

REDLAND SHIRE

STRATEGIC PLAN

1998

**REDLAND SHIRE COUNCIL
CLEVELAND QLD**

REDLAND SHIRE STRATEGIC PLAN

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1.0 INTRODUCTION

1.1 Context

Redland Shire is strategically located in South East Queensland, the fastest growing region in Australia. It is situated south-east of Brisbane City, adjoining Moreton Bay and includes significant areas of high environmental and visual quality. The Shire is experiencing continuing strong population growth, creating a situation where planning for the future of the Shire is critical to its continued ability to meet population growth pressures in such a way that its natural attributes and visual character are conserved.

The previous Strategic Plan for the Shire came into force in February 1988 and drew heavily from more detailed local development plans which comprised the supporting Development Control Plan No. 1 (Local Development).

Since its introduction, continuing development in the Shire has resulted in the urbanisation of most of the land envisaged for this purpose in that Strategic Plan; while the emerging trend for communities to value highly the environmental and social aspects of their local communities has become more evident.

The Regional Framework for Growth Management 1995 (and updated Regional Framework for Growth Management 1996), which resulted from the SEQ2001 project, addresses growth management issues in South-East Queensland and provides a regional context for the Strategic Plan.

This Strategic Plan is a result of a detailed and substantive process of reviewing the 1988 Strategic Plan in the light of changing circumstances and community values in the Shire, and the Regional Framework for Growth Management. This process was closely allied to and informed by the Vision 2005 corporate planning project undertaken by the Council, which establishes a vision for the Shire's development over the decade 1995 to 2005. Both the Vision 2005 and Strategic Plan review processes featured high levels of consultation with the Shire community and other stakeholders regarding the future development of Redland Shire.

This Strategic Plan also reflects changes in state legislation since the 1988 Plan in areas such as environmental protection, heritage conservation, nature conservation and coastal protection.

North Stradbroke Island and the Southern Moreton Bay Islands while included in the Strategic Plan have not been examined in detail and have been displayed as an inset in the Preferred Dominant Land Use Map at a reduced scale. Unique situations exist in relation to both North Stradbroke Island and the Southern Moreton Bay Islands that has resulted in separate investigations and planning processes being applied to these areas.

Parts of North Stradbroke Island are subject to Native Title Claim. Future environment, planning and development policy for North Stradbroke Island will be influenced by the outcomes of the mediation process under the Native Title Act. Amendments to this Strategic Plan may be required to give effect to future policy changes that may result from the mediation process.

Future environment, planning and development policy for the Southern Moreton Bay Islands (Russell, Macleay, Lamb, Karragarra and Perulpa Islands) is subject to separate investigation in

the Southern Moreton Bay Island Planning and Land Use Strategy. Amendments to this Strategic Plan may be required to give effect to future policy changes that may result from this study.

1.2 Purpose

The purpose of this Strategic Plan is to address planning, conservation and development issues of strategic importance to the Shire within the framework of state and regional planning initiatives. In doing so, it sets a context for more detailed planning of local areas in the Shire.

The Strategic Plan provides direction for the overall development of the Shire for the next decade. It is also intended to provide an urban development “footprint” for the ultimate development of the Shire, unless future changes in community values provide for further variation.

The Plan also embodies a response to the Regional Framework for Growth Management as interpreted and applied at the local government level in Redland Shire.

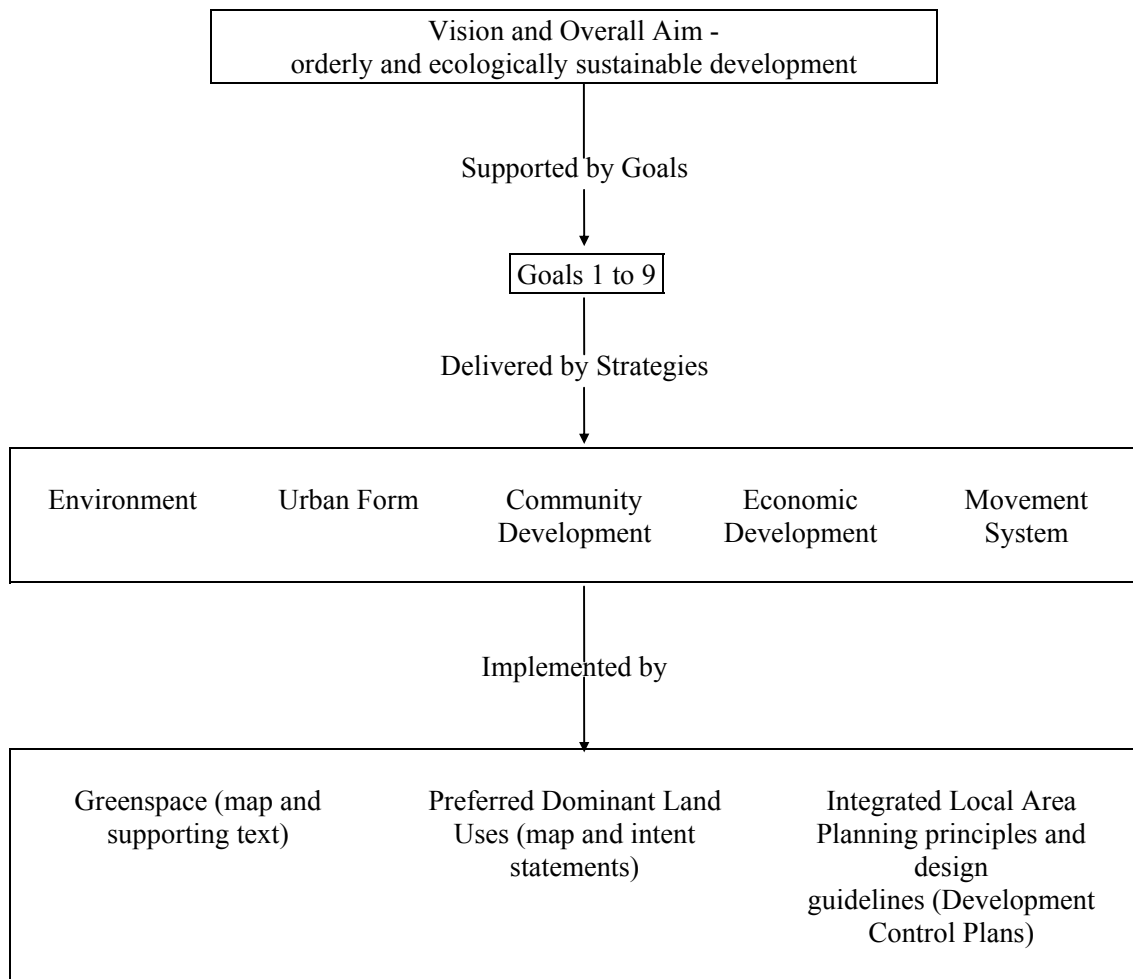
1.3 Format

The Strategic Plan forms part of the Planning Scheme for the Shire of Redland and consists of Strategic Plan maps and written material.

The written material consists of a vision statement supported by the Plan’s overall aim, which is expanded by nine supporting goals. It is intended that this overall aim and its supporting goals will be delivered by strategies relating to the environment, urban form, community development, economic development and movement system of the Shire, which are set out in Section 3.0 of the Plan.

The strategies in turn will be implemented to the extent possible by a Statutory Strategic Plan by the preferred dominant land uses contained in Section 4.0, the Greenspace provisions in Section 5.0 and the Integrated Local Area Planning provisions set out at Sections 6.0. Some components of the strategies will be implemented through other corporate actions of the Council and/or government agencies.

The conceptual relationship between these different elements which make up the Strategic Plan is demonstrated in the following diagram.



The Strategic Plan contains the following maps:

Map 1 - Preferred Dominant Land Use Map

Map 2 - Greenspace Map

These maps are interrelated and form an important component of the Strategic Plan. Map 1 - Preferred Dominant Land Use Map sets out in broad terms the preferred future land use distribution in the Shire; while Map 2 - Greenspace Map identifies publicly and privately owned land of high environmental and/or landscape and scenic value. The inclusion of private land on the Greenspace Map does not necessarily mean that it is intended to become open to the public or publicly owned, but does mean Council will seek to retain the values on these lands in the manner set out in this Plan.

In some cases, land shown on the Greenspace Map has a preferred dominant land use designation of Special Protection Area. In other locations, land on the Greenspace Map is included in a preferred dominant land use which envisages some form of use or development.

In these situations, the provisions in Section 5.0 Greenspace are intended to moderate, but not remove, these opportunities.

The Integrated Local Area Planning provisions in Section 6.0 include overall principles and neighbourhood design guidelines intended to set a framework for more detailed planning of local areas in the Shire.

1.4 Relationship to Other Council Documents

This Strategic Plan is closely linked to the Council's Corporate Plan and its associated Vision 2005 project. Together these documents set out the Council's approach to achieve the Vision's desired outcomes through:

- (a) guiding the land use and development of the Shire;
- (b) setting out Council initiatives which will assist in achieving these outcomes; and
- (c) providing a basis to co-operate with, and influence initiatives of, other levels of government.

The Strategic Plan is the overarching planning document which sets the broad planning, conservation and development directions for the Shire.

It is supported by local area plans, development control plans and other planning provisions which assist in the implementation of these broad directions and provide more detail of these strategies at the local level.

Nothing contained in this Strategic Plan should be construed to confer any rights to use land, which are provided by other planning provisions.

1.5 Supporting Documentation

The supporting documentation on which this Plan is based is contained or referred to in the Planning Study, copies of which are held at the Council office and the office of the Chief Executive of Local Government and Planning.

2.0 VISION

The following vision statement is intended to encapsulate the Council's Vision 2005:

Redland Shire will retain its unique character and desirability as a place to live, provided by its separate communities integrated with its environmental setting of Moreton Bay and major areas of environmental value; while at the same time accommodating further population increases.

The Shire's urban areas will be framed by its greenspace involving the conservation of natural environment and bushland areas in the south of the Shire and viable habitats which connect this area to Moreton Bay, including those along Tingalpa, Hilliards, Eprapah and Moogurrapum Creeks. Bushland areas will also be integrated within urban development areas to retain the Shire's green image.

The Shire's separate communities will retain their separate character and identity. Each community will exhibit high levels of urban design and be focused on transport routes and multi-purpose centres.

The Shire's residents will enjoy a safe and supportive society, with equitable access to community facilities and opportunities to celebrate the diversity of human endeavour. A wide range of housing choices will be available to meet the needs of all in the community, while the Shire's history and cultural heritage will be an integral part of its future.

Capalaba will continue as the Shire's major business and retail centre, while Cleveland will retain its bayside shopping and village atmosphere as the Shire's other major centre. These centres will provide a range of retailing, commercial and community facilities, and will be supported by a hierarchy of other centres throughout the Shire integrated into local communities to deliver recreational, cultural, community and human services so that they are equally accessible to all residents. Tourism will continue to be developed as a significant industry thereby contributing to an increasing diversification of industry and employment opportunities within Redland Shire.

The Shire's communities and its centres will be serviced by a high quality transport system in which public transport plays an important role, and be serviced by environmentally sensitive engineering infrastructure.

The Shire will feature increasing levels of self sufficiency over time by boosting local employment opportunities, while recognising that many Shire residents will continue to work outside the Shire.

2.1 Aim

The overall aim of the Strategic Plan is to achieve orderly and ecologically sustainable development in the Shire, in a way which meets and continues to reflect the needs of the community, and achieves the vision set out above.

The principle of ecologically sustainable development is central to this aim and is based on the goal of the National Strategy for Ecologically Sustainable Development, to undertake

development and improve the total quality of life both now and in the future in a way that maintains the ecological processes on which life depends.

This means the use, development and protection of the environment in a manner and at a rate which enables the community to provide for its economic, social and physical well being and for its health and safety, while:

- sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations;
- safeguarding the life supporting capacity of air, water, land and ecosystems;
- avoiding, remedying or mitigating any adverse effects of activities on the environment; and
- affording appropriate consideration of both long and short term economic, environmental, social and equity considerations in deciding all matters relating to environmental protection, restoration and enhancement.

2.2 Goals

The following goals have been identified to support the overall aim for this Plan:

Goal 1 - To provide the community with confidence and realistic expectations about future development patterns in the Shire, while retaining flexibility for land use decision making in the longer term.

Goal 2 - To guide the development of discrete urban communities which are compact, distinct and diverse with a good balance and range of housing, employment and services.

Goal 3 - To develop an attractive urban setting for the Shire in terms of its physical environment and visual character.

Goal 4 - To manage the Shire's natural environment, including bushland areas and Moreton Bay, so that its ecological functions and biological diversity are protected and enhanced.

Goal 5 - To manage the Shire's economic and cultural heritage resources, in a way that protects the value of these resources and enhances the Shire's unique character.

Goal 6 - To integrate land use with the efficient and environmentally responsible provision of public and private transport systems and engineering services for the Shire's residents and visitors.

Goal 7 - To achieve a strong sense of positive community identity, through the development of local communities which are safe and livable and offer a diversity of use, prosperity, economic opportunity and ready access to services.

Goal 8 - To promote economic development opportunities, including tourism, consistent with the Shire's natural and community resources, in order to provide more local employment opportunities for residents.

Goal 9 - To reinforce and further develop the current hierarchy and role of centres in the Shire, so as to provide a wide range of commercial and community services in a timely and accessible manner to existing and new residential areas.

3.0 STRATEGIES

3.1 Environment

The aim of this Plan to achieve orderly and ecologically sustainable development is supported by a goal that the future development of the Shire will be managed in a way which seeks to conserve the natural environment so that its ecological functions and biological diversity are protected and enhanced. This goal will be achieved through the implementation of an Environmental Protection Strategy which will be supported by Ecologically Sustainable Development principles set out in Section 3.1.2 and embodied throughout this Plan.

3.1.1 Environmental Protection Strategy

The Environment Protection Strategy seeks to identify and conserve the natural environmental assets of the Shire and, through sound environmental management practices, to maintain and strengthen the role of these areas in the Shire's overall strategic planning framework. This will be achieved by:

(a) conserving significant environmental, landscape and visual elements through:

- protecting areas identified in Section 5.0 Greenspace and on the Greenspace Map in this Plan from incompatible forms of development which would adversely affect the environmental, landscape and visual significance and attributes of these locations;
- ensuring that development in these areas is approved only where it respects the dominant environmental, landscape and visual features and incorporates appropriate mitigating measures to ensure the retention and promotion of these identified characteristics;
- purchasing, through use of Council's Environment Charge, land considered necessary to be in public ownership to conserve these values, and the subsequent preparation and implementation of environmental management plans for these areas;
- adopting planning, financial and other controls and incentives (such as conservation agreements or similar mechanisms) to protect these valuable environmental, landscape and visual features;
- co-ordinating and promoting public and private sector interest in recognising, managing and improving the Greenspace; and
- ensuring any development takes account of the topography of the area and incorporates appropriate mitigating measures on slopes in excess of 15%.

