do not pose a significant risk to stream health or water quality; (3) are structurally sound; (4) do not pose any risk to community health and safety; and (5) will not create impose a significant maintenance or cost burden on the community over in the short or long terms. | <p>No acceptable outcome is nominated.</p> <p>Editor's note—Council would generally expect that such waterbodies are not retained as many are currently in poor condition and need substantial rectification remediation. Where an existing waterbody is proposed to be retained as an integral component of water management on the site, an assessment should be done in accordance with Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.</p> |
| <p>PO3</p> <p>The stormwater drainage system maintains the pre-development velocity and quantity volume of run-off outside of external to the site and does not otherwise worsen or cause nuisance to adjacent, upstream and downstream land.</p> | <p>AO3.1</p> <p>Stormwater drainage is designed in accordance with Planning Scheme Policy 2 – Infrastructure works.</p> |
| <p>PO4</p> <p>Stormwater drainage is designed and constructed to convey stormwater flow resulting from the relevant design storm event under normal operating conditions.</p> | <p>AO4.1</p> <p>Stormwater drainage design meets the stormwater flow capacity requirements of the following design storm events:</p> <ol style="list-style-type: none"> (1) where for the minor drainage system - as detailed in Table 9.3.1.3.2 - Minor Drainage System Design Storm Event by Road Frontage Classification and Zone; or (2) where for the major drainage system – 1% AEP. <p>Editor's note—Refer to section 7 of the Queensland Urban Drainage Manual for descriptions of major and minor drainage systems.</p> |
| <p>PO5</p> <p>The stormwater drainage system is designed to function in the event of a minor system blockage.</p> | <p>AO5.1</p> <p>The major drainage system caters for 50% blockage in the minor drainage system without causing inundation of building floor levels.</p> |
| <p>PO6</p> | <p>AO6.1</p> |

| Roof and surface run-off is managed to prevent stormwater flows from entering buildings and to be directed to a lawful point of discharge. | Roof and allotment drainage is provided in accordance with Planning Scheme Policy 2 – Infrastructure works. | | | | | | | | | | | | |
|--|---|---|------------------------|--|--|------------------------|------------------|----------------|------------------------|----|----|----|----|
| <p>PO7</p> <p>Where located within open space, stormwater devices or functions do not reduce the utility of that space for its intended recreational or ecological functions.</p> | No acceptable outcome is nominated. | | | | | | | | | | | | |
| <p>PO8</p> <p>The full extent of maintenance requirements and costs associated with the devices used within the system are minimised.</p> | No acceptable outcome is nominated. | | | | | | | | | | | | |
| <p>Water quality – general</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a waste water and stormwater quality management plan may be required. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p> | | | | | | | | | | | | | |
| <p>PO9</p> <p>Development contributes to the protection of environmental values of receiving waters and does not adversely impact on water quality in Redland's waterways.</p> <p>Development protects and does not adversely impact the environmental values or water quality of receiving waterways.</p> | <p>For development involving a site area of 2,500m² or more, or six or more residential lots or dwellings:</p> <p>A09.1</p> <p>Stormwater run-off leaving a development site complies with the following design objectives:</p> <table><tr><th colspan="4">Minimum reductions in mean annual load from unmitigated development (%)</th></tr><tr><th>Total Suspended solids</th><th>Total phosphorus</th><th>Total nitrogen</th><th>Gross pollutants >5 mm</th></tr><tr><td>80</td><td>60</td><td>45</td><td>90</td></tr></table> <p>Otherwise, no acceptable outcome is nominated.</p> | Minimum reductions in mean annual load from unmitigated development (%) | | | | Total Suspended solids | Total phosphorus | Total nitrogen | Gross pollutants >5 mm | 80 | 60 | 45 | 90 |
| Minimum reductions in mean annual load from unmitigated development (%) | | | | | | | | | | | | | |
| Total Suspended solids | Total phosphorus | Total nitrogen | Gross pollutants >5 mm | | | | | | | | | | |
| 80 | 60 | 45 | 90 | | | | | | | | | | |
| <p>PO10</p> <p>The entry to and transport of contaminants in stormwater or waste water is avoided.</p> | <p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should refer to Planning Scheme Policy 2 – Infrastructure works for guidance.</p> | | | | | | | | | | | | |
| <p>Water quality – erosion prevention and sediment control</p> <p>Editor's note—In order to demonstrate compliance with the performance outcomes in this section, an erosion and sediment control plan is likely to be required. An erosion hazard assessment may also be required to establish the level risk for erosion and sediment pollution. Such assessments should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.</p> | | | | | | | | | | | | | |
| <p>PO11</p> | No acceptable outcome is nominated. | | | | | | | | | | | | |

| | |
|---|--|
| <p>Development does not increase either:</p> <ul style="list-style-type: none"> (1) the sediment concentration of sediment in waters or stormwater outside the development's sediment treatment train; or (2) run-off which causes erosion either on-site or off-site. | |
| <p>PO12</p> <p>Development avoids unnecessary disturbance to soil, waterways or drainage channels.</p> | <p>No acceptable outcome is nominated.</p> |
| <p>PO13</p> <p>All soil surfaces are effectively stabilised against erosion.</p> | <p>No acceptable outcome is nominated.</p> |
| <p>PO14</p> <p>The functionality of the stormwater treatment train is protected from the impacts of erosion, turbidity and sedimentation, both within and external to the development site.</p> | <p>No acceptable outcome is nominated.</p> |
| <p>PO15</p> <p>Areas outside the development site are not adversely impacted by erosion or sedimentation.</p> | <p>No acceptable outcome is nominated.</p> |
| <p>Water quality – acid sulfate soils</p> | |
| <p>PO16</p> <p>Within the areas identified as potential acid sulfate soils on Figure 9.3.1.3.1 pPotential acid sulfate soils, the generation or release of acid and metal contaminants into the environment is avoided by:</p> <ul style="list-style-type: none"> (1) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, and not undertaking filling that results in actual acid sulfate soils being moved below the water table or previously saturated acid sulfate soils being aerated; or (2) where disturbance of acid sulfate soils will not be avoided, development: <ul style="list-style-type: none"> (a) neutralises existing acidity and prevents the generation of acid and metal contaminants; and | <p>AO16.1</p> <p>Development does not involve:</p> <ul style="list-style-type: none"> (3) excavating or otherwise removing 100m³ or more of soil or sediment at or below 5m AHD; or (4) permanently or temporarily extracting groundwater resulting in the aeration of previously saturated acid sulfate soils; or (5) filling in excess of 500m³ with an average depth of 0.5m or greater that results in: <ul style="list-style-type: none"> (a) actual acid sulfate soils being moved below the water table; or (b) previously saturated acid sulfate soils being aerated. |

| | |
|--|--|
| <p>(b) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.</p> <p>Editor's note—Where works are proposed within the areas identified as potential acid sulfate soils, it is likely that an on-site acid sulfate investigation will be requested. Such an investigation should conform to the Queensland Sampling Guidelines and the Laboratory Methods Guidelines or Australian Standard 4969. Where acid sulfate soils are to will be disturbed, an environmental management plan should must be prepared which outlines how the release of acid and metal contaminants is to will be prevented. In preparing a management plan, regard should be given to the guidelines contained in State Planning Policy - State Interest Guideline Water Quality (Part E Supporting Information).</p> | |
|--|--|

