

CITY PLAN 2015 SUBMISSION

236-246 QUEEN STREET CLEVELAND

REQUEST

1. Change the zoning of the site from Environmental Protection to Medium Density Residential (MDR).
2. Reduce the size of the Environmental Significant Overlay over the site.

GROUNDINGS OF SUBMISSION

SITE AND LOCALITY

The site is located at 236-246 Queen Street Cleveland being Lot 20 on SP175602 (**Site**) and is within close proximity to Cleveland CBD shops, transport and the Cleveland Hospital / medical precinct. The site is 13040m² in area and enjoys a road frontage of 160m. The western portion of Queen Street was recently sealed some 7 years ago. The eastern portion of Queen Street is unconstructed.

The subject site is surrounded by development on all four sides. A retirement village to the east, a commercial storage yard and a light commercial estate to the north, a housing estate to the west that is zoned for future units and a residential estate to the south that incorporates duplexes.

The site has access to all urban infrastructure including sealed road, power, water, gravity fed sewer and a piped stormwater lawful point of discharge.

PROXIMITY TO SERVICES

The central site is well located extremely close to the following services:

- 154m away there is a bus route on Wellington Street. There is also an additional four bus routes on Shore Street West. The site is therefore within 400m walking distance of five bus routes being the (273, 275, N250, 250 and 255 respectively) as depicted on the translink maps;
- 250m walking distance to the numerous commercial business and shops on Shore Street West;
- 870m walking distance to the Cleveland Principle Centre with RPAC, commercial business and shopping;
- 1130m cycle to the Cleveland railway station a dedicated Transit Orientated Development site, with bus station and taxi rank;
- 125m walk to the Cleveland Aquatic Centre; and
- 110m to the Cleveland ambulance station and only 1340m to the Cleveland hospital/ medical precinct making the locality particularly appealing for aged care service providers.

LAND USE HISTORY

Under the 1967 Shire of Redland Town Planning Scheme, the land was included within the Rural Zone. Under the 1988 Town Planning Scheme for the Shire of Redland, the land was included within the Rural / Non-Urban Zone. Under the 1998 Strategic Plan, the land was not designated as

having Dominant Landscape and Visual Value, nor was it designated as Other Major Habitat. However, based on aerial images the site was given a special protection area Preferred Dominant Land Use (**PDLU**). This PDLU is discussed in more detail below under Redlands Planning Scheme Zoning.

The land is improved by an existing dwelling house and associated outbuildings. The dwelling house used to be a farm house, when the land was formerly used of agricultural purposes that have never been abandoned. The farm incorporated a number of paddocks. The first eastern paddock was sold off to the now retirement village to the east. The second western paddock was sold off to the now residential housing estate. The northern paddock was sold off to the now storage sheds and light commercial estate.

At the adoption of the 2006 Planning Scheme the site remained unsewered and with access only by a dirt road. However, approximately 7 years ago the paddock on the southern side of Queen Street was developed into a housing estate. This estate sealed the road in front of the subject site and brought with it underground electrical, telstra, water and reticulated sewerage at levels that can now gravity control the subject site. As a result of the development of the southern adjoining land parcel the site now has access to full urban services which was not the case during the formation of the previous planning scheme.

EXISTING USE RIGHTS

The site is occupied by an old existing dwelling, garage, carport, tin shed, timber shed and greenhouse.

Self assessable agriculture under the 1967 rural zone that has never been abandoned.

EXISTING APPROVALS

On 9 July 2015 Redland City Council's plumbing department issued plumbing approval PD232750 for a "Dwelling House" over the subject site.

On 6 August 2015 Redland City Council's building department issued building approval BD155692 for "Additions or Extensions / Boatport / Storage" over the subject site.

PERMITTED USE AND WORKS RIGHTS UNDER CURRENT ZONE

Uses

Bed and Breakfast
Display Dwelling
Dwelling House
Home Business
Minor Utility
Park
Road
Roadside Stall
Telecommunications Facility
Temporary Use
Utility Installation

Building Work

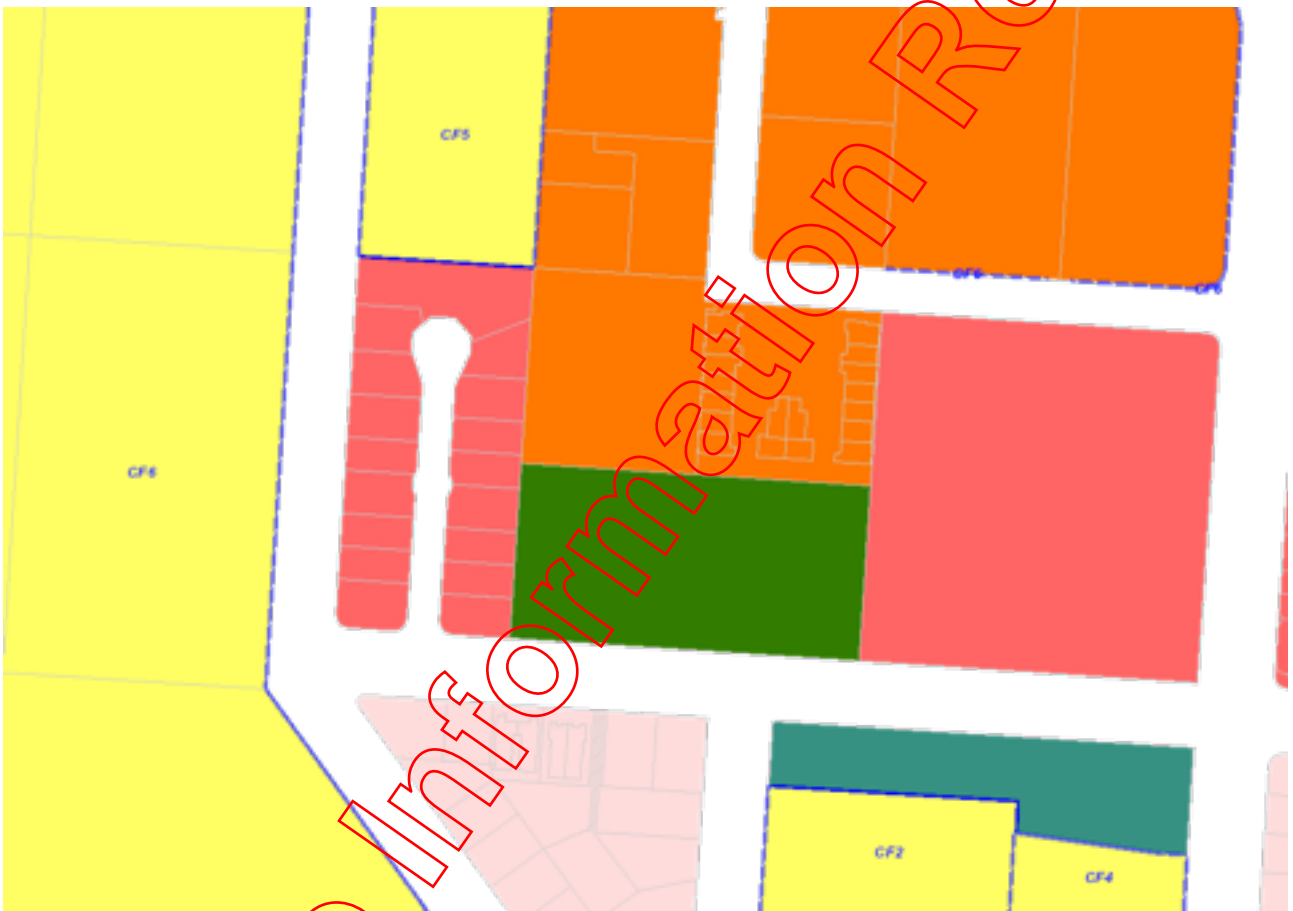
Communication Structures
Domestic Additions