(b) conserving the water quality and ecological functioning of Moreton Bay, coastal areas, streams and water supply sources through:

- supporting the implementation and management provisions of the Moreton Bay Strategic Plan and the Coastal Protection and Management Act;

- recognising national commitments to international agreements, such as the Ramsar Convention on Wetlands of International Importance, the Japan Australia Migratory Bird Agreement and other migratory bird agreements in relation to the protection of areas subject to these agreements;
- avoiding inappropriate forms of development and, where necessary, establishing buffer areas on land adjoining and in close proximity to water bodies, wetlands and waterways;
- retaining, securing or restoring the riparian habitat of waterway corridors, wetlands and foreshores;
- protecting the catchment area of the Tingalpa Reservoir (Leslie Harrison Dam) from inappropriate development which may impact on the water quality of the dam storage;
- implementing “best practice” stormwater management techniques (including the use of natural vegetative drainage corridors and use of permeable surfaces);
- promoting agricultural land management practices that minimise the entry of pesticide and nutrients into surface and groundwater systems;
- controlling through appropriate environmental management techniques, erosion, run-off, siltation and other forms of water pollution;
- allowing urban development in areas of acid sulphate soils only where this is undertaken in a manner which prevents any threat to water quality and marine organisms/habitats;
- ensuring environmental management measures are incorporated in the planning, construction, operation and, where applicable, post-operational phases of development;
- undertaking a comprehensive planning study of the Southern Moreton Bay Islands to determine future development potential commensurate with maintaining appropriate water quality and ecological functioning of Moreton Bay;
- separating future residential and recreational development from biting insect pest breeding habitats, including separation of human activity and breeding areas by buffer areas; and
- utilising site planning, engineering practices, building design, construction methods and landscaping to reduce the incidence of insect pests and prevent the creation of pest breeding habitat.

(c) implementing State Planning Policy 1/97 - Conservation of koalas in the Koala Coast through:

- recognition of the provisions of, and the geographic areas affected by, the Policy in Council's planning documents including its incorporation within Section 5.0 Greenspace and the Greenspace Map;
- refining the delineation of Other Major Habitat on the Greenspace Map as part of the planning and land use impact assessment process, through reference to the Redland Shire's Environmental Inventory and further site specific environmental investigations;
- recognition of the requirements of the Policy in the determination of development applications within the Koala Coast area; and
- promoting public awareness of the provisions of the Policy and investigating, supporting and promoting land uses compatible with the Policy requirements.

(d) ensuring air, noise and lighting emissions of development are within acceptable limits through:

- promoting a compact and more self-contained urban form, increased use of public transportation and trip reduction methods as a means of restricting energy consumption and maintaining air quality;
- promoting a land use pattern which buffers and segregates land uses which may impact on the amenity of a locality due to these emissions;
- requiring new development to incorporate appropriate site layout and other mitigating measures to ensure the achievement of appropriate residential amenity;
- requiring that noise impacts from major roads comply with Council and government policies and national standards for the mitigation of noise impacts on adjoining uses ;
- encouraging protection of existing vegetation cover and implementing additional landscape initiatives to improve air quality and reduce noise impacts; and
- in combination with mechanisms contained in the Environmental Protection Act, ensuring that development incorporates effective control measures on these emissions.

3.1.2 Ecologically Sustainable Development

The overriding aim of the Strategic Plan to achieve orderly and ecologically sustainable development in the Shire involves adoption of an environmentally sound approach to development and a decision making process which integrates long and short term economic, environmental, social and equity considerations. Ecologically sustainable development will be achieved in the Shire by:

- (a) adopting a compact urban form which does not intrude on sensitive environmental areas of the Shire through:**
- identifying areas considered of significant environmental, landscape and visual value on the Greenspace Map;
 - adopting appropriate planning controls to exclude further large scale or intensive urban development activities from most areas identified on the Greenspace Map;
 - promoting an increase in residential densities in new development in existing urban areas and on greenfield sites through adoption of the principles of the Australian Model Code for Residential Development (AMCORD);
 - limiting the extent of larger lot residential development (such as Residential Low Density and Park Residential development) throughout the Shire; and
 - restricting future urban development to areas which represent orderly and logical extensions to the existing urban settlement pattern.
- (b) promoting a range of housing types and densities to maximise access to, and utilisation of, services and transport through:**
- allocating areas available for medium density residential development in locations adjoining and with easy access to major and district centres, local shopping areas and key public transport routes, particularly existing railway stations;
 - allocating future urban development areas in locations which maximise the use of existing and future services and public transport facilities; and
 - promoting a range of dwelling types and densities in local areas throughout the urban area, so that increased residential development yields are achieved through a mixture of traditional, small lot and medium density housing.
- (c) providing encouragement to self-containment within the Shire and its local communities (while recognising on-going dependence on other areas for employment and high level services) through:**
- those aspects of the Economic Development Strategy in this Plan intended to increase local employment and economic activity in the Shire; and
 - those aspects of the Community Development Strategy in this Plan intended to achieve improved community service provision in the Shire.
- (d) supporting a movement system and land use pattern that maximises the potential for public transport usage and non-motorised transport to restrict air pollution and total energy usage through the Urban Form and Movement System Strategies in this Plan.**
- (e) ensuring that provision of services such as water supply and waste disposal in an environmentally sensitive manner through:**

- encouraging water conservation and demand reduction strategies designed to improve the efficiency of the Shire's water system;
- in association with relevant State authorities, monitoring the environmental effects of existing water extraction from North Stradbroke Island;
- maintaining the capacity and standard of existing sewerage treatment plants in line with the assimilation capacity of the receiving environment;
- supporting and participating in research to improve the effectiveness and environmental sustainability of reticulated wastewater treatment processes;
- investigating the effectiveness of non-reticulated sewage treatment systems and requiring that, where these systems may be utilised, they are of an appropriate technology in order to protect groundwater quality;
- maintaining and implementing a waste management strategy that promotes waste minimisation techniques such as recycling, composting, mulching and alternative packaging;
- providing a new integrated waste management facility in the Shire which meets acceptable environmental performance standards;
- managing existing landfill sites to ensure maximum efficiency and environmental performance, and rehabilitating these sites for future public use; and
- minimising the risk of site contamination.

3.2 Urban Form

The Strategic Plan addresses planning, conservation and development issues of strategic importance to the Shire within a framework of recent state and regional planning initiatives. The ultimate urban settlement form adopted in the Plan therefore recognises these regional initiatives whilst providing an acceptable local outcome in terms of the Plan's overall aims and goals. For the purposes of this Plan, this has been determined as requiring a compact urban form which is capable of accommodating a projected Shire population of 158,500 persons in 2011, by:

(a) promoting a range of housing densities and opportunities for continuing medium density housing development in areas with good access to services and transport through:

- allocating sufficient areas for future medium density housing consistent with projected demographic and housing needs;
- locating designated medium density housing areas where they have good access to major and district centres, local shopping and line haul public transportation nodes and routes (including existing railway stations);

- maximising existing urban infill opportunities in order to limit the overall extent of urban expansion required and to provide more efficient use of existing land and infrastructure; and
 - promoting a range of housing types and densities throughout the urban area commensurate with the maintenance of appropriate residential amenity, so that increased residential development yields are achieved.
- (b) providing new areas of urban development in appropriate locations throughout the Shire consistent with the overall aim, goals and strategies of the Plan through:**
- designating some areas previously intended for low density and park residential development but not developed for this purpose, for urban residential development;
 - promoting the expansion of urban areas in an orderly fashion and at increased residential densities to achieve a more compact urban form;
 - developing, in conjunction with State Government agencies, preferred sequencing plans to provide for the orderly provision of a range of infrastructure and services;
 - excluding urban development from major areas identified as being of environmental, landscape and visual significance;
 - ensuring that urban development does not occur in a manner or location which would expose residents to unacceptable bush fire hazard;
 - ensuring that proposed residential subdivisions which are of a higher density than existing adjacent residential areas respect the character and amenity of these areas by incorporating similar allotment sizes at the interface; and
 - ensuring that residential development does not occur where health risks are possible from high voltage power lines. In this respect, a precautionary approach will be adopted through the use of buffers/setbacks to avoid potential health risks until scientific evidence justifies otherwise.
- (c) focussing on the building of local communities and preserving their individual sense of place and character through:**
- encouraging an urban settlement form which, through physical breaks, land use controls or appropriate building design, maintains the separate physical identities of the various urban communities of the Shire, in particular, northern Wellington Point, Ormiston, Cleveland/Thornlands, Victoria Point and Redland Bay; and
 - adopting a planning approach which seeks to create diverse, self-contained communities that promote economic and cultural activities and are developed in a manner that respects the local natural environment.
- (d) adopting measures to conserve cultural heritage places and precincts through:**

- initiating a Heritage Register which lists places and precincts which have cultural heritage value, and which will be amended from time to time as more information about cultural heritage becomes available;
- ensuring development within or adjacent to cultural heritage places and precincts is designed to protect and enhance the heritage character of the streetscape or landscape and the integrity of these heritage values;
- ensuring that there is no unlawful interference with native title rights and interests within Redland Shire. In this regard, *The Commonwealth Native Title Act 1993* and the *Native Title (Queensland) Act 1993* provide for the recognition and protection of native title rights and interests;
- promoting land uses which allow for adaptive reuse of cultural heritage places and precincts in a manner consistent with sound heritage conservation principles;
- recognising areas subject to Native Title claims as locations where development will only be possible where consistent with the outcome of these claims;
- exclusion of land uses which are detrimental to conservation of cultural heritage places and precincts; and
- discouraging unnecessary removal or demolition of places with cultural heritage significance.

3.3 Community Development

This Strategic Plan includes goals to guide the development of discrete urban communities which are compact, distinct and diverse with a good balance and range of housing, employment and services; to achieve a strong sense of positive community identity through the development of local communities which are safe and livable and offer a diversity of use, prosperity, economic opportunity and ready access to services; and to develop an attractive urban setting for the Shire. This Plan recognises the connection between the physical form of land use of urban areas and these overall community health and quality of life issues. These goals will be achieved by:

(a) retaining local community identity by physically separating communities through:

- adopting an urban settlement form and appropriate land use controls which provide for physical breaks consisting of open space and rural non urban land between the urban communities of the Shire described in 3.2(c);
- providing opportunities for appropriate development within the rural non urban areas which separate and help to define the urbanised areas of the Shire provided it complements the low intensity nature of such areas and does not compromise the intent of securing separation of the Shire's communities and does not fragment habitat areas and linkages for wildlife movement; and

- encouraging activities and programs which enhance and reinforce the visual character of the rural non urban areas which separate and help to define the urbanised areas of the Shire.

(b) maximising the opportunity for local service provision for retail, commercial and community purposes consistent with local population levels and their Shire context through:

- promoting the development of communities of sufficient size to support a range of local facilities;
- providing adequate appropriately located land to permit the establishment of a range of local services;
- requiring sufficient open space provision throughout the Shire to meet the active and passive recreation needs of the community, at the Shire wide, district and neighbourhood levels;
- encouraging the provision of local level open space such as neighbourhood parks which have connections to other “higher” levels of open space to ensure access to a range of opportunities; and
- encouraging a local area planning framework which provides for a high degree of accessibility and convenience to local service centres for the resident population which they serve.

(c) encouraging high level services (eg. tertiary institutions, recreation facilities, youth facilities) to locate at appropriate centres throughout the Shire which maximise their accessibility to residents through:

- identifying in the Strategic Plan, appropriately central and accessible locations to facilitate the development of selected higher level community services;
- implementing comprehensive plans for major centres which promote the integration of community services with other business activities;
- promoting a transportation system which provides for a high level of accessibility both to and between the major centres of the Shire for all potential users;
- identifying higher order community service needs and priorities as well as establishing strategies for service delivery and implementation through co-operation and co-ordination between all three levels of government, service providers, consumers and other relevant organisations;
- ensuring street layout, design and construction allows ready access for emergency service vehicles; and
- where appropriate, taking a pro-active role in facilitating the establishment of local community services.

(d) requiring the provision of an adequate standard and capacity of services and amenities in local communities through:

- ensuring all new subdivisional development is provided with essential public infrastructure services to a standard appropriate for the nature of development being proposed;
- preparing sequencing plans for future residential areas to optimise the use of services provided by Council and State Government agencies including water supply, sewerage, drainage, parks, education and health facilities, transportation and other human services. These sequencing plans will be incorporated in Council's planning documents and used to guide the forward planning of infrastructure provision by both Council and relevant State Government agencies;
- where development is inconsistent with the preferred sequencing but is otherwise considered appropriate, assessing the likely timing of availability of required infrastructure and requiring the proponents of this development to meet the costs required to accelerate this infrastructure provision;
- promoting the concept of integrated local area planning for new residential development areas so as to address relevant physical, environmental, economic, social and cultural issues relevant to a particular area in a co-ordinated and holistic fashion; and
- providing appropriate forward planning direction for new development areas through the preparation and implementation of local area plans.

(e) focussing retail, commercial and community facilities at centres which maximise their accessibility to the Shire population through:

- promoting an appropriate hierarchy of centres based on level of service and function which provides for a range of activities in locations which are accessible to the population which they serve;
- encouraging the orderly development of Capalaba and Cleveland as the focus of higher-level business, government, entertainment and community activities and promoting accessibility to these centres by means of appropriate private and public transportation networks;
- ensuring co-location of local retail and community facilities in centres which maximise convenience and accessibility to their surrounding resident catchment areas;
- promoting opportunities for major recreation facilities and activities for the Shire's youth (such as indoor sports centres, youth centres or leisure centres) particularly at the major centres of Capalaba and Cleveland, and a major sporting facility at the Pinklands Sporting Reserve;
- ensuring that local services and facilities can be readily accessed from residential areas by a range of transport modes, including walking and cycling; and

- providing for the establishment of appropriately located centres in the future planning of new and existing urban areas.
- (f) promoting social diversity throughout the Shire by encouraging the provision of a wide range of housing so that Shire residents can meet their changing housing needs over time in local areas of the Shire through:**
- adopting planning controls which are flexible and permit a wide range of housing forms, types and tenures within local areas subject to appropriate servicing and amenity considerations;
 - encouraging an overall increase in housing densities throughout the Shire both for “infill” and greenfield development sites; and
 - providing an adequate supply of land to accommodate a range of residential development forms based on an assessment of overall housing needs.
- (g) encouraging the development of housing in appropriate locations to meet the special needs of older people and people with disabilities through:**
- adopting appropriate planning mechanisms to permit special housing needs to be met in appropriate locations throughout the Shire;
 - requiring that retirement villages and similar facilities for older people are located close to centres and public transport in a similar manner to medium density housing; and
 - identifying, in connection with appropriate service providers and other government agencies, the specific housing needs of older people and people with disabilities .
- (h) encouraging the provision of housing to serve all income levels and, in particular, housing that is affordable for first home buyers and those in the private rental market through:**
- adopting, as an overall approach, a planning framework which seeks to provide an adequate supply and choice of housing (in terms of style, cost and tenure) to match household needs, promotes a well defined and integrated urban form to achieve efficient use of land and seeks to provide timely and accessible physical infrastructure and human services ;
 - ensuring the provision of an adequate supply of land for future residential purposes in line with anticipated housing requirements;
 - encouraging the provision of a diversity of housing types throughout the urban area with a view to accommodating a mixture of socio-economic groups;
 - encouraging and supporting the provision of affordable housing and implementing strategies to achieve better housing design solutions particularly in terms of site planning, architecture, energy conservation and natural resource conservation;