No changes to:

- Figure 9.3.1.3.1—Potential acid sulfate soils
- Table 9.3.1.3.2—Minor drainage system design storm event by road frontage classification and zone

Item 15 – Updates to Schedule 4

Proposed Amendments

1. Amend table SC4.1.1 – Notation of decisions under section 89 of the Act.

Table SC4.1.1—Notation of decisions under section 89 of the Act

| Date of decision | Location (real property description) | Decision type | File/Map reference |
|---|--|---|--------------------|
| Preliminary approval affecting the scheme (a variation approval) | | | |
| Approved (negotiated decision) 11 Dec 2001 Court Order 25 Oct 2002 | Lot 3 RP165277 | Preliminary approval under the IPA, section 3.1.6 for: Industry Class I, II and III uses, Bulk Store, Caretaker's Residence, Car Repair Station, Motor Vehicle Depot, Public Utility, Service Shop , Truck Depot and Warehouse uses as defined in the Town Planning Scheme and reconfiguration of proposed Lots 1 to 17, park and balance area. | MC006008 |
| 25 Jan 2005 Court Order 1 Jun 2005 | Lot 16 RP30555 Lot 17 RP30555 Lot 24 RP30555 Lot 25 RP30555 Lot 2 RP48270 Lot 2 RP95747 Lot 3 RP90361 Lot 11 SL1595 | Preliminary approval under the IPA, section 3.1.6 for: 1. Mixed use retirement community incorporating: independent and assisted living (attached and detached dwellings) dependent aged care residential local retail and services crèche community facilities 2. Dedicated park land In accordance with Central Redland Bay Plan of Development by Wolters Consulting Pty Ltd and MPS Architects received by RSC 21st January 2005. | MC008369 |
| Approved 07 Feb 2006. Amended (Version 1.8, dated 18 December 2013) | Lot 2 RP221100 Lot 24 RP203700 | Preliminary approval under the IPA, section 3.1.6 for: Redlands Business Park - "German Church Road Integrated Employment Centre - Plan of Development - Version 1.8 "dated 18 December 2013 | MC008666 |
| 9 March 2012 and changed on 19 Jun 2013 | Lot 7 RP131749 Lot 8 RP131749 Lot 9 RP131749 | Preliminary Approval Overriding the Planning Scheme for a Material Change of Use to establish a Child Care Centre | MC009598 |

| | | | |
|---|--|---|---------------------|
| 2 May 2012 | Lot 1 RP187813 | Preliminary approval (under s242 of the Sustainable Planning Act 2009) for a Material Change of Use for Dwelling Houses, Small Lot Houses, Dual Occupancy , Home Business, Relatives Apartment, Domestic Additions, Domestic Outbuilding and Private Swimming Pool and Reconfiguration of a Lot (1 into 8 lots) | MC012446 |
| 22 June 2012 | Lot 2 RP122781 | Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) PEET – Reconfiguration (98 lots) and PA for MCU (Dwelling Houses and Small Lot Houses) | MC12091 / SB5471 |
| 22 June 2012 | Lot 2 RP75742 | Development Permit for Reconfiguring a Lot and Preliminary Approval affecting a Local Planning Instrument for a Material Change of Use (Dwelling Houses and Small Lot Houses) Ausbuild – Reconfiguration (141 lots) and PA for MCU (Dwelling Houses and Small Lot Houses) | MC12092/ SB5472 |
| 23 May 2013 | Lot 3 RP173523 Lot 2 RP14813 Lot 14 RP869105 Lot 5 RP14813 Lot 6 RP14813 Lot 1 RP59490 Lot 1 RP869105 | Preliminary approval affecting a planning scheme for material change of use and reconfiguring a lot | MC007588 / SB004758 |
| 14 January 2014 10 Jan 2014 and changed on 17 Aug 2015 | Lot 51 SP157199 Lot 2 RP84645 | Preliminary approval affecting a planning scheme for material change of use for education facility | MCU01292 6 |
| 26 August 2015 | Lot 2 RP815077 Lot 1 RP815078 Lot 2 RP865865 | Preliminary approval affecting a planning scheme for material change of use for a neighbourhood centre, open space and residential uses | MC010715 |
| 18 November 2015 | Lot 2 on RP149309 Lot 8 on R1291 Lots 69, 70, 71, 72, 73 & 74 on S31102 Lot 1 on RP133830 Lots 1, 3 & 4 on RP105915 Lot 11 on SP268704 Lot 2 on SP226358 Lot 1 on RP 212251 Lot 1 on RP103265 Lots 1 & 2 on RP140163 Lot 1 on RP71630 Lots 83, 84 & 86 on S312432 | Preliminary approval affecting the planning scheme for a Material Change of Use for a master planned urban community, comprising town centre, town centre frame, residential and open space precincts | MCU01328 7 |

| | | | |
|---|---|---|---------------------|
| | Lot 247, 252, 255, 256, 257 & 259 on S312432 | | |
| 15 December 2016 | Lot 1 RP123222 | Preliminary approval affecting a planning scheme for material change of use for residential uses | MC010624 |
| Decision conflicting with the scheme Development Approval which is substantially inconsistent with the planning scheme | | | |
| 4 November 2010 | Lot 1 RP65410 | Development permit for an Apartment Building (5 Units) and Health Care Centre | MC011884 |
| 7 September 2016 | Lot 11 SL1595 Lot 500 SP197855 Lot 501 SP277507 Lot 16 RP30555 (in part) Lot 500 SP277507 (in part) | Development permit for reconfiguring a lot for 5 into 91 lots | ROL006001 |
| Decision agreeing to a superseded planning scheme request | | | |
| 1 March 2012 | Lot 2 SP196390 Lot 3 SP196390 | Development Permit issued under Superseded Planning Scheme for Reconfiguring a Lot into 61 lots and Dwelling Houses | MC011341 / SB005349 |
| 1 January 2013 | Lot 293 RP31201 | Development permit for a dwelling house | MCU013097 |
| 23 April 2013 | Lot 236 RP31201 | Development permit for a dwelling house | MCU012963 |
| 30 October 2013 | Lot 293 RP31201 | Dwelling house assessed under superseded planning scheme | MCU013097 |

Item 16 - Provide clarity regarding the Queensland Development Code

Proposed Amendments

1. Insert a new item in section 1.6 of the City Plan to indicate that all parts of the QDC MP1.1 and MP1.2 apply.

1.6 Building work regulated under the planning scheme

1. Section 17 (b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of building assessment provisions stated in the *Building Act 1975*.
2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note - The building assessment provisions are stated in section 30 of the Building Act 1975 and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the Building Act 1975).