Domestic Outbuildings
Private Tennis Court
Retaining Wall
Secondary Dwelling

Furthermore, S2.2 of the code goes on to encourage “tourism accommodation such as cabins, cottages, eco-tourism and bed and breakfast” and uses that “may include agricultural activities and small-scale enterprises or industries”.

IMPACT ON SURROUNDING LAND USES

Subject site is the light green island in the centre of the below image.



North

The land directly to the north is currently zoned Commercial Industry and is proposed to be zoned Mixed Use and is fully utilised for self storage sheds and commercial units.

The rezoning of the subject site for Medium Density Residential (MDR) zone would not have a negative impact on the Commercial Industry / Mixed Use zone and in fact would enhance security providing casual surveillance of the storage facility and commercial offices which are vacant during the night.

South-West

The precinct directly to the south-east of the site is predominantly zoned Community Facilities with a small portion Conservation. The Community Facilities zone is divided into three sites with two subareas these being:

- CF2 encompassing the Cleveland Aquatic Centre, the State Emergency Service Redlands (SES) and a skate park; and
- Two CF4 sites incorporating an ambulance station and a fire station.

The rezoning of the site to MDR would complement and utilise these facilities.

South-East

The land directly to the south-east of the site is zoned Low Density Residential with a density of 1 per 400m². Furthermore, the properties directly south of the site are dual occupancy units with building format plans as can be seen in the above image. The rezoning of the subject site for units with similar building format plans would not be out of character for the area. As stated above, this is the recent estate that has provided the subject site with sealed road and access to a gravity fed sewer.

East

The land to the east is zoned MDR and is occupied by an aged care facility and two lawful point of discharge stormwater pipes. The rezoning of the subject site for the same MDR zone would not be out of character for the area.

Furthermore, the adjoining aged care facility built single story dwellings for its elderly residents and therefore the land hungry single storey built form prohibited the site from achieving Council's planning intent of 1 dwelling per 200m² in the MDR zone. Rezoning the subject site to MDR is the perfect location to recoup the density that Council missed out on as it enjoys the same proximity to services that informed the adjoining property to be zoned MDR.

West

The land directly to the West was zoned MDR at the adoption of the 2006 planning scheme. However, that site has only been utilised for Urban Residential housing (some with secondary dwellings) given that an application for a housing estate was lodged just prior to the 2006 scheme taking effect. This adjoining land parcel was approximately 13800m² and was intended to be for a density of 1 dwelling per 200m² or 69 units as it is within close proximity to the Cleveland CBD and the commercial precinct directly to the north. However, Council was unable to achieve Council's density objective and population targets in this location as the land was developed for 16 houses and a land hungry road that Council must now maintain. This is a shortfall of density in this location of 53 dwellings.

Rezoning the adjoining subject site to MDR is the perfect location to recoup the density that Council missed out on as it enjoys the same proximity to services that informed the adjoining property to be zoned MDR. Rezoning the subject site for an identical MDR zone would not be out of character for the area.

STATE GOVERNMENT REGULATIONS

Regional Plan

The site is within the Urban Footprint. P30 of the regional plan states that Cleveland is a "*Principle Regional Activity Centre*" and Map 11 on page 99 demonstrates that the site is within close proximity to the Cleveland Principle Regional Activity Centre. It goes on to state the "*infill development will be located around the regional activity centres of Cleveland...*"

P31 of the plan states "*The principle regional activity centres of Cleveland and Capalaba will accommodate most of the expected centre-based employment growth*".