- adopting procedures aimed at minimising the time involved in Council land use impact assessment processes;
 - supporting the provision of public housing development equitably throughout the Shire based on considerations of need, accessibility to employment opportunities, services and facilities; and
 - monitoring the demand, supply and production of housing and the needs of residents, in conjunction with relevant State agencies.
- (i) maintaining and enhancing the character of the Shire by preserving those areas identified in Section 5.0 Greenspace and on the Greenspace Map as important to the overall character and image of the Shire, including the upland bushland areas, coastal areas, streams and islands through:**
- limiting development of areas identified on the Greenspace Map in a manner which ensures the protection of important visual and character elements including upland bushland areas, rural and semi-rural areas, waterways, coastal foreshores and Moreton Bay and islands;
 - ensuring buildings, structures and landscaping associated with development of land identified on the Greenspace Map take account of and are sympathetic with the landscape and visual character which the provisions of Section 5.0 Greenspace seek to preserve;
 - preserving the rural character currently experienced along sections of the Major Roads network shown on the Preferred Dominant Land Use Map by utilising vegetated buffer areas where urban development is intended, and retaining rural non urban uses in other areas;
 - ensuring the protection of significant views from areas of high public usage to dominant landscape elements including skyline ridges, peaks, Moreton Bay, significant foreshore vegetation and feature trees, coastal escarpments and forested backdrops; and
 - recognising and protecting the regionally significant environmental and scenic resource of the Daisy Hill - Mt Cotton - Tingalpa Creek corridor which provides vegetated linkages between Redland Shire, Brisbane and Logan Cities through appropriate non-intensive land use designations, the strategic acquisition of suitable land by Council and the appropriate conservation orientated management practices for Council owned land along the corridor.
- (j) maintaining and enhancing the character of the local communities of the Shire through:**
- implementing the provisions set out in Section 5.0 Greenspace of this Plan;

- identifying the specific environmental, landscape and/or visual values of individual properties and ensuring that any development takes account of and is sympathetic with these values ;
 - restricting the height of buildings to a scale appropriate to the local context, so that development throughout the Shire is low rise except where local area planning provisions allow otherwise; and
 - promoting local area planning for certain locations throughout the Shire which incorporate guidelines for developments based on the principles of the provisions of Section 5.0 Greenspace and Section 6.0 Integrated Local Area Planning.
- (k) Encouraging good urban design in both private and public development throughout the Shire and close integration in design between private and publicly owned land through:**
- ensuring that buildings and facilities are designed to be physically accessible to all members of the community;
 - encouraging the design of areas in a way which promotes user safety and security and supports increased public transport usage;
 - encourage development which is sympathetic to the prevailing streetscape and design character of an area;
 - recognising the important design character created by existing cultural heritage places and ensuring development is both complementary and sympathetic to this; and
 - providing appropriate guidelines within local area planning documents to achieve urban design objectives.

3.4 Economic Development

The encouragement of economic activity and the provision of opportunities for residents to engage in meaningful employment contributes significantly to the overall quality of life of a community. Given the dynamic nature of economic and employment trends, it is necessary, apart from providing sufficient land to accommodate future anticipated employment demands, for the Strategic Plan to provide a degree of flexibility so as to accommodate new technologies and to respond positively to external political and economic events. This Economic Development Strategy will be reviewed on a regular basis to respond to new information about emerging economic development trends, changes in government policy, and shifts in community values and expectations about economic development and employment issues. In particular, the Council will investigate opportunities to identify and designate additional land for non-retail employment and business development purposes. This process will have regard to criteria including land suitability, access to transport and infrastructure services, environmental sensitivity, buffering from residential areas, accessibility to the workforce and linkages with other centres of business activity in the Shire and the region.

This Plan's goals include seeking local communities with a good balance and range of housing, employment and services; promoting economic development opportunities in order to provide

more local employment opportunities; and reinforcing and further developing the hierarchy and role of the centres in the Shire. These goals are supportive of the overall aim for orderly and ecologically sustainable development, and will be achieved by:

(a) increasing local employment opportunities in the Shire through:

- encouraging more local economic activity through supporting and working with local economic development agencies;
- providing an adequate supply of land available for economic and employment activities in a range of locations which allow for a diversity of uses;
- ensuring existing and future employment areas can be adequately serviced with necessary public infrastructure, including transport and telecommunications networks;
- providing an appropriate range of physical and human service activities to support both employers and employees;
- promoting a high standard of urban design within employment areas to create pleasant and attractive working environments;
- developing a transport network which achieves a high level of accessibility between residential areas and major employment centres within the Shire and promotes the efficient movement of freight; and
- promoting and providing for more locally and home based employment opportunities including nature based recreational and ecotourism ventures.

(b) continued support for Cleveland and Capalaba as the two major centres providing the highest range and level of services and employment mix in the Shire through:

- identifying in the Strategic Plan, the primary business and employment role of both Cleveland and Capalaba in accommodating higher order retail, business, community, administrative, recreational and associated central place activities;
- developing a Shire-wide transportation and movement system focussed on both Cleveland and Capalaba to reinforce the accessibility of the centres to the Shire population; and
- utilising development control plans to set out in more detail the form of development intended in each of these centres.

(c) supporting these major centres with a hierarchy of district and local centres through:

- identifying in the Strategic Plan a preferred distribution pattern of district and local centres located throughout the Shire which are intended to service the local shopping, business and community needs of the surrounding resident population;

- promoting the establishment of district and local centres in locations which, whilst convenient to the road network, maximise the opportunity for access by pedestrians, cyclists and public transport users;
 - encouraging district and local centres to act as the major focus for local communities in terms of employment, commercial, community and recreational activities;
 - promoting the development of these centres in a way which provides a high standard, pedestrian oriented environment promoting the principles of convenience, safety and attractiveness;
 - promoting an appropriate distribution of centres which enable trading areas to be established for each centre which maintain and encourage their economic viability; and
 - encouraging in new development areas, the integration of local centres as part of the overall planned neighbourhood environment.
- (d) reinforcing existing industry based areas at Cleveland, Ormiston, Thorneside, Capalaba and other areas of the Shire through:**
- preserving existing industrial land use opportunities in areas designated for such use on the Strategic Plan or the relevant Development Control Plans at Cleveland, Ormiston, Thorneside, Capalaba, Redland Bay, Dunwich and Point Lookout;
 - promoting the establishment of a transportation network which provides a high degree of accessibility between established industrial areas and existing and future residential locations within the Shire and other area of economic activity in the region;
 - targeting and attracting appropriate new industries for the Shire which would benefit from locating within existing industrial areas;
 - ensuring adequate infrastructure is available to adequately service likely future industrial needs in these locations;
 - encouraging a high standard of design within existing industrial locations and, where appropriate, undertaking programs to improve the amenity of these existing areas; and
 - promoting and facilitating the establishment of appropriate support facilities to ensure the efficient functioning of existing industrial areas.
- (e) promoting new opportunities for integrated employment-based development of an industry/business nature at Capalaba in a form which is comprehensively planned and with appropriate buffers to surrounding areas through:**
- designating these areas in the Capalaba Business Centre Development Control Plan for such use;

- requiring an holistic approach to the overall planning of this area to create employment locations which are responsive to business and employee needs and to local environmental considerations;
 - providing for a range of compatible employment based land uses and support facilities in this area to encourage investment opportunities and cater for changing business and industrial characteristics;
 - through greater land use flexibility, providing for a broad range of employment opportunities in this area;
 - promoting the development of an efficient public transportation system to service this area to increase accessibility and to minimise private vehicle use for journey to work trips;
 - ensuring the establishment of an appropriate internal road network for this area, with a capacity which matches the scale and intensity of proposed business and industry development;
 - protecting the amenity and environment of surrounding areas through the adoption of appropriate buffers and specific use location and design requirements;
 - requiring high standards of building, urban design and landscaping which create a safe, healthy, attractive and pleasant work environment; and
 - requiring development of this area to provide appropriate supporting physical infrastructure.
- (f) promoting ecotourism based on the Shire's extensive natural environmental assets including its bushland and koala habitat areas, Moreton Bay and its islands through:**
- promoting the development of an overall planning framework which conserves and complements the natural attributes and environmental characteristics of the Shire including those areas where ecotourism development may be appropriate;
 - providing sufficient flexibility in land use controls to facilitate the establishment of ecotourism developments in areas of high environmental values where they provide opportunities for visitors to experience and learn about these areas in a way that does not adversely affect these values;
 - ensuring development is carried out in a manner that conserves the scenic and environmental qualities of the area and which observes the principles of ecologically sustainable development;
 - encouraging the provision of an appropriate standard of supporting physical infrastructure particularly in terms of access; and

- providing opportunities for controlled and properly managed access to public areas of high environmental value where consistent with the above.

(g) promoting tourism development opportunities for day trips in the region through:

- where appropriate, implementing the recommendations of the Redland Shire Tourism Strategy;
- encouraging the upgrading and expansion of existing tourist and recreational facilities where this can occur without detrimental impacts on the amenity and ecology of the Shire;
- providing an appropriate level of transportation infrastructure to facilitate increased visitor flow on key routes and locations throughout the Shire;
- providing appropriate land use opportunities to establish tourist developments and support facilities in locations attractive to the day tripper market;
- encouraging the promotion of the Shire's cultural heritage assets as tourist attractions where this has broad community support and involves development which does not adversely affect these assets;
- protecting foreshore areas for public access;
- promoting the development of a co-ordinated Shire-wide network of recreational trails suitable for pedestrians, cyclists and horse riders; and
- promoting the recreational use of the waters of Moreton Bay in accordance with the Moreton Bay Strategic Plan and supporting documents.

(h) maximising opportunities for home based employment consistent with maintaining residential amenity through the establishment of clean, low impact businesses in residential areas by:

- implementing more flexible performance based planning controls which enable the establishment of a wide range of home-based employment opportunities; and
- in the determination of applications for home based employment activities ensuring that particular consideration is given to the maintenance and protection of a level of residential amenity appropriate to the area concerned.

(i) ensuring that, where this plan allows urbanisation of farming and other primary production areas, this occurs in a sensitive manner which respects the right of existing farming operations to continue through:

- ensuring new residential development does not prevent, through its sensitivity to impacts from primary industry activities such as spray drift, noise and dust, the continuation of these activities;

- encouraging the provision of adequate buffers and/or the distribution of land uses within newly urbanising areas, which minimise impacts on existing farming and other primary production operations;
 - preparing local area plans for east Thornlands and Redland Bay to provide guidance for the progressive redevelopment of existing farming areas; and
 - having a due regard to the principles and recommendations of State Planning Policy 1/92 - Development and Conservation of Agricultural Land and the accompanying Planning Guidelines in managing the transition of farming and primary production areas to urban development.
- (j) protecting the poultry industry by restricting urban encroachment into poultry farming areas in the southern half of the Shire through:**
- designating the main areas of poultry farming located in the southern part of the Shire as Rural Non Urban in the Strategic Plan and excluding urban development from this area;
 - recognising the location of, and the necessity to provide adequate buffers around, existing poultry farms in the determination of development applications within the Rural Non Urban area; and
 - allowing the expansion of poultry farming in the Rural Non Urban area of the Shire as a land use which is seen as being generally compatible with State Planning Policy 1/97 - Conservation of koalas in the Koala Coast, where this can occur without unacceptable amenity impacts on the local area.
- (k) recognising other economic development opportunities in Rural Non Urban parts of the Shire where they are consistent with the environmental and character values of these areas through:**
- protecting locations of hard rock construction material and clay resources from encroachment by incompatible uses;
 - providing opportunities for appropriate land use development within Rural Non Urban locations which is compatible with the open rural character and responsive to the prevailing environmental and visual landscape values of these areas; and
 - investigating alternative land use proposals which would generally be compatible with Rural Non Urban areas and the provisions of the State Planning Policy 1/97 - Conservation of koalas in the Koala Coast.

3.5 Movement System

The ability for people to access places of employment, business, education and recreation is vital to the functioning of everyday life and to a community's overall economic prosperity and competitiveness. The strong dependence to date on private vehicles to achieve this, whilst clearly fulfilling the need, has bought with it certain economic, social and environmental costs. This Plan, whilst recognising the continued importance of the private car to achieve people's

transportation requirements, specifically seeks to put in place strategies for the implementation of an expanded and well-integrated public transportation system and greater opportunities for safe and comfortable walking and cycling.

This will help not only in reducing dependence on private vehicles but will provide improved transportation access to jobs and services for all residents and employees including the young, the elderly, the physically disabled and those without access to private vehicles. Also, it is an important component of an economic development strategy to encourage businesses and employees to locate in the Shire as well as achieving environmental and energy conservation benefits. In this regard, the movement system should also provide for the reliable and efficient movement of freight between places of production and distribution.

These matters are reflected in the goals of this Plan to integrate land use with the efficient and environmentally responsible provision of public and private transport systems and to provide ready access to services and employment, which will be achieved by:

(a) establishing an integrated land use pattern and movement system based on a combination of road, rail and water transport and pedestrian and cycling systems though:

- promoting the development of a more compact, urban form which will encourage and be able to support a higher level of public transportation while at the same time reducing the overall average trip length required for work, shopping, school and other purposes;
- encouraging a higher level and greater distribution of local employment opportunities within the Shire to promote a better relationship between residential areas and places of employment;
- locating any major new employment attractors (eg. general and service industries educational facilities, community activities) in areas of high accessibility in the movement system and which can be adequately supported by public transport;
- preparing a co-ordinated and integrated transportation strategy for the Shire to identify and plan for future and current transport needs, maximise accessibility to the movement system and promote increased usage of public transport, walkways and bikeways;
- planning for and protecting existing and future major transport corridors (including those known as the northern arterial and Long Street extension) to preserve opportunities for their use in accordance with the outcomes of this transportation strategy;
- controlling development to protect the function and capacity of major arterial roads, particularly on properties adjoining these roads;
- encouraging the development of mixed use, pedestrian friendly centres where people can walk or cycle to employment and services;

- promoting the implementation of integrated local area planning principles in the development of new urban areas as a means of reducing overall car dependency and incorporating accessible, safe and integrated public transport, pedestrian and cycling networks;
 - promoting a range of medium density dwelling types in proximity to centres and other employment generators and in areas well serviced by public transport; and
 - recognising the particular needs of the Shire's island communities and the tourism industry for safe and reliable water transport, co-ordination between water and land transport, and safe, convenient and attractive terminal facilities for water transport.
- (b) taking maximum advantage of the opportunity for use of the existing railway line through:**
- promoting the development of medium density residential development and employment and community facilities in areas accessible to existing train stations;
 - supporting the provision of long-term parking facilities and drop-off areas for commuters at existing stations; and
 - providing an integrated public transport system which includes the development of suitable inter-modal transfer facilities at existing rail stations.
- (c) concentrating other public transport on a line haul bus priority system which is consistent with similar systems in adjoining local government areas through:**
- supporting a co-ordinated regional approach to the development of an efficient line haul bus priority system to service residents of the Shire;
 - through appropriate studies, identifying future line haul bus routes and subsequently seeking appropriate development and co-ordination of this system through methods such as reserved bus lanes, bus priorities at traffic signals and other bus priority measures; and
 - providing for the establishment of inter-modal transport stations at suitable locations throughout the Shire providing facilities to allow for transfers between local and line haul transit services as well as passenger drop-off and car parking areas.
- (d) improving local bus based public transport to centres, employment areas and line haul transport system stops through:**
- encouraging the planning of local communities on the basis of accommodating increasing local bus usage through the adoption of appropriate road networks and design standards;
 - minimising the walking distance to local bus stops through the provision of walkways and more direct local road patterns;

- providing appropriate amenities (eg. bus shelters, bus bays/loops) at bus stops to facilitate the provision of an efficient local bus service;
 - promoting the establishment of these public transport services at an early stage in the development of new urban areas;
 - ensuring local bus services are accessible to all people regardless of physical ability; and
 - promoting the development of an integrated local bus service which provides a high degree of accessibility to major centres, employment areas and to line haul transportation systems.
- (e) providing opportunity for a co-ordinated system of pedestrian and bikeways which provide for local, recreational and commuter trips and reinforces the centre hierarchy through:**
- recognising the importance of cycling and walking as an alternative means of transportation through the establishment of a co-ordinated system of bikeways and walking paths throughout the Shire;
 - encouraging the integration of bicycle paths and walkway systems into the design of transportation facilities through the provision of suitable amenities (eg. bicycle storage areas);
 - establishing at an early stage in the development of new urban areas, a system of local cycle and pedestrian paths providing connections to local centres and other facilities such as schools, open space and recreational centres and to the wider network; and
 - promoting the provision of bicycle storage and shower/change room facilities at major public facilities and places of employment.
- (f) promoting an urban form which supports opportunities for use of public transport, walking and cycling and reduces private vehicle dependency through:**
- focussing employment and services at the centres in the Shire hierarchy which in turn become focal points for public transport, pedestrian and cycleway systems;
 - promoting a range of medium density dwelling types which provide for maximum opportunities for people to live close to areas of employment and services; and
 - promoting development which supports the accessibility, convenience and efficiency of public transport including rail, bus and ferries.