3. This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

4. The building assessment provisions are contained in the following parts of this planning scheme:
 - a) Table 5.6.1 Building work;
 - b) Table 5.9.1 Assessment benchmarks for overlays;
 - c) 6.2.1 Low density residential zone code;
 - d) 8.2.2 Bushfire hazard overlay code;
 - e) 8.2.3 Coastal protection (erosion prone areas) overlay code;
 - f) 8.2.6 Flood and storm tide hazard overlay code; and
 - g) 8.2.7 Heritage overlay code.

Editor's note - A decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note - In a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*.

5. All parts of the Queensland Development Code MP1.1 and MP1.2 including performance criteria 4, 5, 7, 8 and 9 and the corresponding acceptable solutions apply to relevant development pursuant to Section 10(2)(a) of the *Building Act 1975* (unless a relevant alternative provision applies).

Item 17 - Alignment of City Plan to Regulated Requirements in Planning Regulation 2017

Proposed Amendments

The proposed amendments to the Planning Scheme are as follows:

Part 1: Amendments to use codes

Schedule 1 Definitions

SC1.1 Use definitions

1. Use definitions have a specific meaning for the purpose of the planning scheme.
2. Any use not listed in Table SC1.1.2 column 1 is an undefined use.
3. A use listed in Table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
4. Column 3 of Table SC1.1.2 identifies examples of the types of activities which fall within the use identified in column 1.
5. Column 4 of Table SC1.1.2 identifies examples of activities which do not fall within the use identified in column 1.
6. Columns 3 and 4 of Table SC1.1.2 are not exhaustive lists.
7. Uses listed in Table SC1.1.2 columns 3 and 4 which are not listed in column 1 form part of the definition.
8. The use definitions listed here are the definitions used in this planning scheme.

Delete all of 'Table SC1.1.1 – Index of use definitions' and 'Table SC1.1.2 – Use definitions'.

Insert note in planning scheme under the heading SC1.1 Use definitions as follows:

'Note – As prescribed by section 7 of the Planning Regulation the use terms and their definitions are located in schedule 3, columns 1 and 2 of the Regulation.'

SC1.1.1 Defined activity groups

There are no defined activity groups for the planning scheme

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined uses listed in SC1.1—low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.3—Industry thresholds

Retain table SC1.1.3 without change.

Part 2: Amendments to administrative terms

SC1.2 Administrative definitions

- (1) Administrative definitions assist with the interpretation of the planning scheme but do not have a specific land use meaning.
- (2) A term listed in table SC1.2.2 SC1.2.1 column 1 has the meaning set out beside that term in column 2 under the heading.
- (3) The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Delete all of 'Table SC1.2.1 – Index of administrative definitions' and 'Table SC1.2.2 – Administrative definitions'.

Insert notes in planning scheme under the heading SC1.2 Administrative definitions as follows:

'Note—As prescribed by section 8(1) of the Planning Regulation the administrative terms and their definitions are located in schedule 4 columns 1 and 2 of the Regulation.'

'Note – As prescribed by section 8(2) of the Planning Regulation, the Redland City Plan includes administrative terms, other than terms in schedule 4, column 1 of the Regulation. These additional administrative terms and their definitions are provided in Table SC1.2.1 – Additional administrative terms and their definitions'.

Add a new table as follows:

Table SC1.2.1 – Additional administrative terms and their definitions

| Column 1 Administrative Term | Column 2 Definition |
|---|---|
| Defined flood event | The 1% annual exceedance probability (AEP) flood event. |
| Defined storm tide event | The 1% annual exceedance probability (AEP) storm tide event, including allowance for 10% increase in storm intensity and a sea level rise of 0.8m. |
| Low-rise | One to two storeys. |
| Mid-rise | Three to six storeys. |
| Rear lot | A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land. |

Part 3: Other general consequential amendments

Update the following terms in the City Plan to the regulated requirements terminology as detailed in the table below.

| Current City Plan term | New Regulated Requirement term | Change required to the scheme in the following sections to reflect regulated requirements |
|-------------------------------|---------------------------------------|---|
| Air services | Air service | Tables 3.7.1.61 and 9.3.5.3.2 |
| Child care centre | Childcare centre | Sections 1.2 (1,f,xix,(B)) and 6.2.19.2 (2,a,ii). Tables 3.7.1.61, 5.4.5, 5.4.7, 5.4.8, 5.4.9, 5.4.10, 5.4.11, 5.4.12, 5.4.19, 5.4.20, 8.2.2.3.1 PO1 and AO1.1 and PO10, 8.2.6.3.1 PO2, 9.3.5.3.2 |
| Home based business | Home-based business | Table of contents Sections 1.2 (1,i,i,B), 3.2.3, 3.3.1.1, 3.4.1.10, 6.2.1.2, 6.2.2.2, 6.2.3.2, 6.2.4.2, 9.1(3b), Tables 3.7.1.61, 5.4.1, 5.4.2, 5.4.3, 5.4.5, 5.4.6, 5.4.7, 5.4.8, 5.4.9, 5.4.10, 5.4.11, 5.4.14, 5.4.15, 5.4.20, 5.4.21, 5.4.22. All references to home based business in section 9.2.2 (Home based business code), including heading and titles. |
| Port services | Port service | Tables 3.7.1.61, 5.4.7, 5.4.10, 5.4.18, 5.4.20, 9.3.5.3.2 |
| Veterinary services | Veterinary service | Tables 3.7.1.61, 5.4.7, 5.4.8, 5.4.9, 5.4.10, 5.4.11, 5.4.16, 5.4.19, 5.4.22, 9.3.5.3.2 |

Part 4: Amendments to zones.

Amend section 2.4 of the scheme as follows:

2.4 Regulated requirements

The Minister has identified that the Queensland Planning Provisions version 4.0 dated January 2016 are appropriately reflected in the planning scheme.

~~The regulated requirements as identified in section 5(2)(a) of the Planning Regulation 2017 are not reflected in this planning scheme~~

Additionally, the parts of the Regulated Requirements identified in sections 6 (1), 7 and 8 of the Planning Regulation 2017 are reflected in this planning scheme.