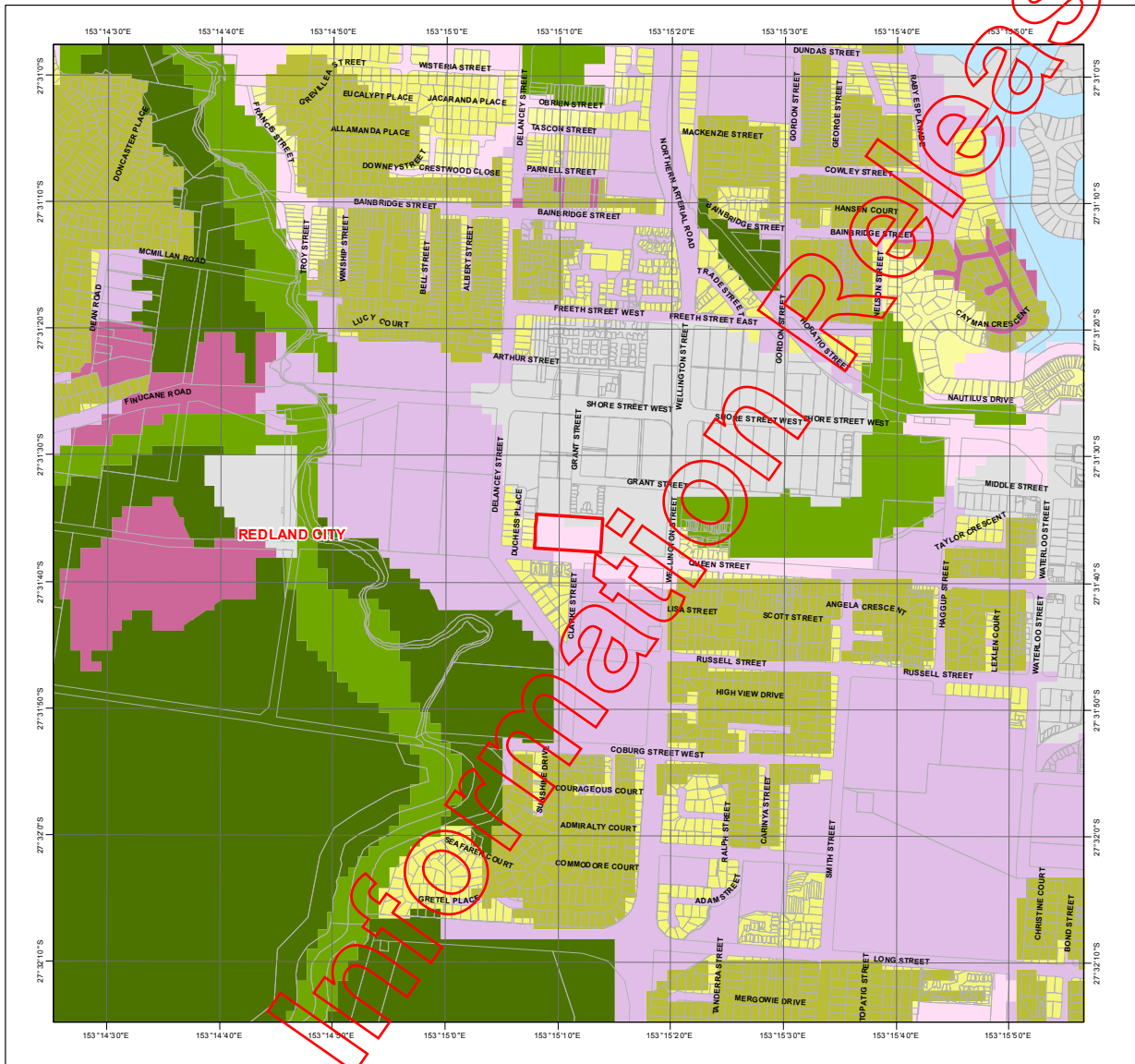
An MDR zone will facilitate aged care which not only supports the nearby commercial centres but due to the high needs of the residents “Health Care and Social Assistance” is the largest employer as determined by the Australian Bureau of Statistics 2011 Census of Population and Housing.

The Regional Plan’s Map 3 Areas of ecological significance map on page 50 of the Regional Plan demonstrates that the site is outside any areas of ecological significance.

Right to Information Release

South East Queensland Koala Conservation State Planning Regulatory Provisions SPRP 26 June 2015

Below is the state mapping of the subject site in relation to koala habitat.



Koala Habitat in South East Queensland

Area of Interest - Lot & Plan

Koala SPP - Habitat Values

Bushland Habitat

High Value Bushland

Medium Value Bushland

Low Value Bushland

Suitable for Rehabilitation

High Value Rehabilitation

Medium Value Rehabilitation

Low Value Rehabilitation

Other Areas of Value

High Value Other

Medium Value Other

Low Value Other

Generally not suitable

Water

South East Queensland Koala Habitat Values western SEQ

Bushland Habitat

Suitable for rehabilitation

Other areas of value

Generally not suitable

Water

Cadastral Boundaries

Local Government Boundaries

Road Names

© Pitney Bowes Software Pty Ltd 2015

Requested By:

Date: 19 Mar 15 Time: 20.39.53

Centred on Lot on Plan:

20 SP175602



0 130 260 390 520 650 m

This product is projected into GDA 1994 MGA Zone 56

While every care is taken to ensure the accuracy of this data, the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Based on or contains data provided by the State of Queensland 2010.

Note - These maps are not regulatory. Regulatory maps and requirements can be downloaded from the EHP website. Further information in relation to regulatory requirements for development and planning activities should be sought from the relevant Local Government Authority or the Department of Environment and Heritage Protection.

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As indicated in the above image, the site is partly within the “Generally Not Suitable” and partly within the “Low Value Rehabilitation” habitat values areas.

Schedule 4 - Dictionary of the koala SPRP defines area where koalas are generally not present as being:

“a. That is mapped on the Map of Assessable Development Area Koala Habitat Values as an area that is generally not suitable; or

b. That:

- i. has a land cover composition that is dominated by bare and impervious surfaces; and*
- ii. is unsuitable for maintaining koala populations due to the alienation of any suitable koala habitat and high level of threats within a hostile matrix; and*
- iii. generally does not have any koalas present at the scale of tens of thousands of hectares.*

Example of paragraph (b)—major urban centres, industrial development, major transport corridors and large water bodies.”