4.0 PREFERRED DOMINANT LAND USE INTENTS

The preferred future distribution of and relationship between land uses in the Shire is shown on the Preferred Dominant Land Use Map. The intent of the preferred dominant land uses and their spatial distribution is an important means to implement the goals and strategies of the Strategic Plan.

The preferred dominant land uses and other symbols shown on the Preferred Dominant Land Use Map are.

Urban - Residential Oriented

- Urban Residential
- Medium Density Residential
- Residential Low Density
- Park Residential
- Specific Planning Intent

Urban - Employment and Service Oriented

- Major Centres
- District Centres
- Service Commercial
- Local Shopping
- General and Service Industries
- Marine Oriented Activity
- Tourist Business and Accommodation
- Special Facilities/Public Purposes

Open Space

- Public Open Space
- Restricted Open Space
- Special Protection Area

Non-Urban

- Rural Non Urban
- Water Supply Catchment
- Special Rural
- Drainage Problem

Movement System

- Railway
- Major Roads/Potential Line-Haul Bus Routes
- Future Transportation Corridors
- Major Pedestrian/Cycleways
- Local Road Network

Other Symbols

- Tourism Opportunity
- Tourist Drive
- Extractive Resources
- Extractive Industry
- Sportsfield
- Playground

4.1 Preferred Dominant Land Use Intents

The development or use of land in a particular preferred dominant land use designation is to comply with the intent for the relevant preferred dominant land use statement in this section.

The preferred dominant land use designations indicate in broad terms areas suitable for development or use for various purposes. The actual development capacity of designated areas is subject to the constraints imposed by the environmental features of the land as described in Section 5.0 Greenspace, and by other considerations including currently less well documented physical conditions such as flooding, soil conditions (eg. acid-sulphate potential) and topography, and the application of development requirements, policies and conditions in relation to infrastructure and services, access, open space, drainage and like matters.

The Strategic Plan sets the broad principles and policy direction for planning and development in the Shire. However it does not address detailed matters of implementation at the local area or site level. A program utilising the principles in Section 6.0 Integrated Local Area Planning of this plan to deal with local implementation issues will be undertaken by the Council as priorities and resources permit.

The Council may not be prepared to favourably consider individual development proposals for separate sites in new areas allocated for urban development on the Preferred Dominant Land Use Map where local planning and servicing co-ordination matters have not been resolved to the Council's satisfaction.

Alternatively, where applications for development approval are received in advance of the Council having completed local area planning investigations, the applicant may be required to investigate and resolve local area planning issues outside the applicant's particular site prior to development approval being granted.

4.2 Urban - Residential Oriented

This group of preferred dominant land use designations relate to those parts of the Shire where development is intended to be primarily residential in nature, accommodating a wide range of housing forms and densities.

The intent of the plan is to discourage large tracts of housing of a single type and density in favour of a more varied mix of housing types and densities, providing variety and choice in housing and retaining the "permeability" of the neighbourhood. This would, for example, avoid the development of large walled and gated housing developments with private internal access networks which limit the ability of the community to move through and around their

neighbourhood in a variety of ways, and which visually and functionally separate new residents from existing communities. It would also avoid severing local communities by high volume roads wherever possible.

It is also the intent of the plan that new housing development of all forms be designed to integrate with and complement existing streetscapes, building scale and form, and the relationship of housing to the private space around it and to the street. For example, this would encourage new housing in established areas to continue the traditional pattern of facing onto and taking individual access through a front yard from the street, wherever practical. The principles of AMCORD should also be implemented in new housing design in this respect.

In areas of the Shire identified as having cultural heritage values, the extent to which new development either protects, enhances or alternatively threatens these values will be taken into consideration by the Council in determining development applications. These considerations have particular relevance to those areas identified in the Redland Heritage Study as containing places and precincts of possible heritage significance, including, for example, Cleveland and Cleveland Point, Wellington Point, Birkdale, Victoria Point and Redland Bay. The Council will develop performance standards and design requirements for the protection of areas identified as having cultural heritage values and such provisions may alter or moderate the land use, density, height, design and other development parameters that would otherwise apply to new development.

All forms of residential development will be subject to provisions which seek to ensure the creation of a pleasant residential living environment. The design of new development, in particular large neighbourhood-scale projects, will be subject to the Integrated Local Area Planning principles in Section 6.0 of the Strategic Plan.

Where extensive areas of undeveloped land are included in these designations (for example at East Thornlands and Redland Bay), the Council may require that local area planning be undertaken to its satisfaction, prior to approval of any residential or associated development in this area.

It is also intended that areas of open space (beyond those designated for this purpose and referred to in Section 4.4 of this plan) will be incorporated in new development areas to meet recreation and open space needs of communities in these areas. This open space is to be co-located with other residential support facilities, in accordance with the Integrated Local Area Planning principles discussed in Section 6.0 of this plan.

It is intended that opportunities for home based businesses and activities will be promoted in these designations where these are compatible with the residential amenity of the area, in recognition of the employment contribution this can make to increase the Shire's level of self containment, and also its contribution to:

- enterprise development through the “incubation” of embryonic businesses;
- social cohesion by providing opportunities to work and live in local communities; and
- ecological sustainability by reducing work related travel.

4.2.1 Urban Residential

This designation indicates the location of areas which are intended to accommodate the bulk of urban residential development within the Shire. Whilst it is anticipated that the principal form of housing will be single family detached dwellings, provision has been made to accommodate other forms of residential development including integrated small lot housing, dual occupancy and multiple dwellings up to a maximum density of 60 persons per hectare.

It is also the intent of the plan that new housing development be designed to integrate with and complement existing streetscapes, building scale and form, and the relationship of housing to the private space around it and to the street, for example: ensuring that where a proposed Urban Residential area is of a higher density than an existing abutting residential development (eg. Residential Low Density) the allotment sizes in the new residential area which are on the common boundary of the two developments are comparable to that of the existing residential area.

In order to maximise available urban land resources and the utilisation of public infrastructure, housing densities of twelve (12) to fifteen (15) dwellings per hectare are encouraged in the new urban development areas of East Thornlands (east of Cleveland-Redland Bay Road between South Street and the Pinklands Sports Ground) and Redland Bay (east of the Cleveland-Redland Bay bypass road between Gordon Road/Moores Road and the Point Talburpin township). These areas may also be the subject of further more detailed local area analysis to address local and site specific planning issues.

New urban residential development in all other mainland areas of the Shire is intended to be in the range of ten (10) to twelve (12) dwellings per hectare. This differentiation is intended to recognise the generally interspersed location of these other new development areas within and adjoining the existing urban residential areas of the Shire which have predominantly been developed at these lower densities. New urban residential development on the island communities of Moreton Bay is also intended to be at ten (10) to twelve (12) dwellings per hectare unless otherwise provided for through local area planning.

This plan interprets housing densities in accordance with the definition of Net Residential Density used in AMCORD : i.e, the ratio of the number of dwellings to the area of land they occupy including internal public streets plus half the width of adjoining access roads that provide vehicular access to dwellings (AMCORD Planning Practice Note PNP 6, 1995). For illustrative purposes, under this definition a density of 15 dwellings per hectare approximates to an average allotment size of about 550m².

Whilst it is intended that residential uses will dominate, certain non-residential support facilities which provide local services to residents of an area may be contemplated in appropriate locations and subject to detailed development requirements which are designed to achieve a satisfactory form of development compatible with residential living. These facilities may include community support services such as local shopping developments, medical centres, churches, child care centres, educational facilities and the like. These forms of development shall preferably be located together in association with local shopping facilities or established non-residential development and designed in such a way as to reduce their impact on the amenity of nearby residences.

The designation identifies areas generally suitable for urban residential development as described in this section. However, the actual development potential of particular parcels of land may be affected by the considerations addressed in Section 4.1.

In particular, land in Redland Bay bounded by Boundary Street, Gordon Road and Falkirk Parade may contain a significant overland flow path. Particular attention to the identification of areas suitable for urban development, areas required for conservation, public open space and drainage purposes and road access arrangements will be required through local area planning or in conjunction with development applications in this area. These issues would be most effectively addressed through development involving a number of parcels of land together rather than separate development of individual sites.

Retirement village development may also be supported where it is of a form, design and density consistent with other housing forms achievable in this designation, and located with ready access to centres, community services and public transport.

4.2.2 Medium Density Residential

This designation indicates the location of areas which are intended to accommodate a variety of housing forms including multiple dwelling development at varying densities up to a maximum of 100 persons per hectare. The maximum allowable development density is prescribed on the Preferred Dominant Land Use Map.

It is intended that the height of development in this designation not exceed two storeys and that development be of cluster housing or townhouse form, with dwelling units either physically separate on small lots or attached vertically (wall-to-wall) but not horizontally (floor-to-ceiling). Other densities, heights and forms of development may be considered by the Council where provided for in a relevant Development Control Plan or where justified by good design, the characteristics of the site, the amenity of the surrounding area and on site provision of communal open space and recreation facilities.

It is intended that the Medium Density Residential designation also cover development such as retirement villages where the built environment is one of multiple dwellings in form and appearance, the emphasis is largely on independent, self-sufficient living, and both accessibility to and support of centres, services and public transport is important to the well-being of residents and the host community.

Similar to the Urban Residential designation, non-residential uses which provide local services to residents of the area may be established provided that they represent a satisfactory form of development which is compatible with the surrounding residential locality, they do not create an adverse impact on the amenity of the area and are located together in association with local shopping facilities or established non-residential uses.

4.2.3 Residential Low Density

This designation indicates the location of areas which are intended to cater for residents who wish to locate in a low density residential environment within the main urban settlement areas

of the Shire. The principal form of development within these locations will be detached housing on large allotments of around 2,000 m² and above which will require the provision of the full range of normal urban services including sealed roads with concrete kerb and channelling, underground services and sewerage. The majority of areas designated for Residential Low Density use are already developed for this purpose and are intended to remain this way to preserve their existing amenity.

4.2.4 Park Residential

This designation indicates the location of areas which are intended to accommodate the establishment of larger residential allotments of around 6,000 m² and above in an open, semi-rural environment. These designations are located in areas which, whilst accessible to major urban facilities, are considered not to compromise future urban development potential within the Shire.

The full range of urban infrastructure services is required with the exception of reticulated sewerage. In areas without reticulated sewerage, on-site treatment and disposal will be in accordance with performance standards and design requirements for the protection of the water quality of the surface and ground waters and downstream ecological values.

Forms of development other than detached houses will be limited only to those uses which are consistent with the amenity and character of the area and which provide a direct service to the local community in these areas.

Controls on building location and tree clearing will be applied to new development within this designation as a means of retaining vegetation which contributes to the environmental values and intended character of these areas. This would usually involve the identification of a building site of generally no greater than 2,000 m² in size positioned so as to minimise the amount of tree clearing and site earthworks modification required. Limitations on tree clearing, building and other permanent works would be applied over the balance of the allotment.

The Council may require allotments in this designation to be greater than 6,000m² where necessary due to physical or environmental features of the land concerned, such as flood plains, wetlands, water ways or habitat for fauna and flora.

4.2.5 Specific Planning Intent

This designation covers land in respect of which there is, for varying reasons, a requirement to adopt detailed individual development guidelines as set out below.

Specific Planning Intent No. 1 has been designated to highlight Council's objective of maintaining and reinforcing the substantial visual separation provided by this area between the urban communities of Wellington Point, Birkdale and Alexandra Hills. Development of a range of residential, recreational, institutional, commercial or mixed use activities may be considered for this location provided that they exhibit a high standard of design and contribute, in an innovative way, to the maintenance of the substantial open or non-urban visual character of the area.

In order to achieve the objectives of visual separation whilst allowing for a range of activities to occur on the land, a Local Area Plan will be formulated for the area. This plan should examine

amongst other things the role this area performs as a visual buffer between urban areas, areas of higher and lower visual sensitivity, differing types of built form and opportunities for alternative forms of development compatible with the maintenance of the open character of the area.

Specific Planning Intent No. 2 is located between Hilliards Creek and the railway line at Wellington Point and is considered to be potentially suitable for a range of outdoor recreation uses including some limited residential component. Any future development would however need to address a range of considerations relevant to the site including ecological values, flooding and drainage, soil conditions including acid sulphate potential, hydraulic services, access and traffic, biting insect issues and public control of the foreshore.

It is Council's preference that privately owned land in this designation be developed in a single, coordinated project so as to optimise both the opportunities for environmental protection and enhancement and the potential for appropriate development within the environmental, planning and infrastructure constraints of the area.

Council will continue to manage land that it controls in this area primarily for conservation purposes and will promote the management of other publicly-owned land for conservation purposes with the relevant Government agencies such as Queensland Rail.

Specific Planning Intent No.3 is the area of the Bayview Estate to the east of Mount Cotton Road, Mount Cotton.

Council will pursue the preparation of a master plan to identify the nature and location of future uses and the location, extent, form and density of residential development for this estate. As part of the master plan, an infrastructure agreement shall be negotiated and agreed that states the estate developer's commitment to community facilities provision and timing for such provision. It is Council's intent that a Development Control Plan also be prepared to give statutory direction to the master plan and infrastructure agreement.

The range of uses is anticipated to include residential development at a range of densities and allotment sizes, and primary school, local shopping centres, sports and recreation club and associated facilities and a golf course open to the general public.

Areas of land of environmental value in the northern section of Specific Planning Intent No.3 and within and adjoining Specific Planning Intent No.3 on the eastern side of German Church Road in the ownership of the development company shall be acquired by Redland Shire Council and the Queensland Government

Specific Planning Intent No. 4 plays an important role in the separation of the Thornlands and Victoria Point urban communities both in a physical and visual sense. All development within this area shall be predominantly open rather than built up in nature in order to retain its rural non urban character. The protection of the environmental values of the remnant bushland and coastal vegetation within the area is also considered important.

Development of the area shall be primarily residential (6000m² - 10,000m² sized allotments), however suitable commercial, recreational and service orientated uses may be considered provided that they are consistent with protecting the health and amenity of residents and the principles of retaining the rural non urban character and the environmental values of the area.