Item 18 – Amend the table of assessment for the coastal protection (erosion prone areas) overlay

Proposed Amendments

1. Amend the categories of development and assessment within table 5.9.1 Assessment benchmarks for overlays.

Table 5.9.1 Assessment benchmarks for overlays

| Development | Categories of development and assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|---|--|--|
| Coastal protection (erosion prone areas) overlay | | |
| Material change of use or building work for: <ol style="list-style-type: none"> 1. dual occupancy; 2. dwelling house; or 3. community residence | Code assessment | |
| | Accepted If no building or structure is proposed on land affected by the overlay | |
| | Code Assessment, if not accepted. | Coastal protection (erosion prone areas) overlay code |
| Any other material change of use | No change to categories of development and assessment | Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for the relevant zone Note—This overlay code is not applicable to development that is accepted subject to requirements. |
| Reconfiguration of a lot | No change to categories of development and assessment | Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for reconfiguration of a lot |
| Operational work | No change to categories of development and assessment | Coastal protection (erosion prone areas) overlay code where the development is assessable under the table of assessment for operational work |

Item 19 – Introduce Transport Noise Corridor mapping

Proposed Amendments

1. This amendment seeks to change the scheme in accordance with section 246Y of the Building Act 1975 as follows:

Part 1: About the Planning Scheme

Section 1.2 Planning scheme components

Add item (1) (h) (xii) as follows:

- (1) The planning scheme comprises the following components:
 - (h) the following overlays:
 - I. Airport environs overlay code;
 - II. Bushfire hazard overlay code;
 - III. Coastal protection (erosion prone areas) overlay code;
 - IV. Environmental significance overlay code;
 - V. Extractive resources overlay code;
 - VI. Flood and storm tide hazard overlay code;
 - VII. Heritage overlay code;
 - VIII. Landslide hazard overlay code;
 - IX. Regional infrastructure corridors and substations overlay code;
 - X. Water resource catchments overlay code;
 - XI. Waterway corridors and wetlands overlay code;
 - XII. Transport Noise Corridor Overlay (for information purpose only)

Part 1: About the Planning Scheme

1.6 Building work regulated under the planning scheme

Add item (5) as follows:

- (5) Council has designated Transport Noise Corridors under section 246X of the Building Act 1975. Details about the land that is within the transport noise corridor and the levels of noise within the corridor are contained within the Transport Noise Corridor Overlay. This overlay is for information purposes only. Building work on land which is designated under the Transport Noise Corridor Overlay is assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

Part 8: Overlays

8.1 Preliminary

Add the following wording to item 8:

- (8) The following overlay for the planning scheme is for information purposes only and does not have a corresponding overlay code:
 - (a) Transport noise corridor overlay.

Note—The Transport noise corridor overlay is contained in the planning scheme for information purposes only. The transport noise overlay identifies land designated as a transport noise in accordance with Chapter 8B of the *Building Act 1975*. In these areas building work will be assessable against the Queensland Development Code Part 4.4 – Buildings in a Transport Noise Corridor.

Schedule 2 Mapping

SC2.1 Map Index

Table SC2.1.1 – Map index

Update the gazettal dates of the following two maps:

| | | |
|--------|---|--|
| OM-019 | Transport noise corridor overlay – Mainland (sheet 1/2) | 8 October 2018 TBA once gazettal date known |
| OM-020 | Transport noise corridor overlay – Islands (sheet 2/2) | 8 October 2018 TBA once gazettal date known |

SC2.5 Overlay maps**Table SC2.5.3 – Overlay maps**

Include local road noise corridor mapping on the following maps which currently only show the State controlled road noise and rail noise corridors and update the gazettal date:

| | |
|--------|---|
| OM-019 | Transport noise corridor overlay – Mainland (sheet 1/2) |
| OM-020 | Transport noise corridor overlay – Islands (sheet 2/2) |

Item 20 – Clarification of application requirements where within 9m of a revetment wall

Proposed Amendments

1. Outcomes PO6, AO6.1 and AO7.1 of the Low Density Residential zone code relating to development within 9m of a revetment wall in Raby Bay, Aquatic Paradise and Sovereign Waters are to be amended as follows:

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

| Performance outcomes | Acceptable outcomes |
|--|--|
| Dual occupancies and dwelling houses | |
| <p>PO6</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <p>(1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;</p> <p>(2) Maintain the structural stability of revetment walls;</p> <p>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</p> <p>Note — All structural elements off of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code Of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</p> <p>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.</p> | <p>AO6.1</p> <p>Development is set back 9m from the property boundary adjoining a revetment wall.</p> <p>Editor's note - Applicants should be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</p> <p>Editor's note - Council has assessed that development that:</p> <p>a) is placed at, or greater than, 9.0m from the top of the revetment wall; or</p> <p>b) does not place more than 2.0kPa net positive load on the revetment wall;</p> <p>is unlikely to cause damage or collapse to the revetment wall.</p> |
| <p>PO7</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by;</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p> | <p>AO7.1</p> <p>Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>Editor's note - Applicants should also be aware that structures near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would</p> |

| | |
|--|---|
| | <p>need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</p> |
|--|---|

Item 21 – Inclusion of the ‘Emerald Fringe’ of Coochiemudlo Island as a Local Heritage Place

Schedule 7 Heritage Schedule

The table below lists the local heritage places included in the heritage overlay map.

Table SC7.1—Local heritage places

| No. | Lot and Plan No | Street Address | Locality | Description |
|-----|------------------------------------|--|-------------------------|---|
| 1 | Road Reserve | Middle Street | Cleveland | Large Ficus Street Tree |
| 2 | Road Reserve | North Street | Cleveland | Large Banyan Street Tree |
| 3 | Lot 9 SP144574 | 33 Shore Street East | Cleveland | War Memorial |
| 4 | Lot 66 SP115554 | 240 Middle Street | Cleveland | Reserve and Pine Promenade/GJ Walter Park |
| 5 | Lot 1 SP236501 | 44 Smith Street | Cleveland | Edgar Harley Pavilion (School of Arts) |
| 6 | Lot 1 SP236501 | 44 Smith Street | Cleveland | Redlands Memorial Hall |
| 7 | Lot 37 SP221102 and Lot 84 SL12329 | 242-250 Long Street and 31-51 Weippin Street | Cleveland | WW1 and WW2 Rifle Ranges |
| 8 | Lot 1 SP185725 | 53-71 Wellington Street | Cleveland | General Cemetery No. 2 |
| 9 | Lot 83 SL5432 | 2-14 Old Cleveland Road | Capalaba | Pioneer Road - Rocks Crossing, Tingalpa Creek |
| 10 | Lot 999 RP863217 | 11-13 Empire Vista | Ormiston | Empire Point Foreshore |
| 11 | Lot 7 RP807476 | 56 Hilliard Street | Ormiston | Old Bridge over Hilliards Creek |
| 12 | Lot 199 SL8594 | 2A Main Road | Wellington Point | Wellington Point Reserve |
| 13 | Lot 130 SL319 | 101 Birkdale Road | Birkdale | School of Arts Hall |
| 14 | Lot 1 RP14821 | 11 Point O'Halloran Road | Victoria Point | Public Hall Monkani |
| 15 | Lot 167 CP884275 | 46-72 Banana Street | Redland Bay | Roll of Honour |
| 16 | Lot 1 SP165089 | 189 School Of Arts Road | Redland Bay | Residential Dwelling |
| 17 | Lot 2 RP209904 | 19-27 Gordon Road | Redland Bay | North Redland Bay Cemetery |
| 18 | Road Reserve | Moores Road | Redland Bay | Moreton Bay Figs |
| 19 | Lot 1 RP138577 | 87-95 Redland Bay Road | Thornlands | Thornlands Public Hall (Dance Palais) |
| 20 | Lot 171 SL12421 | Dickson Way | North Stradbroke Island | Moongalba/Myora Aboriginal Cemetery |