Furthermore, division 6 states that clearing of non-juvenile koala trees must be avoided in Medium and High Value rehabilitation areas and unavoidable clearing minimised and offset. That is, the SPRP regulates clearing within Medium and High Value rehabilitation and not within Low Value Rehabilitation or Generally Not Suitable. For the above reasons the Koala SPRP does not oppose the placement of this site into a development zone as it is within the Generally Not Suitable and Low Value Rehabilitation areas. Therefore, the zoning of the land can be changed and an ecological assessment against any overlays and the SPRP would be done at time of development application.

Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016

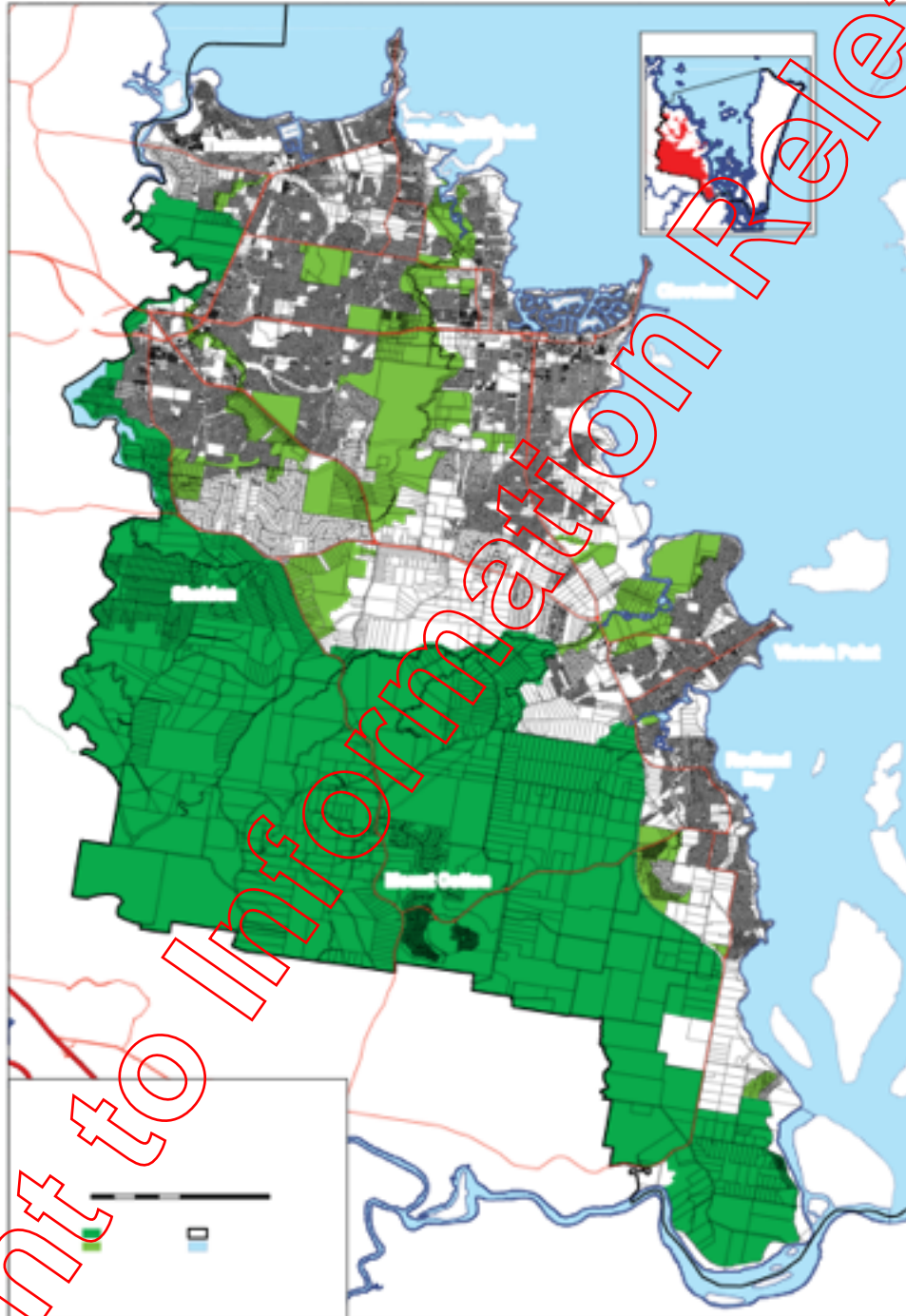
Page 49 of the Department of Environment and Heritage Protection’s Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 reproduced on Page 157 of Council’s Vegetation Enhancement Strategy and Policy November 2007 includes Map 6 Identification of Koala Habitat Areas in Redland City. This map is reproduced below and shows that the subject site is located outside the Koala Conservation Area, outside the Koala Sustainability Area and outside the Urban Koala Area.

Therefore the site is not within any Koala habitat areas as mapped by Redland City Council or the Department of Environment and Heritage Protection.