Reticulated sewerage shall not be provided or planned for. Access to State controlled roads will be limited and involve shared accessways wherever possible.

Specific Planning Intent No. 5 located south of and adjoining Bunker Road is considered to be suitable for urban residential purposes. Areas to be retained for conservation, public open space, buffers for existing poultry farms and drainage purposes are to be determined at the time a development application is received.

Specific Planning Intent No. 6 is to be developed for urban residential purposes having regard to the protection of the environmental and visual values of the land and the protection of the amenity of future residential uses from noise, lighting and any other potential amenity effects from the Alexandra Hills Tavern and any other lawful businesses operating in the locality. Provision for alternative vehicle access for allotments fronting onto Finucane Road must also be considered.

4.3 Urban - Employment and Service Oriented

This group of preferred dominant land use designations consists of those parts of the Shire intended to provide for a wide range of commercial, retail, community and recreational facilities necessary to meet the needs of the Shire population. These designations also involve significant levels of employment to assist the overall goal of the Strategic Plan to move towards more self-containment within the Shire and its separate communities.

An important component of these designations is the focus of these services and employment on a hierarchy of centres which recognises and expands the roles of existing higher order centres while providing for the development of lower order centres throughout the Shire.

It is intended that these centres be multi-purpose, rather than (as traditionally) focussing on retail facilities only, so that they will contain a range of commercial, community and recreational facilities appropriate to their level in the hierarchy. It is also intended that these centres be developed in an integrated fashion which places a strong emphasis on the urban design outcomes which create coherent, convenient, accessible and pleasant surroundings.

Some of the centres in the hierarchy are subject to more detailed planning in Development Control Plans which assist in the achievement of this integrated approach.

The centre hierarchy is also supported by areas used or intended for use for other employment generating uses, particularly those of a predominantly industrial nature which are compatible with the amenity and environmental circumstances of individual sites.

It is intended that services and employment areas not be exclusively restricted to the areas within Urban - Employment and Service Oriented designations. However, opportunities to provide these services outside the designated areas will be allowed only where they are consistent with the provisions of the Strategic Plan relating to relevant preferred dominant land use designations.

Where development in these designations adjoins areas of existing or future residential development, the height, bulk, orientation and design of development and the treatment of signage, lighting, car-parking, points of access and egress, landscaping, fencing and buffering

will be required to provide for the reasonable protection of the amenity of adjoining residential development.

4.3.1 Major Centres

This designation indicates the location of the Shire's two highest order centres in its hierarchy, namely Capalaba and Cleveland. These centres are intended to accommodate major retail, commercial, community, administrative, recreational and associated central place activities.

Both centres serve a Shire-wide function which includes administrative, entertainment and cultural facilities.

It is intended to continue to promote these two centres as major employment and service nodes in the Shire, in accordance with the principles and detailed provisions of the respective Local Area Plans which apply over these areas. The Capalaba Business Centre is intended to perform the role of a Major District Centre in terms of the SEQ2001 Regional Framework for Growth Management 1995 (and updated Regional Framework for Growth Management 1996) major centres hierarchy.

The further development of these centres is intended to focus on achieving improved urban design outcomes and providing for mixed use development opportunities as indicated in these Local Area Plans. Other provisions of the Strategic Plan in relation to the movement system are intended to reinforce the accessibility of these centres to the Shire population. Comfortable, safe and convenient access from public transport, pedestrian and bicycle networks shall be integral design considerations for new development in these centres.

Council will pursue the provision of an indoor leisure centre and regional park and garden facilities at Capalaba, designed to improve recreational and entertainment opportunities for the Shire population and also a General and Service Industries area at Capalaba as described in Section 3.4(b) of this plan (Cleveland Town Centre and Capalaba Business Centre Development Control Plans).

4.3.2 District Centres

This designation refers to the second level in the centre hierarchy for the Shire and includes centres at Birkdale, Alexandra Hills and Victoria Point.

These centres are intended to provide shopping and business facilities, together with less extensive community and recreational activities than the major centres, to serve the mainly convenience needs of residents of the various suburban localities of the Shire. The retail component of these centres is intended to be limited to the maximum of a full line supermarket and associated convenience shopping with limited comparison goods available. Any proposals for further retail development in these centres will be required to undertake an appropriate level of economic impact assessment to ensure that they do not adversely affect other centres in the Shire and adjoining local government areas, or cause an imbalance in the hierarchy of centres intended for the Shire.

Comfortable, safe and convenient access from public transport, pedestrian and bicycle networks shall be on integral design considerations for new development in these centres.

The district centre at Birkdale adjoins the railway station, primary school and recreation reserves, and it is intended to support the development of these facilities to reinforce the role of the centre, together with surrounding opportunities for medium density housing.

The district centre at Alexandra Hills is primarily retail and commercially based, with limited opportunities for further expansion due to the close proximity in surrounding areas of detached housing enjoying a pleasant amenity. Expansion of this centre would only be supported where it could be justified from an economic impact viewpoint, provided it does not impact on the amenity of surrounding residential areas.

The district centre at Victoria Point is focused on the intersection of Cleveland-Redland Bay Road and Colburn Avenue. It is generally envisaged that further development of the centre would consolidate its retail functions on the site of the existing shopping centre, whilst supporting commercial or employment activities may be established in the balance of the designated area appropriate to service district centre needs for residents of the southern part of the Shire.

4.3.3 Service Commercial

This designation indicates the location of areas intended primarily to provide a commercial support function at Cleveland. More specifically these are intended to accommodate certain business and commercial activities which, by their nature require a large site or floor area (such as showrooms, motor vehicle saleyards, retail warehouses and the like) or which provide a necessary support function to activities located within the Major Centre. Smaller scale industrial activities are also contemplated within this designation provided that they do not result in adverse impacts on the amenity of the area and can demonstrate a largely service role to adjoining business locations. The designation also provides for existing commercial or service uses which are of a significant scale and are located outside of the designated centres, including hotels, motels, stand-alone business headquarters and service stations.

As these areas are oriented to major transportation routes, particular attention will be required to the appearance of development in the designation and to achieve wherever possible an integration of development on adjoining sites in terms of vehicle movement and landscaping and compatibility of building design.

These areas may also be the subject of further more detailed local area analysis to address local and site specific planning issues.

4.3.4 Local Shopping

This designation indicates the location of existing neighbourhood and local shopping centres and areas (including historical village centres and strip shopping); and separately indicates where future local shopping facilities may be considered. It is intended that retail development of these areas will be restricted primarily to local shopping facilities which meet the immediate convenience needs of the local community in which they are situated. The level of facilities may range from a general store to a small shopping centre typically up to 1500-2000 m² gross leasable area where this can be justified to meet these local needs.

Approval of any particular site for future local shopping purposes or other local services will be dependent on the consideration of any such application having regard to, amongst other things, the location and impact on existing centres, the amenity of the locality and the ability of the proposed centre to provide for local retailing needs in terms of traffic, safety, convenience and the nature of the proposed uses. Such sites should have good access from the pedestrian and bicycle network.

These centres may also contain or adjoin other local community services and open space, consistent with the Integrated Local Area Planning principles set out at Section 6.0.

4.3.5 General and Service Industries

This designation indicates the location of areas which are intended to accommodate the development of manufacturing, light and service industry, warehousing, transport and storage uses; together with office and retail uses which are compatible with or support these uses. For example, these support uses may involve banking and refreshment establishments which meet the needs of employees involved in the predominant uses intended for these areas.

The location of these areas has been selected on the basis of their ability to provide adequate buffering from adjoining land uses and their high level of accessibility to the Shire's arterial road network and via this network to other areas of economic activity within the Brisbane metropolitan region.

These areas are not intended to accommodate heavy manufacturing activities nor industries of a noxious, hazardous or offensive nature which require a high degree of separation from most forms of urban development activity.

The designation shown in the south-east of the Capalaba Business Centre is intended to be developed as an "enterprise" area with the aim of creating a high quality integrated, employment location. This will be achieved through the promotion and encouragement of a wide range of industrial, warehouse, transport, storage and office uses together with some limited supporting commercial, retail and recreational activities. It is intended that development of the area will seek to achieve a high quality of visual appearance both internally and externally as a means of complementing the surrounding environmental quality of these areas.

Detailed local area planning will be undertaken for these designated areas to ensure appropriate guidelines are in place to achieve a high level of integration in the development of the site. Council will not support individual development proposals on a property-by-property basis in these areas which precede, or are not consistent with this local area planning.

Additional areas may be included in this designation by amendment to the Strategic Plan following future review of the Shire's Economic Development Strategy.

4.3.6 Marine Oriented Activity

This designation indicates the location of areas considered potentially suitable for marine and waterfront industrial activities. Applications for development for these purposes may be approved in these areas provided they:

- do not significantly impact on the ecology of the adjoining coastal, tidal and sub-tidal areas, fish habitat reserve, and areas listed by the Ramsar Convention;
- do not significantly affect the water quality of Eprapah Creek or Moreton Bay;
- do not involve the introduction of significant levels of traffic which would impact on the amenity of the Beveridge Road area or the Moores Road/Auster Street area;
- are adequately screened from surrounding properties;
- in the Eprapah Creek area, do not involve the dredging of Eprapah Creek the creation of further mooring basins or the removal of significant amounts of coastal vegetation. Shared slipping facilities may be appropriate to address these concerns; and
- in the Weinam Creek area, address means to minimise the removal of coastal vegetation, the removal and disposal of acid sulphate soils and measures to protect the amenity of adjacent residential areas.

4.3.7 Tourist Business and Accommodation

This designation indicates the location of areas considered suitable for a mixture of business development (including shops), residential development and other compatible uses which cater primarily for tourists, holiday makers and day trippers.

Further development in these areas will be subject to being able to demonstrate that it does not adversely impact on the amenity of surrounding urban residential areas. Development in this designation would generally not exceed four storeys in height and a residential density component of 100 persons per hectare. Other densities and height limits may be considered by Council where provided for in a relevant Local Area Plan or where justified or required by good design, the characteristics of the site including the urban services available, and the amenity of the surrounding area.

Particular guidance for specific areas is provided by the following statements:

Designated area located at Main Road and Edith, Burnett and Duncan Streets, Wellington Point

The designated area is considered to be most suitable for any use, possibly tourist orientated, which would complement the historic building known as Whepstead House which is situated within the area and which is currently used as a restaurant, provided that such use does not detract unduly from the residential amenity or likely future residential amenity of neighbouring areas.

Designated area located at Shore Street East, Middle, Passage and Channel Streets, Cleveland

The designated area is considered to be most suitable for a wide range of uses embracing those appropriately located in a local business centre, tourist orientated uses, recreational uses and multiple dwellings, and in that part of the area adjoining Ross Creek, possibly water orientated uses.

In considering such uses or any other use for which consent may be granted particular attention will be paid to the compatibility of uses on adjoining sites, the creation of a special character for the area and pedestrian and vehicular circulation patterns. In the case of the southern periphery of the area attention will be paid to the likely impact on the residential amenity of neighbouring areas. It is considered that buildings could be erected up to four storeys in height when they are comprised in developments of a high standard which would bring special benefits to the community.

Designated area located at Colburn Avenue, Victoria Point

It is considered that the designated area will continue to be suitable for dwelling houses but that it will also be suitable for multiple dwellings to a population density not exceeding 75 pph, for accommodation units of comparable density, for tourist orientated development and for uses which recognise the locational characteristics as a mainland access point to Bay Islands, provided that it can be established that such development would be compatible with existing dwelling houses which are likely to remain for some time to come. Other permissible uses shall be considered on the same basis. In the case of sites fronting the Bay attention shall be paid to the provision made for pedestrian movement along the foreshore. Two storeys is considered an appropriate maximum height for any building to reflect the existing residential character of the area.

Designated area located at Gordon Street and Dundas Street, Ormiston

It is considered that the designated area would be suitable for multiple dwellings to a population density not exceeding 75 pph, for accommodation units of comparable density or for tourist orientated development such as refreshment establishments. Two storeys is considered an appropriate maximum height for any building to reflect the existing residential character of the area.

Designated area located at Broadwater Terrace, Esplanade, Marine Street and Stradbroke Avenue, Redland Bay

Area designated Tourist, Business and Accommodation fronting onto Broadwater Terrace and Marine Street is considered suitable for tourist accommodation, refreshment establishments, tourist services and tourist oriented shops.

Area designated Tourist, Business and Accommodation fronting onto the Esplanade is considered suitable for tourist accommodation uses paying particular regard to amenity considerations for neighbouring residential properties and possible access and parking considerations.

Two storeys is considered an appropriate maximum height for any building within this area to reflect the existing residential character of the area.

Designated area to the north of School of Arts Road, Redland Bay

The designated area is considered suitable for tourist orientated uses or home based commercial use, provided that the significant homestead on the subject property is retained. The site is not considered suitable for standard residential subdivision due to the significant vegetation on the site but may be available for low density residential subdivision provided vegetation protection measures are incorporated into the subdivision design and the ambience of the dwelling is not affected. In giving consideration to any non-residential use, Council will have regard to any potential nuisance that may arise to the amenity of any adjoining residential area.

Designated area located at Victoria Parade and Eprapah Street, Coochiemudlo Island

The designated area is considered particularly suitable for tourist accommodation uses and refreshment establishments. It is also considered suitable for recreational uses. Such uses or any other use for which consent shall be granted shall be of relatively low intensity. Two storeys is considered an appropriate maximum height for any building.

Designated area located at Victoria Parade and Elizabeth Street, Coochiemudlo Island

The designated area is considered particularly suitable for tourist accommodation and services and refreshment establishments. Such uses or any other use for which consent shall be granted shall be of relatively low intensity. Two storeys is considered an appropriate maximum height for any building.

In areas of the Shire identified as having cultural heritage values, the extent to which new development either protects, enhances or alternatively threatens these values will be taken into consideration by the Council in determining development applications. These considerations have particular relevance to those areas identified in the Redland Heritage Study as containing places and precincts of possible heritage significance, including, for example, Cleveland and Cleveland Point, Wellington Point, Birkdale, Victoria Point and Redland Bay. The Council will develop performance standards and design requirements for the protection of areas identified as having cultural heritage values and such provisions may alter or moderate the land use, density, height, design and other development parameters that would otherwise apply to new development.

The Council may also require development to make particular provision for customers travelling by public transport, including where appropriate, adequate provision for taxis and coaches.

4.3.8 Tourism Opportunities and Routes

Other opportunities for the provision of tourist facilities outside of land designated Tourist Business and Accommodation are shown by a symbol (circled T) on the Preferred Dominant Land Use Map.

In some locations this symbol indicates the existence of an environmental, scenic or cultural heritage resource likely to be of interest to tourists, visitors or day trippers. In other cases the symbol indicates the location of an existing tourist development or potential tourism development opportunity. The nature and scale of development that would be considered by the Council at these locations would be influenced by the following considerations:

- the suitability of the attraction being proposed in relation to the nature of the tourism feature or resource that the proposal is intended to complement, enhance or use;
- the likely impact of tourists, visitors or day trippers on these resources and the continued attractiveness/sustainability of these resources;
- the nature and character of existing and likely future development in the vicinity of the site;
- accessibility, traffic and parking; and
- availability of appropriate urban services.