| No. | Lot and Plan No | Street Address | Locality | Description |
|-----|--|---|-------------------------|---|
| 21 | Lot 152 SP104035 | Unnamed Street | North Stradbroke Island | Lazaret Cemetery |
| 22 | Road Reserve | The Esplanade, Oxley Parade | Dunwich | Polka Point Draughts Board |
| 23 | Lot 3 CP865498 | Junner Street | Dunwich | Benevolent Asylum structures |
| 24 | Lot 125 SP160702 | 10 East Coast Road | Dunwich | Dunwich Learning Centre |
| 25 | Lot 89 SL5124 | Dickson Way | North Stradbroke Island | Water Tanks and Water Pump |
| 26 | Lots 704 & 705 D9044 | 15-17 Welsby Street | Dunwich | Historical Museum |
| 27 | Lot 130 SL13002 | Mooloomba Road | Point Lookout | Bill North's Cattle Dip |
| 28 | Lot 6 SL1335 | 40 Lucinda Crescent | Point Lookout | Point Lookout Lighthouse |
| 29 | Road Reserve | Moongalba Road | Point Lookout | Point Lookout Norfolk Pines (7) |
| 30 | Lot 1 AP5382 | East Coast Road | Point Lookout | Point Lookout Well |
| 31 | Lot 1 A33911 | 16 Ballow Street | Amity | Amity Point Public Hall |
| 32 | Lot 76 RP130935 | 4 Hume Street | Russell Island | Mrs Fischer's Grave |
| 33 | Lot 1 RP31200 | 25-27 High Street | Russell Island | St Peter's Parish Hall |
| 34 | Lot 37 SL5485 | 107-123 Jackson Road | Russell Island | Jackson's Oval |
| 35 | Road Reserve | Weedmore Road Reserve | Russell Island | "Corduroy Road" log sleepers |
| 36 | Lot 188 RP133301 and Lot 14 RP127625 | 57-59 Charles Terrace | Macleay Island | Tim Shea's wetland and waterhole |
| 37 | Lot 19 SP168884; 16-18 and 25-28 RP111529 | 17-79 Cotton Tree Avenue; and 3-6 Boat Harbour Avenue; and 11-15 Cotton Tree Avenue | Macleay Island | Aboriginal Midden/Fishing |
| 38 | Reserve | Wharf Street – West | Macleay Island | Marine Structure/Convict Campsite/Aboriginal Campsite |
| 39 | Lot 77 RP907133 | 5 Brook Haven; | Lamb Island | Harry Brook Reserve |
| 40 | Lot 82-86 RP125521; Lot 39 RP131565; and Lot 20 SP252656 | 40-42 Pier Haven; 46-48 Nectar Street; and 5-13 Lavender Street | Lamb Island | Dam and Melaleuca Forest |
| 41 | Reserve | Lucas Drive | Lamb Island | Jetty Shed |
| 42 | Reserve | Lucas Drive | Lamb Island | Thomas Lucas' Grave |
| 43 | Road Reserve | Tina Avenue | Lamb Island | Mango Trees |

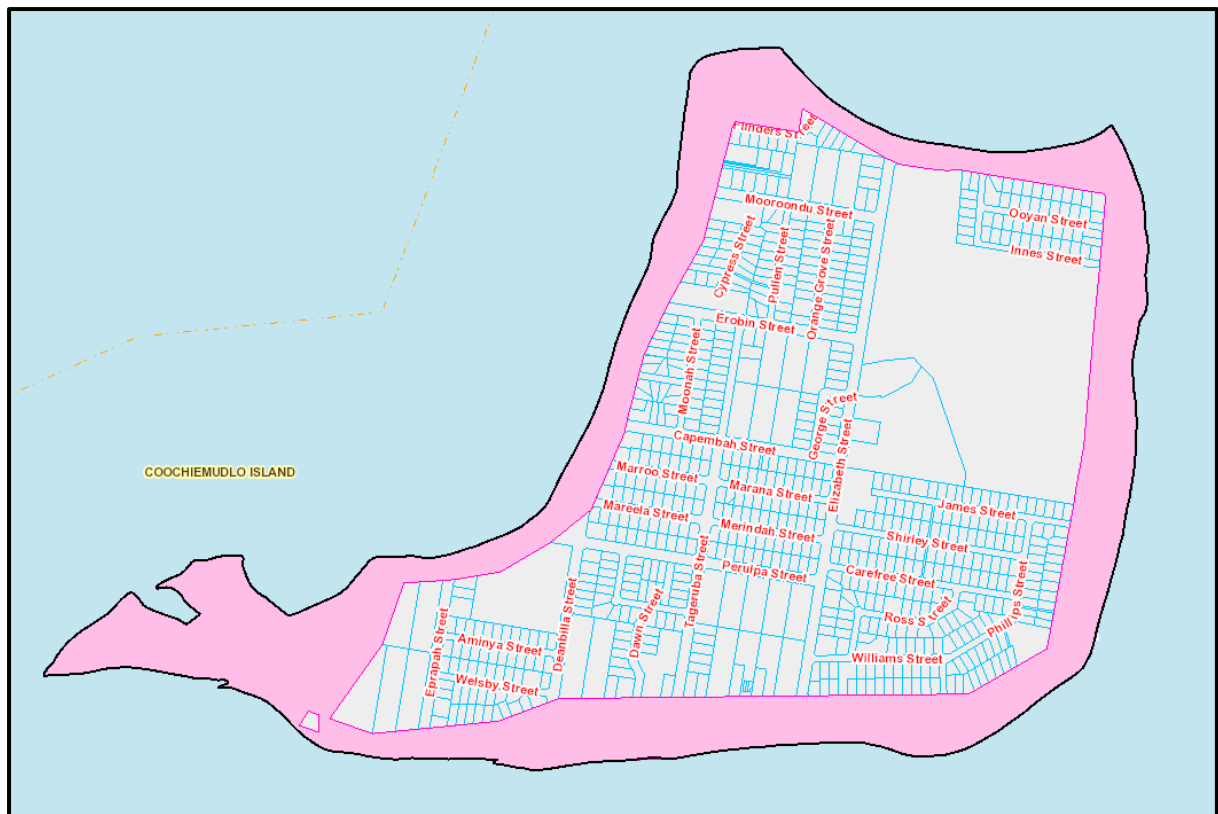
| No. | Lot and Plan No | Street Address | Locality | Description |
|-----|--|--|---------------------|---|
| 44 | Lot 148 RP14120 | 200-204 Mooroodu Road | Thorneside | Thorneside Public Hall |
| 45 | Lot 137 SP144276 and Lot 22 SP144276 | 326-346 Victoria Parade South | Coochiemudlo Island | Community Hall, jetty and steps |
| 46 | Lot 24 SP199973 | 51 Victoria Parade South | Coochiemudlo Island | Norfolk Beach |
| 47 | Lot 25 SP199973 | 245 Victoria Parade West | Coochiemudlo Island | Morton's Steps and stone jetty |
| 48 | Lot 2 SP211270 | 302 Old Cleveland Road East | Birkdale | Willard's Farm complex, including house, dairy, laundry, established trees, front fence and gates |
| 49 | Part of Lot 106 SP117644 | 17 Runnymede Road | Capalaba | Mature Tallowwood tree |
| 50 | Lots 22 and 23 on SP144276; Lots 24, 25 and 26 on SP199973; Lot 101 on C3281; Plus Road Reserve on Victoria Parade South, West, North and East. | Victoria Parade, North, South, East and West | Coochiemudlo Island | Emerald Fringe |