Map 6 Identification of Koala Habitat Areas in Redland City

Map 6 Identification of Koala Habitat Areas in Redland City



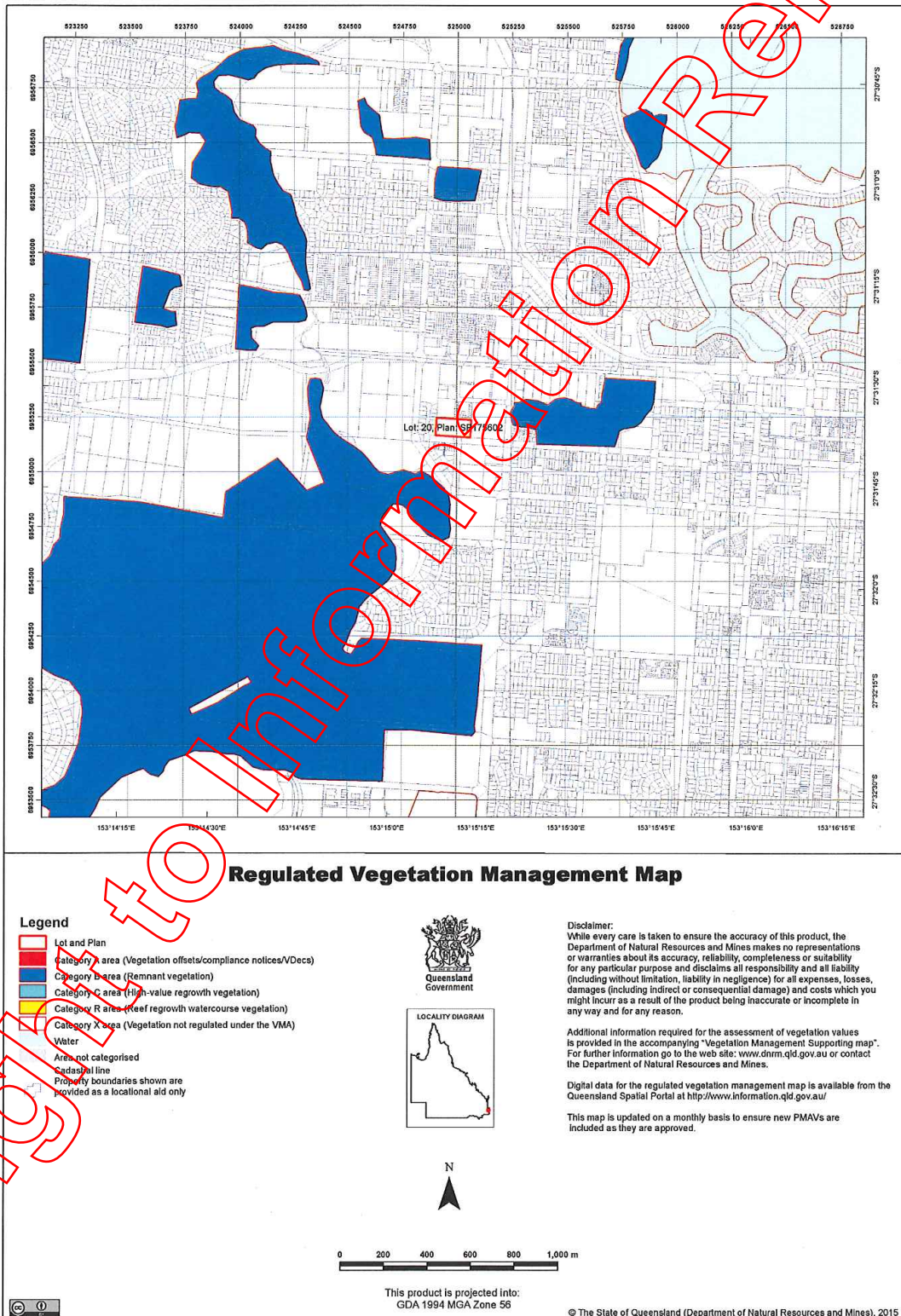
Right to Information Release

State Mapping of Ecological Values

Regulated Vegetation Management Map

The site contains no remnant vegetation.

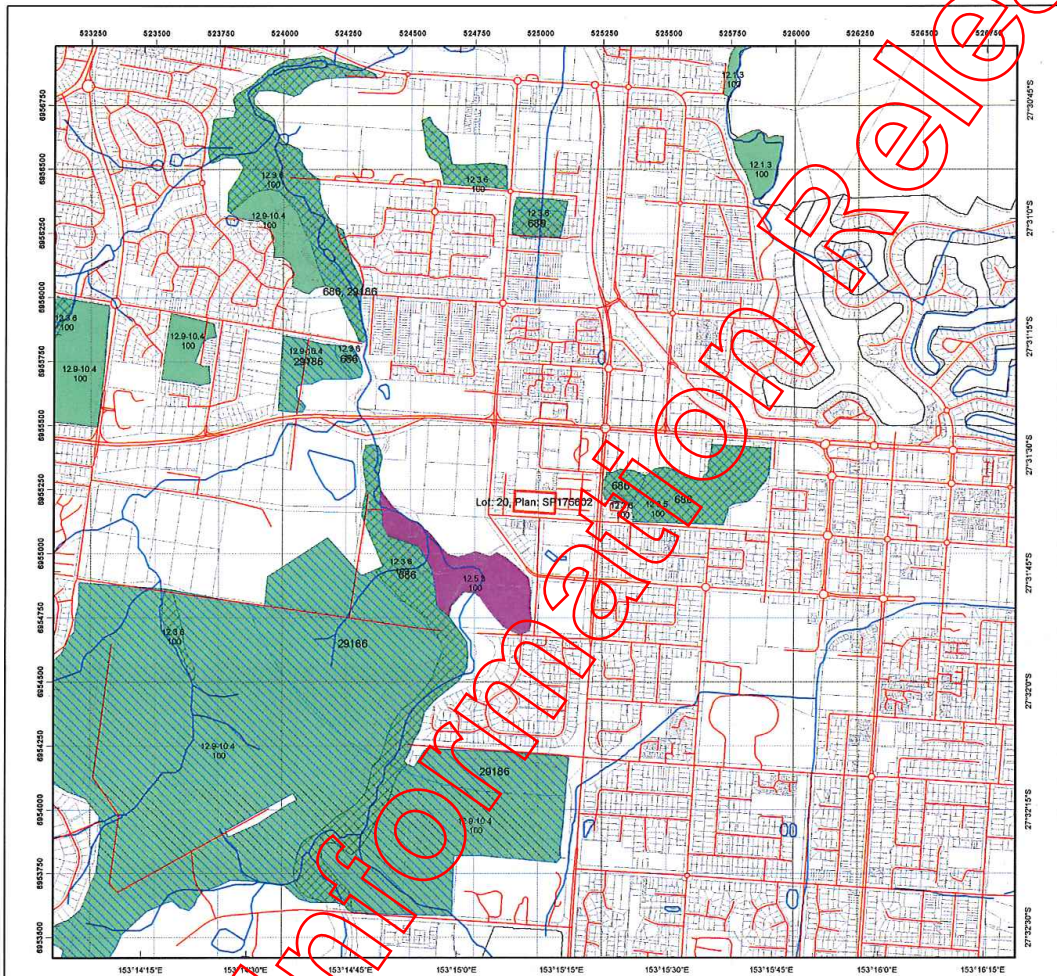
12/11/2015 16:25:39
Lot: 20 Plan: SP175602



Vegetation Management Support Map

The site contains no essential habitat.