The Preferred Dominant Land Use Map also identifies by a symbol (circled t) roads which provide routes with tourism opportunities or of scenic interest. The Council will require particular attention to be given to the design, appearance and landscaping of development on any site adjoining a designated tourist route or any development which would be readily visible from the designated tourist route.

4.3.9 Special Facilities/Public Purposes

This designation indicates the location of areas which are intended to accommodate activities of public and semi-government authorities together with other uses not specifically covered by other designations including activities of an institutional, religious and community nature. The specific nature of the uses are shown on the Preferred Dominant Land Use Map.

It also indicates a site at Old Cleveland Road, Birkdale which the Council considers suitable for tertiary education purposes, and it is intended to promote this site as appropriate opportunities arise for these uses. Alternatively this site would be suitable for the location of major outdoor sport and recreation facilities. In either event the development should protect and enhance the environmental values of the substantial areas of bushland on the site.

The Council will not in the future accept the use of land within high voltage electricity transmission easements for residential or public recreation space purposes.

4.4 Open Space

This group of preferred dominant land uses includes land holdings in the Shire, both publicly and privately owned, which are intended to be retained as open space. These areas are intended

to be utilised for a range of purposes ranging from active, formal recreation and sporting pursuits to land managed primarily for conservation purposes, depending on the designation in which a particular site is included. In some cases, other purposes may be conducted on these sites where consistent with these purposes.

Land in these descriptions form part of an overall open space system and may perform a number of functions within this system, from recreation to fauna/flora conservation, to environmental management (e.g. stormwater, erosion and sediment run-off management).

Although there are three separate designations in this group, there is a close relationship and interlinking of these lands in the collective contribution to the integrity of the visual character, conservation land management, environmental functioning and community support services of the Shire.

These designations also contribute in many locations to assisting in separating the urban communities of the Shire so as to maintain their separate identities.

4.4.1 Public Open Space

This designation indicates the location of areas which are currently in public ownership or are expected to come under Council control for use for parks and recreation purposes.

These areas are intended to perform a role in meeting the recreational needs of Shire residents for active and passive recreational pursuits. It is also intended to recognise the importance of these areas in many locations for environmental functions such as waterway preservation, maintenance of fauna habitat and/or corridor and coastal protection/buffering from land uses which would impact on the value of these areas.

There is a close relationship between many areas in this designation and land in the Special Protection Area designation in the maintenance of these environmental functions.

The recreational functions of these areas operate at regional, district and local levels for particular sites. In particular, it is intended that the Judy Holt Reserve, Cleveland Showgrounds, Pinklands Sporting Reserve and land at German Church Road be retained for opportunities for major sporting facilities to serve the Shire.

It is also intended that further areas of open space will be incorporated in areas where new urban development occurs in the Urban - Residential Oriented designations described in Section 4.2, to meet recreation and open space needs for those communities. These areas are to be co-located with other residential support facilities such as local centres and community facilities. Areas of public open space are to be integrated as a key part of urban areas in recognition of their important contribution to the physical and sociological well-being of communities in accordance with the Integrated Local Area Planning principles set out in Section 6.0 of this plan.

Areas of public open space may also include cycleway systems for the Shire, particularly where these function for local or recreational trips.

Some areas of public open space may also be used to facilitate tourism in the Shire, but these will be restricted to locations with good vehicular access such that access to these areas and the

tourist activities themselves do not interfere with the residential amenity of surrounding communities.

The plan also indicates, by symbols, public open space areas allocated for sports fields. These are not exhaustive and other areas of the open space system may also be suitable for these purposes. The Sportsfield designation on the plan indicates that the amount of urban development in the general vicinity warrants the provision of some type of formal fields for organised sporting activities. Land required for this purpose may be obtained as park contributions through the land development process or through purchase by Council.

4.4.2 Restricted Open Space

This designation indicates the location of areas which are intended to accommodate sporting, recreational and tourist oriented uses and exhibit and maintain an open area character. Land in this designation includes both privately owned properties and certain publicly owned land used for activities not involving access by the general public.

Land in this designation also makes a major contribution to the environmental and visual character values of the Shire in that it contains substantial areas of land adjoining creeks and coastal areas, and which assist in retaining environmental values through preservation of water quality and bushland. The designation includes:

- the Howeston Golf Course and adjoining wetland areas along Tingalpa Creek;
- Ormiston House and its associated grounds which provide a strong feeling of open space and bushland in a coastal location; and
- a substantial area of land west of Hilliards Creek which is primarily publicly owned and contains significant areas of bushland, together with locations used for irrigation of treated waste water and other public purposes.

Further development of land in this designation should be low key, of a similar nature to existing uses and not compromise the environmental and visual character values of these sites.

4.4.3 Special Protection Area

This designation indicates the location of areas within the main urban parts of the Shire which have been identified as possessing natural environmental qualities worthy of conservation. These include many areas of remnant vegetation which provide important habitat, corridor and visual landscape values.

Much of the land in this designation is privately owned, including some areas used for community purposes in a way which protects their environmental qualities (such as scout and girl guide activities); while other land in this designation is controlled by government agencies.

The purpose of the inclusion of these lands in this designation is to retain their natural values. This may be achieved while land is in private ownership through suitable environmentally sensitive use of the land itself or balance areas of the land. In some cases dedication may be sought in conjunction with the urban development of the surrounding areas where this is provided for in the Preferred Dominant Land Use Map; or in limited circumstances private land may be purchased using the Environment Charge or other sources of funding.

The conservation of the environmental values of land in this designation is an essential pre-condition to Council's preparedness to consider development within or adjoining this designation. This designation therefore represents a constraint to the development of adjoining land and the manner in which it is able to be developed both in terms of design of roads, services and drainage so as not to impact on land in this designation, and in the purposes for which it may be used. This process is addressed in more detail in Section 5.0 Greenspace.

This designation also includes most of the coastal areas of the Shire which are adjacent to locations where further urban development may be permitted. At the time urban development is proposed in these adjacent areas, it will be necessary to establish the appropriate width of land to be retained in its natural state along the coastline so as to comply with the requirements of the Coastal Protection Act and any associated planning documents, to take into consideration sea level changes which may result from changes in climatic conditions, and to preserve environmental values of Moreton Bay including fish habitat and the ecological functioning of the tidal and sub-tidal areas. This process would also be addressed through the provisions in Section 5.0 Greenspace.

The designation also includes land along waterways wherein a similar approach will be adopted at such time that urban development in adjacent areas is proposed.

While not its primary purpose, the designation also represents a mechanism through which the Council will meet its obligation to refine some of the boundaries of, and to protect, conserve and where appropriate, improve the other Major Habitat under State Planning Policy 1/97 - Conservation of koalas in the Koala Coast.

While it is not its primary purpose, the designation also represents an opportunity for low key recreational pursuits which do not cause undue adverse impacts on the environmental values of the land.

4.5 Non Urban

These preferred dominant land use designations identify land which is generally privately owned and which is not intended for urban development, in order to:

- protect and enhance the contribution these areas make to the visual character and environmental functioning of the Shire;
- in some areas, to ensure that the physical separation and separate identity of the Shire's urban communities is maintained;
- ensure orderly urban development patterns occur consistent with the overall aim of this Strategic Plan;

- protect the water quality of the Leslie Harrison Dam; and
- provide areas for primary industry pursuits, including protecting the Shire's poultry industry and hard rock extractive resources.

4.5.1 Rural Non Urban

This designation indicates the location of the major rural non urban parts of the Shire which are intended not to be developed for urban purposes. The area includes large areas of significant habitat value for koalas and other native fauna, as well as land used for agricultural and other rural based activities (particularly the poultry industry). The area has also been identified as being critical to the overall maintenance of the landscape character of the Shire. The designation also includes the major part of North Stradbroke Island outside of the island townships.

In recognition of these characteristics any future development or land use within the Rural Non Urban designation will need to demonstrate that it does not compromise these important environmental and landscape values. In some cases, these constraints may preclude any substantial intensification of an existing lawful use, and in any event all land uses in this area will require careful management to ensure retention of its environmental and visual values.

Subdivision of land on the basis of one (1) allotment per ten (10) hectares will be provided for in the Rural Non Urban designation in circumstances where significant nature conservation benefits are achieved in association with the intensification of development on the land. Examples of such benefits include agreed programs for the maintenance of existing environmental values and/or the rehabilitation of degraded land through reforestation, weed removal, bush fire risk management and other bushland management activities. Subdivision of this nature would involve the clustering of residential allotments in areas of low conservation significance on the site. An allotment size of one (1) hectare would be appropriate for allotments intended to contain dwellings.

To assist in retention of environmental and visual values of the area, the Council will also apply tree clearing and building location controls to any new subdivision in this area, similar in nature to the controls to apply to land in the Park Residential designation. This will involve the identification on each proposed allotment of a building site usually of about 2,000m² in size positioned so as to minimise the amount of tree clearing, risk from bushfire, and site earthworks required. Limitations on tree clearing, building and other permanent works would be applied over the balance of the allotment. Design of the subdivision will also involve measures to minimise road and track construction, the impact on landscape values and edge disturbances to habitat. Subdivision of this nature in this designation will be supported only where the allotments are able to be provided with sealed road access, reticulated electricity and reticulated water.

The balance areas of original parcels subdivided in this manner will be required to be used and managed in a manner that conserves their environmental values. This would normally entail their ownership and use for passive recreational purposes by one or a number of owners of the newly-created residential allotments. Residential use of these balance areas would not be contemplated except where such use is counted as an allotment for the purpose of the above

density calculation and is located, established and conducted in accordance with the performance requirements described above. Except in this circumstance, the Council will seek to establish a permanent connection between the balance areas and one or more of the residential allotments through easements or community title mechanisms. Transfer of all or part of the land to Council at no cost to the Council would be considered in limited circumstances, such as where the land adjoins or would provide or strengthen a link between existing publicly-owned land. In all cases, a primary concern would be to not create an unreasonable land management burden for the Council.

Where all or part of the land subject to a subdivision proposal of this nature is designated on the Greenspace Map, the development application is to be accompanied by a Greenspace Assessment Report in accordance with Section 5.0 Greenspace of this plan.

A large part of the area is subject to State Planning Policy 1/97 - Conservation of koalas in the Koala Coast. Council will therefore have due consideration to the provisions of this policy in the determination of any planning applications and will not support development which compromises the overall intent of the policy to conserve the area's habitat value for koalas and other native fauna.

The Rural Non Urban area contains most of the Shire's poultry industry establishments, a viable high value industry which can be compatible with the environmental values of this area. The major areas of poultry farming activity are identified by the term "POULTRY INDUSTRY" on the face of the Preferred Dominant Land Use Map. It is intended to protect this industry in these areas by restricting development surrounding these properties to uses compatible with their operation. In this respect, the Council will have regard to any environmental management guidelines prepared by the State Government to support the Environmental Protection Act. Subject to these guidelines, subdivision for residential purposes, development that is sensitive to odours and noise or development that would increase the risk of transmission of disease to poultry will generally not be supported within five hundred (500) metres of existing poultry farms in the identified areas.

The Rural Non Urban areas also include locations on the Mainland where hardrock extractive resources and other extractive resources exist and on North Stradbroke Island where mineral sand extractive resources exist as identified by wording or symbol on the Preferred Dominant Land Use Map. It is intended that these resources will be protected by ensuring that no incompatible land uses are established nearby which would preclude their extraction. In this regard, the Council will also utilise any relevant State Government guidelines or planning policies. Subject to any further guidelines or policies that become available on this subject, subdivision for residential purposes or development involving activities that are sensitive to dust, noise, vibrations or changes in visual outlook will generally not be supported within 1,000 metres of hard rock resources or 400 metres of sand resources, where the extent of the in-ground resource is known or can be reasonably estimated. These criteria may be altered where it can be demonstrated that buffering between the sites is assisted by the intervening topography and the relative position and orientation of the sites. These criteria will also be altered when the subdivision or development in question is in accordance with an approved concept plan, master plan or development control plan for the Bayview Estate, Specific Planning Intent No. 3.

Any expansion of existing quarries or development of new extractive industries requiring Council approval will be assessed against the environmental impacts of the proposal. These environmental impacts may include impacts on the amenity of surrounding residences, in terms

of dust, noise, vibrations, traffic volumes, and visual character, including the impacts of haulage routes and explosive blasting, and ecological impacts in terms of the effects of the operation on fauna, flora and water quality. Evaluation of these impacts should be undertaken for each stage of the proposal including establishing the facility, operating the facility, and rehabilitation of the site once the facility has ceased operations. These environmental impacts are to be balanced against considerations that the resource can only be accessed where it lies, the economic values of the resource to the Shire, and community need for the resource on a local and regional scale.

The Council will be particularly concerned to ensure the protection of the area of rainforest beside Tingalpa Creek within Lot 1 on SL 808670 on West Mount Cotton Road in connection with the existing quarrying operation on the site and any future expansion of that activity.

In accordance with the overall intent of this designation, urban development (including residential low density and park residential development) will not be approved in this designation, and subdivision will be controlled to ensure that progressive erosion of the area's environmental and visual values does not occur. These forms of development are considered contrary to the other objectives intended to be achieved through this designation, and in any event, development of this land for urban purposes is also inappropriate as it is not considered consistent with the overall aim of this Strategic Plan to achieve orderly and ecologically sustainable development in the Shire.

Land within this designation adjoins some areas in the Special Protection Area designation such as Venmans National Park. Proposals for land use or development on land adjoining these areas will be subject to particular controls to ensure the minimisation of intrusion or risks to environmental quality of these areas through such issues as fire, weed infestation or domestic pets.

This designation also includes areas which play an important role in the separation of the urban communities within the Shire, both in a physical and visual sense. It is intended that these areas be precluded from closer settlement so as to maintain this separation. Land use or development of the site would be restricted to purposes which can demonstrate a contribution to maintenance of the substantial open and rural non urban character of these areas.

A small but significant area is also included in this designation east of Hilliards Creek on Shore Street West, at Ormiston. This location is considered to play a significant role in reinforcing the separation between Cleveland and Alexandra Hills and forms part of an important vista eastwards from Finucane Road which encapsulates the Shire image of working farmland, bushland, urban development and views of Moreton Bay and the bay islands. It is intended that this land remain in rural use or as an open area and development of this site which significantly alters or disrupts this vista will not be supported.

4.5.2 Water Supply Catchment

This designation indicates the boundary of that part of the catchment of the Leslie Harrison Dam situated within the Shire. Virtually all this land is included in the Rural Non Urban designation, or supporting Special Facilities/Public Purposes designation associated with the water supply itself. In addition to the intent for the underlying preferred dominant land uses, these areas will also be subject to higher levels of control on land use and subdivision to ensure that the water quality of the dam is maintained.

Subdivision of land on the basis of one (1) allotment per ten (10) hectares will be provided for in the Rural Non Urban designation within the Leslie Harrison Dam Catchment Area, in circumstances where significant nature conservation benefits are achieved in association with the intensification of development on the land. Examples of such benefits include agreed programs for the maintenance of existing environmental values and/or the rehabilitation of degraded land through reforestation, weed removal, bush fire risk management and other bushland management activities. Subdivision of this nature would involve the clustering of residential allotments in areas of low conservation significance on the site. Appropriate sizes of allotments to contain dwellings would be in the range of 6,000m² to one (1) hectare. An allotment size of one (1) hectare would be appropriate for allotments intended to contain dwellings.