Add Heritage Card number 50. This Heritage Card is being prepared using the same template as the other 49 heritage cards. The information used for the site card will be a condensed version of the Department of Environment and Science Heritage Recommendation 650082 (refer to attachment 2).

Schedule 2 Mapping

Amend map Heritage Overlay - Mainland (OM-013) to include the following sites within the Heritage Overlay:

- Lots 22 and 23 on SP144276;
- Lots 24, 25 and 26 on SP199973;
- Lot 101 on C3281;
- Plus Road Reserve on Victoria Parade South, West, North and East.

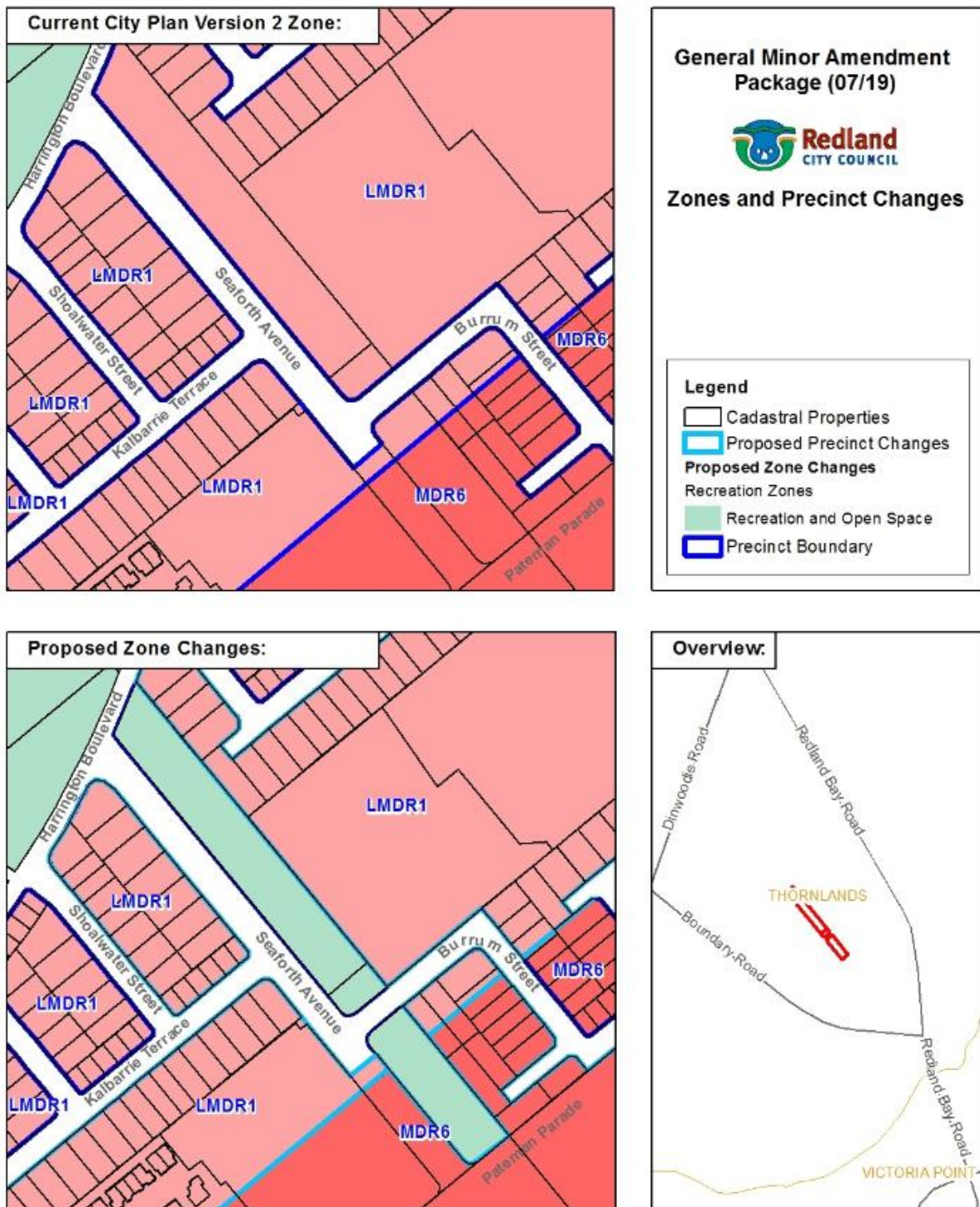


Item 22 – Mapping change – boulevard parkland in South East Thornlands

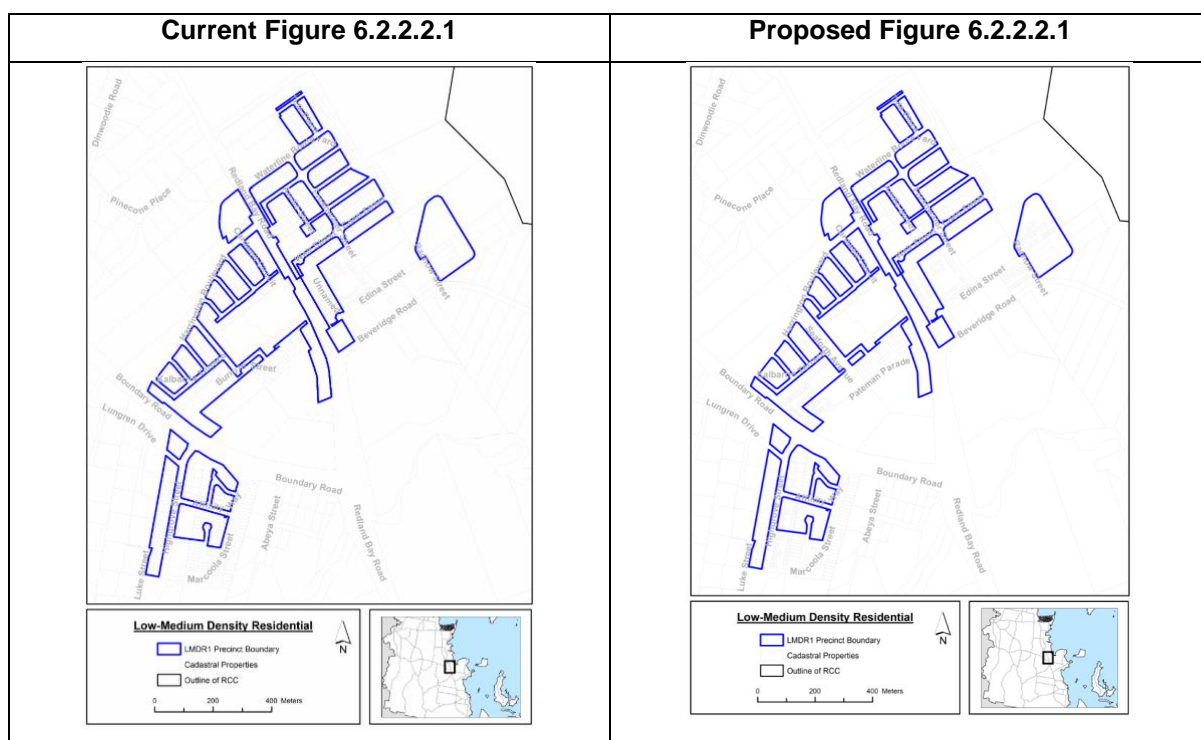
Proposed Amendments