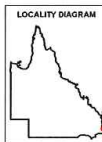
12/11/2015 16:25:39
 Lot: 20 Plan: SP175602



Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourse on the vegetation management watercourse and drainage feature map
(Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:
 GDA 1994 MGA Zone 56

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:

While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

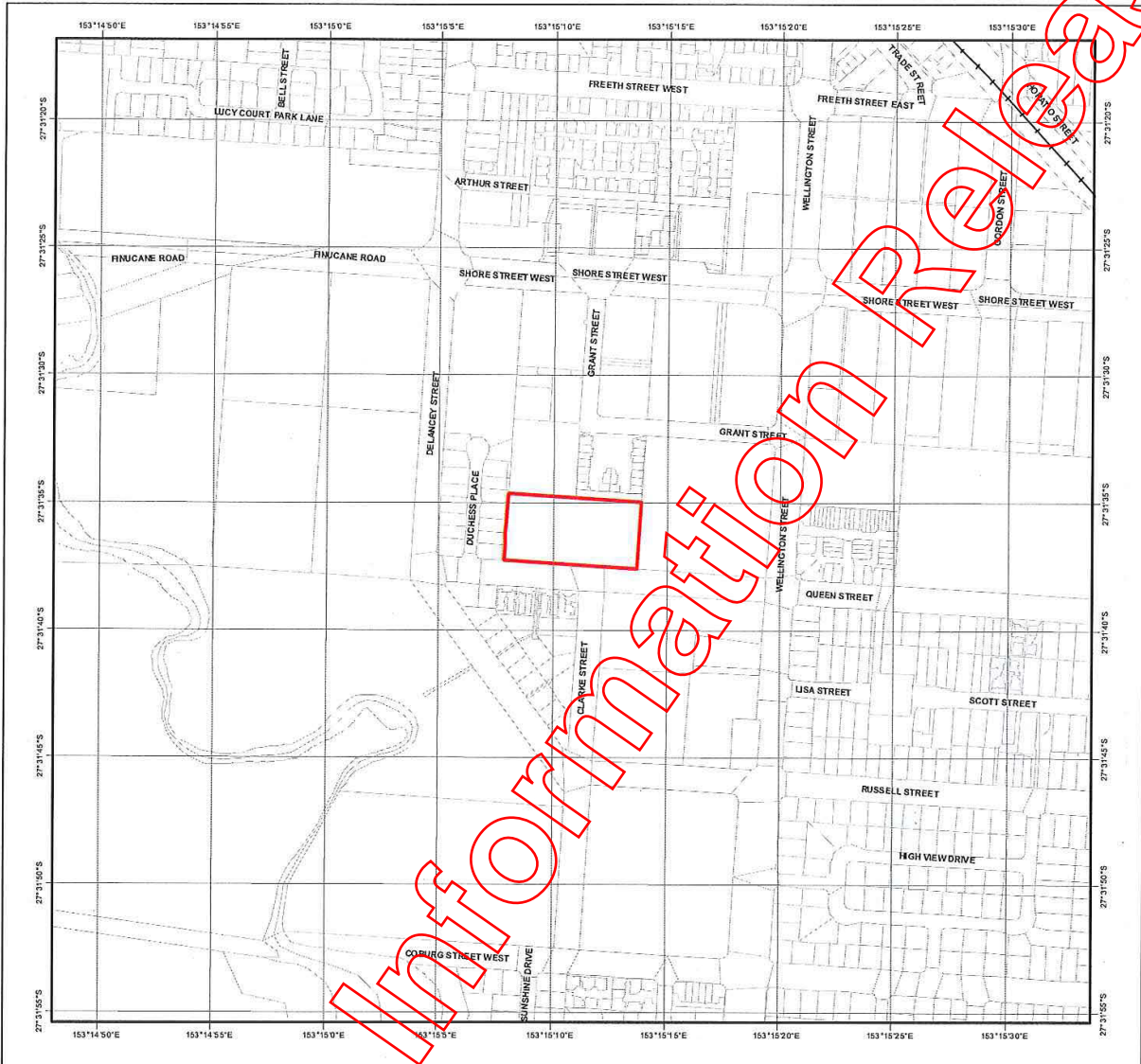
Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

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Map of Referable Wetlands - Wetland Protection Areas.





The site is not within a wetland.

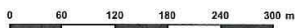
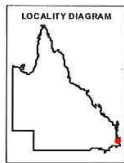


Right to Information Release

**Map of Referable Wetlands
Wetland Protection Areas**

Requested By: _____
Date: 12 Nov 15 Time: 16.25.45
Centred on Lot on Plan:
20 SP175602

-  Selected Land Parcel
-  Cadastral Boundary
- Wetland Protection Areas**
-  Wetland
-  Trigger Area



This product is projected into GDA 1994 MGA Zone 56

Note:
This map shows the location of wetland protection areas which are defined under the Environmental Protection Regulation 2008. Within wetland protection areas, certain types of development involving high impact earthworks are made assessable under Schedule 3 of the Sustainable Planning Regulation 2009.

The Department of State Development Infrastructure and Planning is the State Assessment Referral Agency (SARA) under Schedule 7 of the Sustainable Planning Regulation 2009 for assessable development involving high impact earthworks within wetland protection areas. The Department of Environment and Heritage Protection is a technical agency.