To assist in retention of environmental and visual values of the area, the Council will also apply tree clearing and building location controls to any new subdivision in this area, similar in nature to the controls to apply to land in the Park Residential designation. This will involve the identification on each proposed allotment of a building site usually of about 2,000m² in size positioned so as to minimise the amount of tree clearing, risk from bushfire, and site earthworks required. Limitations on tree clearing, building and other permanent works would be applied over the balance of the allotment. Design of the subdivision will also involve measures to minimise road and track construction, the impact on landscape values and edge disturbances to habitat. Subdivision of this nature in this designation will be supported only where the allotments are able to be provided with sealed road access, reticulated electricity and reticulated water.

The balance areas of original parcels subdivided in this manner will be required to be used and managed in a manner that conserves their environmental values. This would normally entail their ownership and use for passive recreational purposes by one or a number of owners of the newly-created residential allotments. Residential use of these balance areas would not be contemplated except where such use is counted as an allotment for the purpose of the above density calculation and is located, established and conducted in accordance with the performance requirements described above. Except in this circumstance, the Council will seek to establish a permanent connection between the balance areas and one or more of the residential allotments through easements or community title mechanisms. Transfer of all or part of the land to Council at no cost to the Council would be considered in limited circumstances, such as where the land adjoins or would provide or strengthen a link between existing publicly-owned land. In all cases, a primary concern would be to not create an unreasonable land management burden for the Council.

Where all or part of the land subject to a subdivision proposal of this nature is designated on the Greenspace Map, the development application is to be accompanied by a Greenspace Assessment Report in accordance with Section 5.0 Greenspace of this plan.

In addition to the preceding considerations, any subdivision proposal will be required to demonstrate that it would not have a detrimental effect on water quality in the Leslie Harrison Dam. If considered necessary by the Council, dwellings on allotments created in accordance with these provisions shall be serviced with on-site aerobic sewage treatment plants in conjunction with a regular inspection and maintenance program. Where the Council considers that such facilities are unlikely to be or are failing to be properly maintained, it may undertake

or arrange the necessary inspections and maintenance and recover the cost as a charge on the relevant property or properties.

This designation and controls also apply to the approximate boundaries of the groundwater urban water supply sources on North Stradbroke Island.

4.5.3 Special Rural

This designation is restricted to two areas on Redland Bay Road at Capalaba which are characterised by rural residential allotments, many of which are utilised for smaller scale rural non urban activities such as kennels, plant nurseries, landscape supplies and the like, which by their nature require larger allotments and appropriate separation from urban development areas. These areas also contain significant bushland areas of considerable ecological value.

It is intended that these areas will be consolidated as a location suitable for small scale, owner operated rural non urban, business and commercial enterprises, provided that they do not compromise the open, semi-rural character of these areas, their ecological values, or the amenity of surrounding areas intended or used for Urban Residential, Residential Low Density or Park Residential uses.

4.5.4 Drainage Problem

This designation indicates the location of areas which are considered by the Council to be subject to, or likely to be subject to drainage problems and access and servicing constraints. These areas also have environmental wetland value in many cases. Generally development will not be permitted within these areas unless it can be demonstrated that the land is either not susceptible to drainage, access, servicing or environmental constraints or suitable planning, environmental and engineering solutions (probably involving a number of allotments together) are available. Future development options for any such areas will be considered by Council on the basis of surrounding Strategic Plan designations and an assessment of relevant local planning issues.

4.6 Movement System

The Strategic Plan Map includes a number of designations which collectively represent the main elements of the proposed movement system for the Shire. These are as follows:

- the Cleveland railway line;
- major roads and potential line haul bus routes;
- future transportation corridors;
- major pedestrian and cycleways;
- ferry and water taxi terminals;
- local road networks; and
- extractive industry haulage routes.

It is intended that these components form the basis of an efficient and integrated system for the movement of people and goods in a manner which is socially and environmentally responsible.

It is intended that the movement system for the Shire will promote opportunities for non-motorised (pedestrian and cycle) and public transport which provide maximum accessibility to

centres and between centres of activity; and provide an acceptable level of accessibility for people with limited mobility.

The movement system in the Shire will also depend on local transport networks not able to be shown on the Preferred Dominant Land Use Map, including local cycleways, pedestrian paths and bus routes. It is intended that these will focus on local centres and provide access to major centres and line haul transport routes (the railway, line haul bus routes and ferry/water taxi terminals). It will be a requirement for new urban development areas that these local mobility systems be an integral part of the design of new communities.

4.6.1 Railway

This designation delineates the Cleveland railway line, which represents a major public investment in public transport in the Shire. It is intended that land uses along this railway will be managed to promote its continued efficient operation, in particular by:

- promoting opportunities for residential and employment uses around the stations, in accordance with the other preferred dominant land use designations; and
- ensuring that development along the railway line does not result in noise sensitive uses being either located unduly close to the railway or without appropriate noise mitigation measures.

4.6.2 Major Roads/Potential Line Haul Bus Routes

This designation includes the major road network for the Shire, part of which is under the control of the Department of Main Roads.

The Strategic Plan promotes the concept of line haul bus routes serving the Shire, which potentially may require use of part of the capacity of this road system. These matters will be subject to the outcome of separate investigations in transportation studies for the Shire.

It is intended to preserve the efficiency and capacity of these transport linkages by appropriate restriction of access to development occurring along these roads. Where these roads pass through areas not currently developed, but included in Urban Residential, Residential Low Density or Park Residential designations, development in these areas will be subject to requirements which preserve the rural character experienced by road users in these locations. This may involve retention or establishment of substantial tree buffer areas, or concentration on lower density development forms along the roadways.

Where this designation involves land that is privately owned and the potential for urban development exists under the Preferred Dominant Land Use Map, it is intended that land required for road widenings be secured at the time of development. The Council will also investigate appropriate policy mechanisms to secure contributions from development to the cost of construction of the major road network.

4.6.3 Future Transportation Corridors

An important component of the future network, apart from an upgrading and extension of both line haul and intra-urban bus routes, is the identification of two future transport corridors

located in the central and northern parts of the Shires. These corridors were part of Council's previous Strategic Plan and have, to a large extent, been secured by the Council.

Where this designation involves land that is privately owned and the potential for urban development exists under the Preferred Dominant Land Use Map, it is intended that land required for these corridors be secured at the time of development.

It is intended that these corridors be retained to preserve opportunities for them to play a role in the overall future transport network for the Shire. The manner in which they are ultimately used will be the subject of more detailed transportation planning.

4.6.4 Major Pedestrian/Cycleways

The Preferred Dominant Land Use Map indicates the location of existing and proposed major pedestrian/cycleways. It is intended that these will be constructed over a period of time to facilitate local, school, recreational and commuter trips by these methods.

This system is based on utilising Public Open Space and Special Protection areas, together with other elements of the movement system including the local road networks.

When this system is within Public Open Space and Special Protection Areas, it is intended that the construction of this component of the movement system will be undertaken so as not to interfere with the environmental values of the land concerned. Where it utilises other elements of the movement system particular attention will be paid to ensuring the safety and security of users of the pedestrian/cycleways. Away from the developed urban areas of the Shire this system will usually take the form of pedestrian-orientated nature trails with limited standards of access and construction.

In planning the location of pedestrian and cycleways at the local level care will be taken to protect the privacy and security of adjoining residential properties and to avoid the creation of isolated and unobserved access ways.

Where this designation involves land that is privately owned and the potential for urban development exists under the Strategic Plan, it is intended that land appropriate to the operation of this network will be secured at the time of development, together with the construction of that component of the system relevant to a particular site. Other elements of the system will be funded by the Council progressively according to budget priorities and local needs.

4.6.5 Local Road Network

Other roads indicated on the Preferred Dominant Land Use Map outside of the categories above comprise the Shire's local road network which provide access at a more localised level. The local road network is not shown for future urban development areas and would be designed and constructed as these areas are developed.

It is intended that these roads will be utilised so as to minimise environmental impacts on surrounding areas, and avoid pedestrian, bicycle and vehicular traffic conflicts.

Any development relying on these roads will not be approved where it would result in the introduction of significant levels of non-local traffic (vehicles which neither start nor complete their journey within the local area) so as to maintain the residential amenity along these roads.

4.6.6 Extractive Industry Haulage Routes

This designation identifies those elements of the road network where the movement of sand, gravel or rock by heavy vehicles is or could be a significant component of total traffic movement. The designation does not extend beyond the points at which haulage vehicle traffic is only a small component of the full range of vehicular traffic normally carried on the road network.

Development on land adjoining designated extractive industry haulage routes will be expected to incorporate design elements such as setbacks, vegetation buffers, mounds, walls and other techniques designed to mitigate noise, dust, vibration and other impacts from haulage vehicles.

The Council may pursue other arrangements to govern extractive materials haulage, including enforcement of adherence to designated routes, hours of operation on designated routes or particular route segments, speed limits, coverage of loads, and contributions to the cost of road improvement and maintenance. Such arrangements would be implemented through conditions of development approval, agreement with State road regulatory authorities and the Queensland Police, and other local regulatory mechanisms, as appropriate. For development involving the import or removal of substantial amounts of material, the Council may also apply conditions of development approval concerning haulage routes, operating conditions for haulage traffic including hours of operation, and disposal sites for material removed from development sites.

5.0 GREENSPACE

5.1 Greenspace Concept

The Shire's Greenspace is made up of publicly and privately owned land and is shown on the Greenspace Map, and it incorporates:

- major areas of high environmental and conservation value due to their bushland, habitat, corridor or water quality protection values; and
- areas of high landscape and scenic value important to the character of the Shire.

Though not its primary purpose, the Greenspace is also a mechanism through which the Council will meet its obligation to recognise and support the objectives of State Planning Policy 1/97 - Conservation of koalas in the Koala Coast. The Koala Conservation Area and Other Major Habitat are shown on the Greenspace Map, and in some instances the Redland Environmental Inventory has been used to refine the boundaries of the Other Major Habitat.

Collectively, these areas play an important role in the ecological functioning of the Shire (including the waters of Moreton Bay), in the sustainability of the regional environment, in creating and maintaining the distinct visual character of the Shire and in contributing to the community's perception of the quality of life in the Redlands.

It is intended that the Greenspace will continue to be made up of both public and private land, and inclusion of private land in this designation does not mean or infer that it is intended to become available to the public or be publicly owned. Land identified on the Greenspace Map will only become publicly owned through the existing legal processes of dedication in conjunction with further development (where such opportunities are provided by the Strategic Plan) or through purchase by Council using Environment Charge funds or other sources.

For the purposes of this Section, the environmental values of land are those identified, described or defined for the relevant Conservation Management Area or Areas by which the land is identified in the Redland Shire Environmental Inventory and any subsequent environmental investigations undertaken for a locality or a site.

In some instances the Greenspace will cover land that has been subject to a development approval where the rights conferred by the approval have not been exercised. In these circumstances the requirement to undertake a Greenspace Assessment Report will not be required. Should the development approval lapse, be revoked, or a new or further application covering the land be lodged then all provisions of the Greenspace will apply.

5.2 Relationship to Preferred Dominant Land Uses

Land identified as Greenspace Habitat will also have one or more land use designations on the Preferred Dominant Land Use Map. The following provisions which set out various requirements for each of these Preferred Dominant Land Uses, relate to the Greenspace Habitat and Marine Vegetation areas on the Greenspace Map. Areas identified on the Greenspace Map as Dominant Landscape and Visual Values are subject to the provisions set out in Section 5.3.

5.2.1 Special Protection Area Designated Land

- (a) Where land in the Greenspace Habitat is designated Special Protection Area on the Preferred Dominant Land Use Map, the land is to be used and managed primarily for the maintenance, protection or enhancement of its environmental values in accordance with the intent for the Special Protection Area designation set out in Section 4.
- (b) Where land referred to in subclause (a) forms part of a site which also has a designation on the Preferred Dominant Land Use Map for other purposes, the use of the land for those other purposes shall be conducted in a manner which does not significantly impact on the environmental values of that part of the land designated Special Protection Area.
- (c) Where land referred to in subclause (a) forms part of a site that also has a designation on the Preferred Dominant Land Use Map which anticipates development involving further subdivision, that subdivision shall be undertaken in a manner so as to maintain, protect or enhance the environmental values of the land. Without limiting the scope of this requirement, this may be addressed through:
 - (i) the number, size, shape and location of allotments;
 - (ii) identification within allotments of areas suitable for the location of buildings and associated activities and areas in which vegetation is to be retained in conjunction with the development and use of the allotment;
 - (iii) arrangements to limit the number, type or breed of domestic animals to be kept or to restrain the movement of domestic animals within the allotment;
 - (iv) the alignment, width, design, speed and construction of roads; and
 - (v) the location, design and construction of drainage and reticulated services.

Where Council is not satisfied that adequate provision has been or will be made for the maintenance, protection or enhancement of the environmental values of the land, Council may require as a condition of development or subdivision approval or seek through negotiations with the applicant, the dedication of the part of the site designated Special Protection Area as public reserve. The dedication of such land may be determined by Council to fulfil the requirements for the provision of public garden and recreation space required under the subdivision of land provisions of the Planning Scheme.

- d) Where land is wholly designated Special Protection Area on the Preferred Dominant Land Use Map and is in private ownership, Council recognises that the land may be able to be used for purposes which do not significantly impact on the environmental values of the land. The nature of such purposes will vary with the size, location, physical characteristics, tenure, surrounding uses and environmental values of the land. Where in the opinion of Council the land is not able to be used for a purpose or in a manner that would not detrimentally affect its environmental values, Council will investigate other methods of ensuring its conservation, including conservation agreements under the Nature Conservation Act. If these methods are not achievable the land will be treated as a priority for purchase by Council using funds raised by its Environmental Charge or other sources and negotiations with the owner for purchase of the land will be initiated by Council. In this regard statutory powers of compulsory acquisition will only be exercised where a negotiated purchase is not possible and Council considers the environmental values of the land are under threat.

- (e) The environmental values or the geographical boundaries of an area to be protected, dedicated or transferred to Council under sub-clauses (b), (c) or (d) of this clause may be revised or amended in accordance with the results of further environmental investigations undertaken by or for Council.
- (f) (i) Council is also prepared to consider revisions or amendments to the environmental values or the geographical boundaries of an area to be protected, dedicated or transferred to Council under sub-clauses (b), (c) or (d) of this clause in accordance with further environmental investigations undertaken by appropriately qualified persons at the cost of an applicant or land owner whether in support of a development proposal or otherwise.
- (ii) Council will favourably consider amendments to the geographical boundaries of these areas where:
 - (A) further environmental investigations indicate that this is warranted on factual grounds; or
 - (B) other opportunities exist or will be provided on the site or in conjunction with the proposed development or use which result in equivalent or superior environmental protection outcomes; or
 - (C) sound planning grounds exist (for example where the overall good design and layout of a development would otherwise be prejudiced) and no significant impact on environmental values would result.

5.2.2 Urban Orientated Preferred Dominant Land Uses

- (a) (i) The provisions of this Section apply where land in, or adjoining the Greenspace Habitat is designated in one of the following urban-oriented Preferred Dominant Land Uses on the Preferred Dominant Land Use Map:
 - Major Centre
 - District Centre
 - Service Commercial
 - Local Shopping
 - General and Service Industries
 - Marine Oriented Activity
 - Tourist Business and Accommodation
 - Urban Residential
 - Medium Density Residential
 - Residential Low Density
 - Park Residential
 - Specific Planning Intent.