1. This amendment seeks to change the zone of the following parcels of land from residential to 'Recreation and Open Space' in accordance with previous development approvals.
 - 44-46 Harrington Boulevard, Thornlands (Lot 504 on SP282234); and
 - 48-58 Seaforth Avenue, Thornlands (Lot 505 on SP301018).

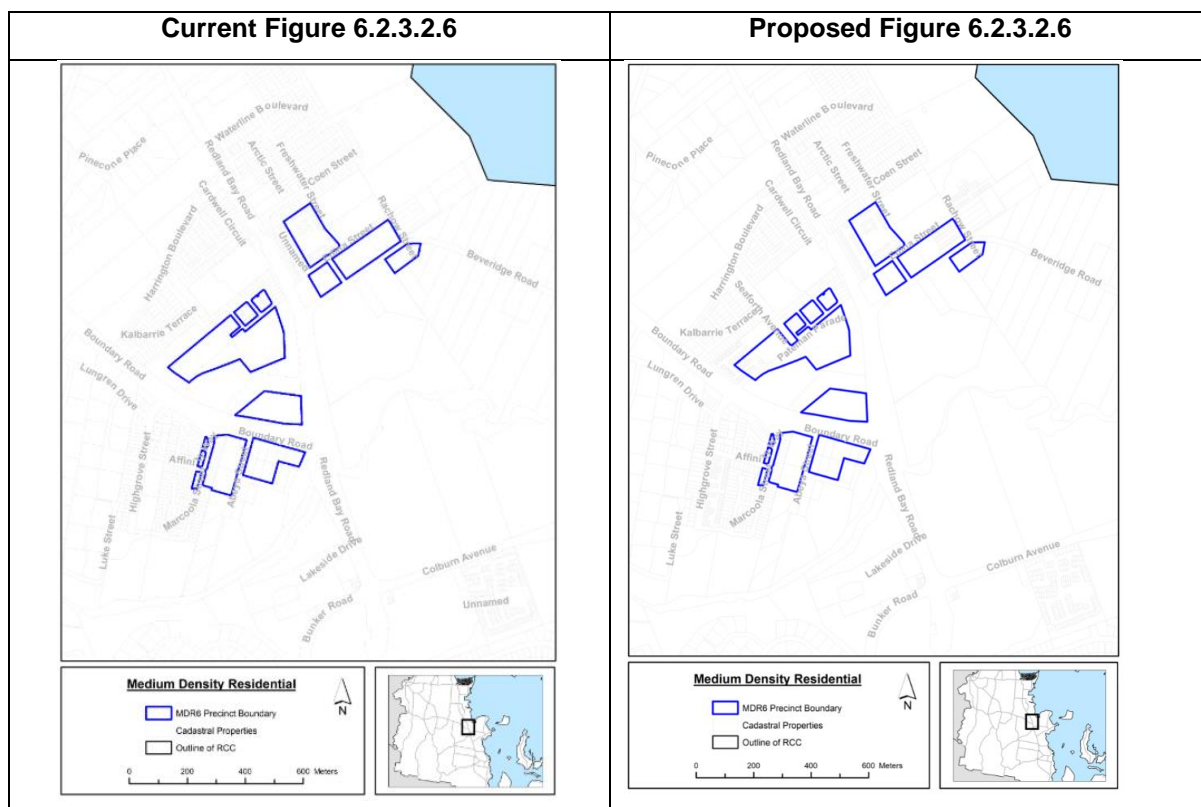
The following diagrams provides a visual representation of the change:



2. As a result of this mapping change, two figures will need to be updated as they reflect the LMDR1 and MDR6 zone boundaries. The changes are as follows:
 - Figure 6.2.2.2.1 – Precinct LMDR 1: South East Thornlands (found in section 6.2.2.2 of the Low-medium density residential zone code);



- Figure 6.2.3.2.6 – Precinct MDR6: South East Thornlands (found in section 6.2.3.2 of the Medium density residential zone code).