The policy outcome and assessment criteria for assessing these applications are described in the State Development Assessment Provisions (SDAP) *Module 11: Wetlands and wild rivers*.

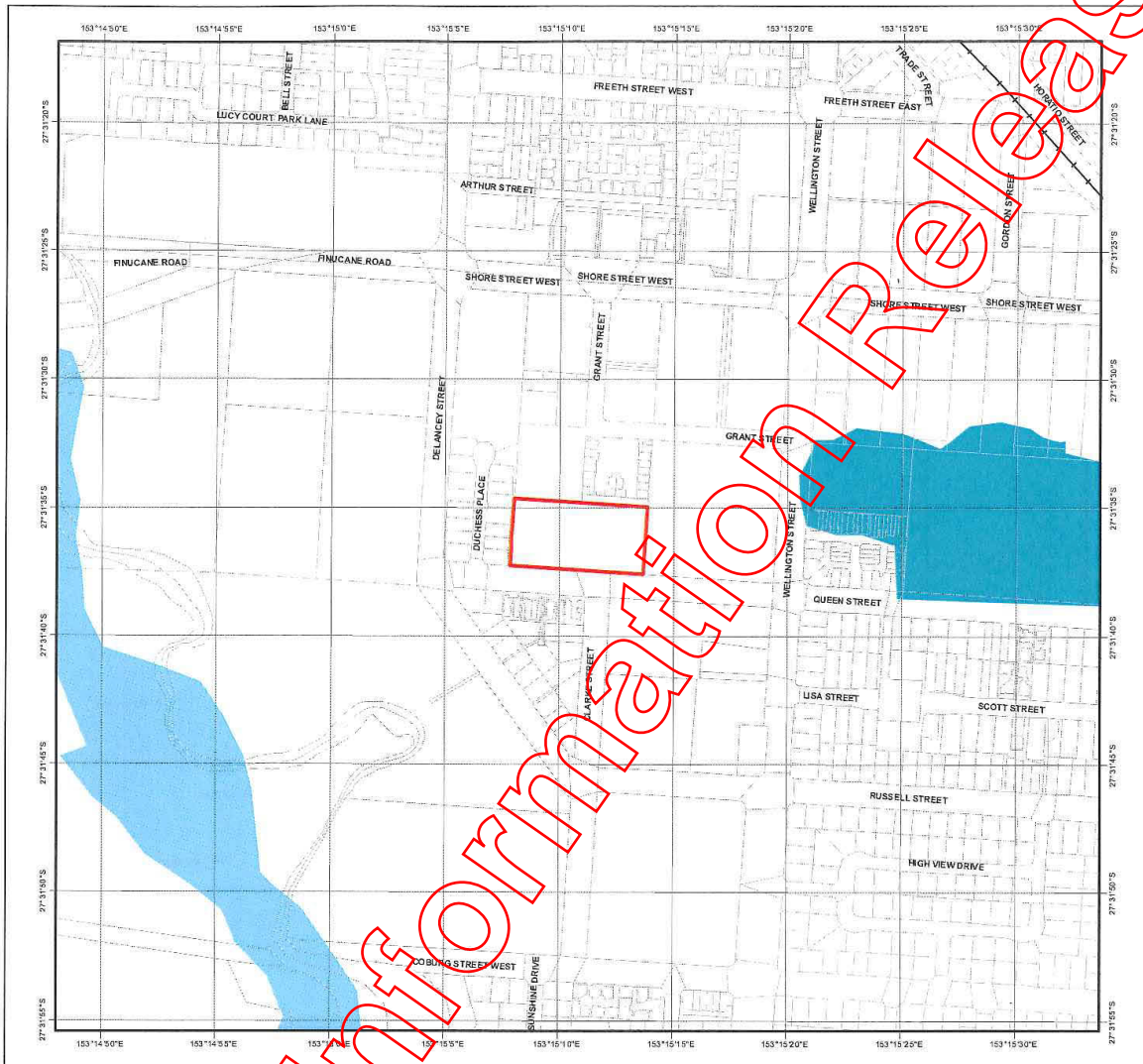
This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at www.ehp.qld.gov.au or email planning.support@ehp.qld.gov.au.

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Map of Referable Wetlands for the Environmental Protection Act 1994

The site is not within a wetland area.



Map of Referable Wetlands for the Environmental Protection Act 1994

Requested By: [Redacted]
Date: 12 Nov 15 Time: 16.25.48
Centred on Lot on Plan:
20 SP175602

- Selected Land Parcel
- Cadastral Boundary
- HES Wetland
- GES Wetland



N



This product is projected into GDA 1994 MGA Zone 56

Note:
This map shows the location of wetlands on the Map of Referable Wetlands which are defined under the Environmental Protection Regulation 2008.

Wetlands are assessed for ecological significance using the environmental values for wetlands in section 81A of the Environmental Protection Regulation 2008. Wetlands are considered either High Ecological Significance (HES) or General Ecological Significance (GES) for the purposes of the environmental values.

This map is produced at a scale relevant to the size of the lot on plan identified and should be printed at A4 size in portrait orientation. Consideration of the effects of mapped scale is necessary when interpreting data at a large scale.

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LOCAL GOVERNMENT REGULATIONS

City Plan 2015 Strategic Framework

Section 3.2.2 Liveable communities and housing states that the City Plan seeks:

- *“urban form where people can live near jobs and services.”*

The site is near jobs and services as it is located within or adjoining the Industry and mixed use area which is within close proximity to the Principle Centre of Cleveland.

- *“contain the settlement pattern to reduce the pressure on the natural environment and to make best use of the city’s infrastructure, supporting the long term financial sustainability of the city.”*

Rezoning the site to MDR will permit people living near jobs and services, will reduce the pressure on the natural environment as urban sprawl will be reduced and rezoning the site will not place any financial burden on the City as all infrastructure is readily available to the site (see infrastructure section below).

For example housing 65 people on an already degraded site in the centre of town which can tap into existing infrastructure is considered to be a preferable outcome consistent with the strategic intent.