- (ii) The provisions of this Section also apply where land in, or adjoining the Greenspace Habitat is designated in one of the following other Preferred Dominant Land Uses in circumstances where development similar to or associated with urban forms of development is proposed:
- Special Rural
 - Drainage Problem.
- (b) The development and use of land for purposes consistent with the relevant Preferred Dominant Land Use intent shall be conducted in a manner which minimises any potential detrimental effect on the environmental values of the Greenspace Habitat.
- (c) Development or uses which require an application for development approval shall provide with the application a Greenspace Assessment Report prepared by appropriately qualified persons.

The Greenspace Assessment Report shall contain the following elements:

- (i) a review and summary of the information contained in the relevant Conservation Management Area or Areas by which the land is identified in the Redland Shire Environmental Inventory;
- (ii) environmental investigations including appropriate site surveys to determine whether the land or vegetation on the land:
- (A) provides important habitat for rare, endangered, vulnerable or otherwise culturally or scientifically valuable wildlife;
 - (B) has high diversity of plants or has rare, endangered or otherwise culturally or scientifically valuable plant or plant associations;
 - (C) has high visual value and contributes to the landscape quality of the area;
 - (D) has high value as a representation or remnant of plant associations characteristic of the area prior to extensive clearance;
 - (E) contains sites of scientific, archaeological, historical or cultural significance;
or
 - (F) constitutes a wetland area or part of a wetland area;
- (iii) the results of these investigations and any resulting recommendations for changes to the recorded environmental values or geographical boundaries of the relevant Conservation Management Area or Areas;

- (iv) recommendations for action to protect, retain or enhance the environmental values of the site during the development process throughout the life of the proposed development or use and setting out rehabilitation of the site's environmental values after cessation of the proposed development or use where these are temporary;
 - (v) supporting maps, plans, photographs or diagrams; and
 - (vi) for land included in or adjoining the Koala Conservation Area or Other Major Habitat as determined by State Planning Policy 1/97 - Conservation of koalas in the Koala Coast and where it is determined that the proposed development may have significant adverse impacts on koala habitat values, a koala impact assessment including the following information
 - (A) an ecological survey of the site identifying koala habitat and broader conservation values including remnant bushland and preferred koala food or habitat trees;
 - (B) the local context of the site; including an assessment of the relationship of the site to adjacent or nearby koala habitat areas and the identification of existing or potential koala movement corridors;
 - (C) a description of the proposed development and an assessment of any likely impacts on koala habitat and broader conservation values both on and off the site; and
 - (D) a description of the measures recommended to reduce potential impacts of the proposed development on koala habitat values both on and off the site, including any modifications to the proposed development.
- (d) When considering the potential effect of a proposed development or use and in making recommendations about the manner in which the proposed development or use may protect, retain or enhance the environmental values of a site, the following should be considered:
- nature of appropriate uses
 - scale of development
 - density or intensity of development
 - allotment sizes, dimensions, location and orientation
 - location, design and orientation of development components or uses in relation to site features, site boundaries, surrounding uses or features and each other
 - materials and methods of construction of buildings and other structures and works
 - vegetation retention, replanting, clearing and maintenance
 - fencing and lighting
 - control and removal of weeds and exotic animals
 - erosion and sedimentation control
 - waste water treatment and disposal
 - solid waste treatment and removal
 - road, driveway vehicle parking area and footpath design and construction including widths, alignments, cross sections, materials, design speeds and verge treatments
 - site treatment, earthworks and landscaping
 - stormwater management design and construction

- domestic pets and livestock control and management
 - hours of operation and operating conditions and procedures
 - vehicle and vehicular access location, frequency, numbers and types
 - fire hazard risk
 - land ownership, management and control including dedication of land to public ownership
 - biting insect risk reduction.
- (e) Recommendations under subclause (c) and (d) shall wherever possible be documented or shown in such a manner as to be suitable for direct inclusion in proposal plans, subdivision layouts, building plans or subdivision engineering drawings, conditions of development approval, building approval or engineering works approval, or construction contract specifications, as may be most appropriate.
- (f) Council shall have regard to the Greenspace Assessment Report in considering any application for development approval for land included in or adjoining the Greenspace Habitat. Council may only approve such development where it is satisfied that the environmental values of the site have been adequately identified and adequate measures will be incorporated into the development to protect, retain and where appropriate enhance those environmental values.

5.2.3 Non Urban Oriented Preferred Dominant Land Uses

- (a) The provisions of this Section apply where private land in the Greenspace Habitat is designated in one of the following non-urban oriented Preferred Dominant Land Uses on the Preferred Dominant Land Use Map:
- Rural Non Urban
 - Water Supply Catchment.
- (b) The development and use of land for purposes consistent with the relevant Preferred Dominant Land Use intent shall be conducted in a manner which minimises any potential detrimental affect on the environmental values of the Greenspace Habitat.
- (c) Development or uses which require an application for development approval may receive the favourable consideration of the Council if by reason of their nature, character, scale, intensity, design or location on the land they do not:
- (A) require the removal of plants indigenous to Redland Shire or other plants of environmental, visual, historical or cultural value;
 - (B) require the modification of the topography or drainage characteristics of the land;
 - (C) involve interference to the habitat of indigenous wildlife on the land or the movement of native wildlife across the land; or
 - (D) involve interference or damage to sites of scientific, archaeological, historical or cultural significance;
 - (E) create or contribute to soil erosion, soil slip or stream bank erosion;

- (F) lead to a deterioration in the quality of surface or underground waters;
 - (G) create or exacerbate the incidence or intensity of bushfire or flooding; or
 - (H) occur within tidal lands, tidal waters or waterway banks.
- (d) Development or uses which require an application for development approval, and by reason of their nature, character, scale, intensity, design or location on the land or for any other reason will or are likely to detrimentally affect any of the values or characteristics listed in subclause 5.2.3(c) shall provide with the application a Greenspace Assessment Report prepared by appropriately qualified persons and containing the elements described in sub-clause 5.2.2(c), (d) and (e).
- (e) Council shall have regard to the accompanying Greenspace Assessment Report in considering any relevant application for development approval. Council may only approve such development where it is satisfied that the environmental values of the site have been adequately identified and adequate measures will be incorporated into the development to protect, retain and where appropriate enhance those environmental values.
- (f) In considering any application for development approval under subclauses (c) and (d) of this clause for development or uses of an agricultural, animal husbandry or like primary production purpose, Council may:
- (A) subject its approval of an application to, among other conditions, a condition requiring the use to be conducted in accordance with a farm management plan which recognises the need to avoid land degradation and take advantage of existing natural vegetation to maintain long term agricultural productivity; and
 - (B) require such a plan to take into account:
 - climate and weather conditions
 - topography, slope and soil types
 - permanent physical features
 - fire control
- and include the retention, replanting and regeneration of suitable indigenous vegetation:-
- on steep slopes and drainage lines
 - along ridgelines and spurs
 - along road reserves, fence lines and paddock boundaries
 - in areas difficult or unsuitable for cultivation
 - at dams, watering points and other locations where livestock congregates.

5.2.4 Open Space Preferred Dominant Land Uses

- (a) The provisions of this Clause apply where private land in the Greenspace Habitat is designated in one of the following open space Preferred Dominant Land Uses:
- Public Open Space
 - Restricted Open Space
- (b) The development and use of land for purposes consistent with the relevant Preferred Dominant Land Use intent shall be conducted in a manner which minimises any potential detrimental affect on the environmental values of the Greenspace Habitat.
- (c) Development or uses which require an application for development approval shall provide with the application a Greenspace Assessment Report prepared by appropriately qualified persons.
- The Greenspace Assessment Report shall contain the elements described in subclauses 5.2.2(c), (d) and (e).
- (d) The Council shall have regard to the Greenspace Assessment Report in considering any application for development approval for land included in the Greenspace Habitat. The Council shall only approve such development where it is satisfied that the environmental values of the site have been adequately identified and adequate measures will be incorporated into the development to protect, retain and where appropriate enhance those environmental values.
- (e) Where land in the Greenspace Habitat is designated Public Open Space on the Preferred Dominant Land Use Map and is or forms part of land in the ownership, trusteeship or control of Council, the land or that part of it in the Greenspace shall be used and managed by Council primarily for the maintenance, protection and enhancement of its environmental values.
- (f) Where land in the Greenspace Habitat is not designated Public Open Space but comes under Council's ownership, trusteeship or control during the life of this Strategic Plan for public open space purposes Council will use and manage the land primarily to maintain, protect and enhance its environmental values.

5.3 Dominant Landscape and Visual Values

In recognition of the importance of retaining and promoting the Shire's dominant landscape and visual values as part of the overall development of the Redlands, a broad landscape and visual strategy has been developed which incorporates the following principles:

- maintenance and enhancement of green "wedges" and "fingers";
- maintenance of strategic regional buffers;
- recognition of bushland character;
- forming a landscape framework of linkages to areas of high landscape value for urban areas and areas designated for future urbanisation;
- retention and enhancement of roadside vegetation and pockets of remnant landcover to retain natural character; and
- recognition of the visual framework provided by points, promontories and islands.

All development undertaken in the Shire will be required to recognise these dominant landscape and visual values and incorporate measures which will protect, retain and where appropriate enhance these values.

For the purposes of this Section, the dominant landscape and visual character of particular local areas are those described in the Redland Shire Landscape and Visual Assessment and any subsequent landscape and visual investigations undertaken for an area or site by or for Council.

Areas of Dominant Landscape and Visual Value are shown on the Greenspace Map and incorporate, at a broad scale, the major elements of the overall strategy considered important to the maintenance and promotion of a strong landscape and visual character of the Shire's mainland.

More detailed strategies for maintenance and enhancement of the dominant landscape and visual character of local areas of the Shire and the island communities of the Shire will be developed as a component of future planning studies addressing the particular needs of these areas.

5.3.1 Dominant Landscape and Visual Value Management Principles

- (a) An application for development approval for land in, abutting or adjacent to an area designated as Dominant Landscape and Visual Values on the Greenspace Map shall have regard to the following landscape and visual management principles:
 - (i) retention of existing vegetation cover including pockets, to maintain the natural character of the area;
 - (ii) retention of skylines, ridges, peaks, coastal escarpments, forested backdrops, foreshore vegetation, significant trees and views from and to Moreton Bay free of intrusion from development;
 - (iii) retention or enhancement of natural linkages between localities, areas or developments;
 - (iv) retention of the vernacular character of the existing built form;
 - (v) innovative design which enhances the surrounding natural landscape;
 - (vi) design of roads, allotment layout and buildings which reflect and adapt to, rather than require modification of, the terrain/topography/landform;
 - (vii) design, construction and siting of utility services which minimises landcover and landform disturbances (including underground provision if required);
 - (viii) incorporation of natural landform dividers including creeks, ridgelines and sideslopes to contain and define the edge of development;
 - (ix) retention of local views and vistas of an open or lightly settled character;

- (x) retention of the natural or visual edges to urbanised areas and the existing spatial separation between urbanised areas; and
- (xi) the following considerations:
 - larger areas are better than smaller ones;
 - rounder, compact areas are preferable to elongated or irregular shaped ones;
 - proximity of reserves is preferable to having widely spaced reserves; and
 - linked reserves are preferable to isolated ones.
- (b) Unless otherwise satisfactorily addressed through the outcomes of a Greenspace Assessment Report prepared under Section 5.2, Council may require any application for development approval pursuant to Section 5.3.1(a) to be accompanied by a report prepared by appropriately qualified persons addressing the extent to which the dominant landscape and visual value principles are relevant to the site and demonstrating the extent to which the proposed development or use complies with the relevant principles.
- (c) Council shall have regard to the dominant landscape and visual value management principles in considering any relevant application for development approval pursuant to Section 5.3.1(a). Council shall only approve such development where it is satisfied that the landscape and visual values of the site and its setting have been adequately identified and adequate measures will be incorporated into the development to protect, retain and where appropriate enhance those values.

6.0 INTEGRATED LOCAL AREA PLANNING

6.1 Principles

Redland Shire Council supports the concept of integrated local area planning to co-ordinate the planning by both the public and private sector for local communities in the Shire, based on the following principles:

- the Shire's local areas and communities differ in their historical, social, demographic, cultural, economic and ecological circumstances. Planning and design of new developments in these areas should provide appropriate responses to the distinctive local circumstances of each area;
- planning and development proposals for local areas should take a holistic view which links related physical, environmental, economic, social and cultural aspects of local communities, rather than treating these matters separately;
- development of a shared understanding of key issues amongst those concerned and responsible for the well being of local communities and those in the public and private sectors involved in the development of these communities;
- co-ordination of the activities of Council departments and other government agencies to address these issues in an integrated way to achieve desired outcomes;
- elimination of duplication and unnecessary gaps between public sector activities and programs to provide more effective and efficient use of available resources; and
- community involvement in planning and management processes for local areas.

The principles of integrated local area planning set out in this section will be embodied in further planning for local areas of the Shire undertaken by Council. They will also be treated as criteria by which individual development applications will be assessed. While these principles are most effectively implemented in the design and development of new neighbourhood scale projects, they are also relevant to the integration of smaller scale projects into existing neighbourhoods and with each other.

6.2 Neighbourhood Design

Integrated local area planning relies on an approach to neighbourhood design which recognises links between housing, jobs, transport and services and integrates physical and social elements of the environment to foster positive community interaction at the local level.

This neighbourhood design should embrace the following elements:

- providing for a sustainable environment by maintaining water quality and bio-diversity;
- focussing non-residential support facilities at neighbourhood centres based on local shopping, to be located to maximise access to these centres by public transport and pedestrian and bikeway systems;

- encouraging medium density residential development in close proximity to these centres;
- promoting more compact urban forms which maximise opportunities for transport other than by private motor vehicles;
- providing interconnecting street layouts with a strong pedestrian environment and which accommodate local public transport networks through local areas;
- promoting high quality urban design in local areas;
- recognising the important role of the “public domain” provided by public and semi-public areas, including open space, which should be provided in a form which meets community needs and designed as integral parts of local communities rather than as “left over” spaces after other uses are accommodated;
- providing a mixture of lot sizes and housing types within local communities which allow residents to meet their housing needs in different stages of their lifecycle in one area if they so choose;
- relating neighbourhood design to site characteristics and natural features which minimise the loss of natural areas;
- considering energy conservation in orienting lots or identifying residential areas;
- providing a legible local street network which provides interconnectivity to maximise internal accessibility and external connections;
- placing a high priority on safety and security in neighbourhood design both for residential uses and in the design of public places;
- ensuring neighbourhoods have well defined edges with appropriate provision for connection to adjoining neighbourhoods; and
- providing for a continuity of design and treatment and reinforcing landmarks to create and reinforce a local sense of identity.

Factors which should be considered in the design of integrated local neighbourhoods include:

- appropriate responses to site characteristics such as vegetated areas, drainage systems, steeper land and the need to retain special topographic, social or cultural features;
- relating the diversity of allotment sizes and housing types with the likely demography of incoming residents;
- providing cost effective means of infrastructure provision which may influence street layout;

- designing for safety and security by fronting allotments onto streets and designing and locating open space systems which encourages the surveillance and monitoring of the public domain from private property and vice-versa;
- micro climatic conditions such as slope and aspect to maximise solar access and energy saving;
- design of lots and buildings to minimise potential for loss of privacy and overshadowing;
- design to minimise bushfire hazard, and provision of access for fire control and evacuation, and emergency and service vehicles; and
- minimising the health and nuisance risk from biting insects.