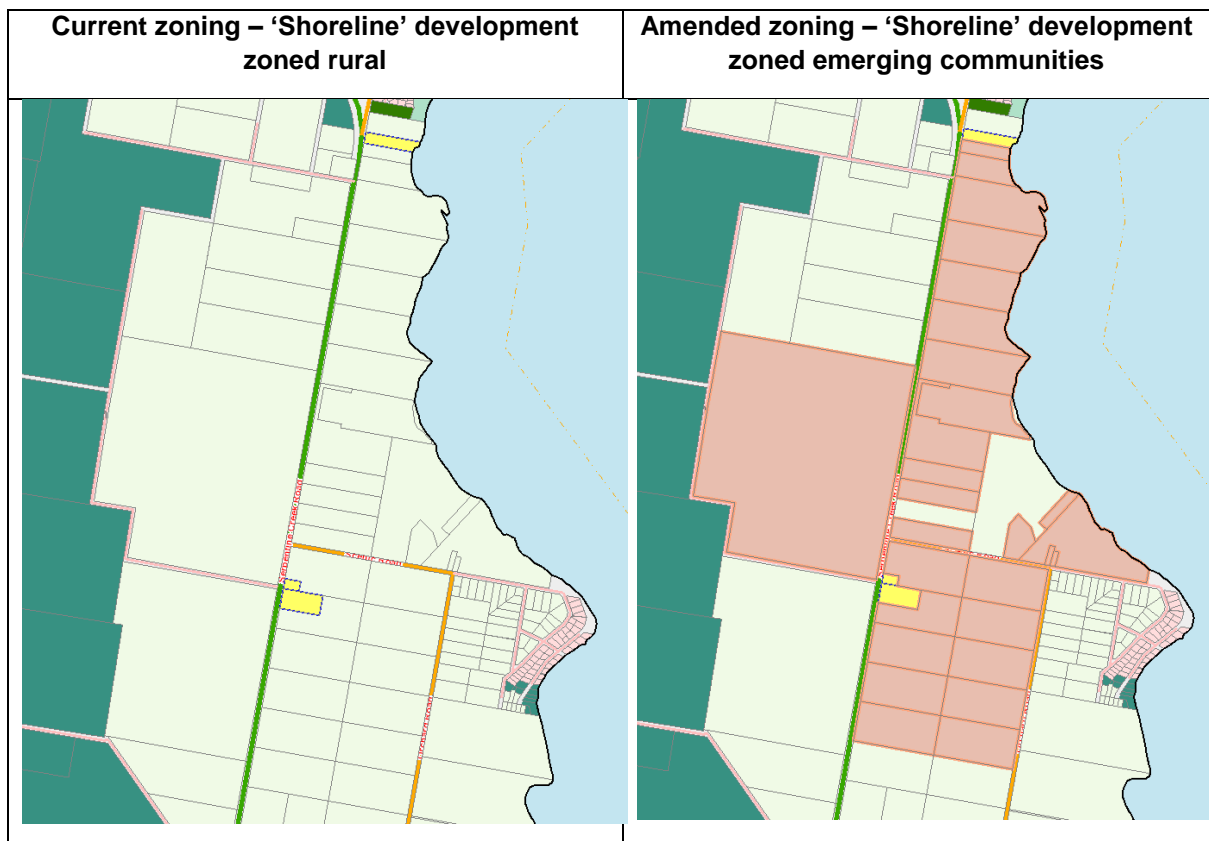
Item 23 – Mapping Change - Shoreline

Proposed Amendments

1. This amendment seeks to change the zone of the following parcels of land from rural to emerging communities in accordance with a development approval over the land:

- Lot 2 RP 149309, Lot 8 R 1291, Lot 69 S 31102;
- Lot 70 S 31102, Lot 71 S 31102, Lot 72 S 31102;
- Lot 73 S 31102, Lot 4 RP 105915, Lot 3 RP 105915;
- Lot 1 RP 103265, Lot 2 RP 140163, Lot 1 RP 212251;
- Lot 1 RP 105915, Lot 1 RP 71630, Lot 1 RP 140163;
- Lot 83 S 312432, Lot 84 S 312432, Lot 86 S 312432;
- Lot 255 S 312432, Lot 256 S 312432, Lot 257 S 312432, Lot 259 S 312432, Lot 247 S 312432;
- Lot 252 S 312432, Lot 2 SP 226358, Lot 11 S 268704; and
- Lot 1 SP 289245, Lot 74 SP 289245.

The following diagrams provides a visual representation of the change:



Item 24 - PSP2 Infrastructure works - changes related to surveying

Proposed Amendments

1. Delete item 6.4.3 (4) as this item is not consistent with Appendix D of the PSP (ADAC Data Capture Guidelines). The Appendix provides most specific details about this matter.
2. Replace the term 'licensed surveyor' in section 6.4.3 (5) as this term was removed from the Surveyors Act in 2003 and replaced with either Cadastral Endorsed or Registered Surveyor Land (both terms have the same meaning and associated qualification).
3. Replace the term 'authorised surveyor' in section 7.2.4 Table 1 to 'registered surveyor' to provide clarity.

6.4.3 Certified Digital As-Constructed Drawings

...

(4) The accuracy of surveyed as-constructed features is ± 0.05 metres horizontally and ± 0.01 metres vertically (at 3 σ).

(5) The ~~licensed/registered~~ Cadastral Endorsed or Registered Surveyor Land's certification provided to the local government must confirm that:

- (a) the road construction provides minimum verge widths and pavement widths in accordance with the approved engineering drawings;
- (b) the stormwater drainage pipes and access chambers are within easements and/or drainage reserves provided in accordance with the development approval; and,
- (c) the roof water and inter-lot drainage construction and sewerage construction are in correct relationship to property boundaries as required by the local government's standards.

...

7.2.4 Uncompleted Works Bonds

...

Table 1 - Level of Completion of Works

| Type of Works | Level of Completion of Works |
|--|--|
| Construction and Earthworks | (1) 100 percent of bulk earthworks are completed and stabilised to the local government's satisfaction including the completion of any retaining walls; (2) 100 percent of the kerb and channel is completed to the local government's satisfaction; (3) Roads are certified by an authorised surveyor registered surveyor that the roads are within the correct alignment, where applicable; (4) 50 percent of the total value of construction works are completed to the local government's satisfaction; (5) All testing results (including RPEQ certification for retaining structures) and preliminary as-constructed information is provided to the local government. |
| Sewerage and Water Supply Works | (1) 100 percent of the total value of sewerage and water supply works, including external and internal reticulation, are completed to the local government's satisfaction; (2) All testing results and preliminary as-constructed information is provided to the local government. |

...