Supporting urban Sprawl by clearing thick quality habitat in the southern parts of the city for 65 X 700m² house lots plus clearing for road, sewer pipes and then Council having the cost of maintaining the extra lineal meters of road and infrastructure and then having the increased vehicle emissions for increased vehicle movements traveling further to and from the city centre each day is not consistent with the strategic framework.

- *“Redlands will offer ... housing requirements of an ageing demographic profile...”*

The subject site if zoned MDR will facilitate the opportunity for aged care to be provided on the site. The aged care would complement (or add to) the existing adjoining aged care facility and is well located close to transport, services and the Cleveland hospital/health precinct.

3.2.3 Economic growth states:

“Centres are the primary place where people will work and do business.” “Centres are expected to accommodate a mix of uses, including ... employment ... and health facilities so they evolve to be much more than shopping centres.”

“The highest level of day and night time activity and greatest mix of uses are encouraged at Cleveland and Capalaba...”

“Redlands has a specialised centres based on the Cleveland hospital, where specialist and general health services, health based education and training and related activities will cluster.”

An MDR zone would facilitate aged care living, a related activity that would align with the above objectives.

Section 3.2.6 Infrastructure states:

“The provision of safe, efficient and effective infrastructure underpins the social, economic and environmental prosperity of the Redlands.

The efficient and effective provision of infrastructure will be a critical outcome of new development. Increasing infrastructure demands across multiple growth fronts is financially unsustainable for government.”

The subject site can be fully serviced by all infrastructure and as such the site can simply “tap in” to existing infrastructure. The site has access to piped stormwater lawful point of discharge, reticulated water, a constructed road and reticulated gravity fed sewerage (no public pump stations). The only new infrastructure that needs to be build is approximately 30m of gravity sewer pipe which has a 50 year life span. This is considered to be financially sustainable for government as the headworks charges based on a MDR density of 1 per 200 or 65 units X \$28,000 being \$1,820,000 will outweigh the replacement cost of 20m of plastic sewer pipe in 50 years time. (see infrastructure section of report below)

3.3.1 Strategic outcomes states:

“3.3.1.1(9) The pattern of urban development

- (a) maximises accessibility to jobs and services;*
- (b) supports the viability of public transport services;*
- (c) maximises the utilisation of and investment in infrastructure networks.”*

“3.3.1.2 (2) Medium rise development generally occurs close to the principle centres, with lower rise housing in other parts of the low-medium density and medium density residential zones.”

The site is only 870m walking distance to the principle centre making it very “close”. Aged care will maximise jobs, will support the existing 5 bus routes and MDR will tap into the existing infrastructure maximising it’s utilisation.

Right to Information

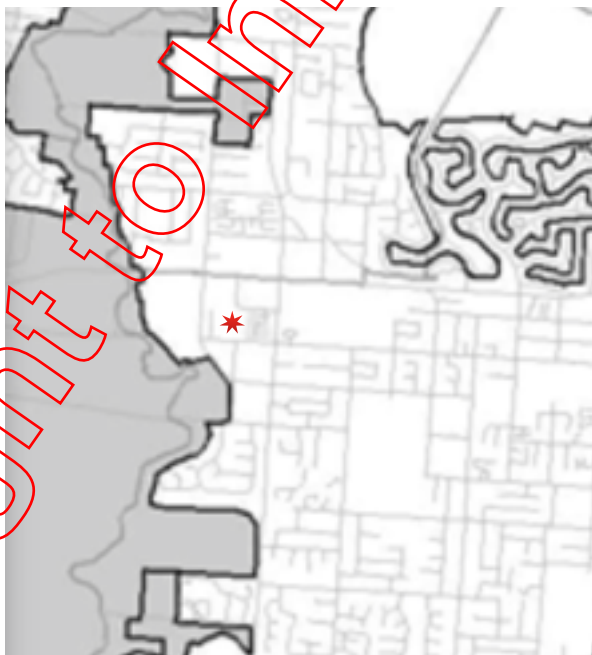
Redland City Council Vegetation / Koala Aspects.

REDLAND CITY COUNCIL KOALA AREA MAP

The subject site is not located within a koala area. See map below.



Redland City Council's Local Law No. 2 (Animal Management) 2015 details on page 20 within Schedule 4B the koala areas Map 1 within the city.



Right to Information Release

Vegetation Protection

There are no Vegetation Protection Orders (VPO's) over the site.

BAAM Ecological Consultants

BAAM under Rehabilitation Permit WIRP11891412 were contracted to provide fauna spotting services prior to and during clearing work at the site necessary in association with Council's plumbing approval PD232750 for a "Dwelling House" and Council's building approval BD155692 for "Additions or Extensions / Boatport / Storage" over the subject site. The report (enclosed at the end of this submission) states that:

"The Fauna spotter undertook an initial pre-clear inspection, focusing on the potential presence of koalas. No koalas were directly sighted and no recent evidence of koala utilising the onsite vegetation (i.e. characteristic scats and scratches) was found."

REDLANDS PLANNING SCHEME OVERLAYS

Council's constraints analysis reveals that the land is relatively unconstrained as it is not within the following overlays

- Airport Environment;
- Bushfire Hazard
- Coastal Protection
- Extractive Resources
- Flood and Storm Tide Hazard
- Heritage Overlay
- Regional Infrastructure Corridors and Substations
- Transport Noise Corridor
- Water Resources Catchments
- Waterway Corridors and Wetlands Overlay.

Landslide hazard overlay

A portion of the site is within the low landslide hazard overlay however this can be managed through a design response.

Bushfire overlay

The site is not within a bushfire overlay demonstrating a low level of ground cover, mid story and vegetation in general.

Environmental Significance Overlay

The site is located within the Environmental Significance Overlay.

Mapping error.

The image of the local significant overlay that covers the site is not consistent with the data set that informs the image.

The data set is ObjectID_1 14743

Class: MLES

Shape Area: 5874.914

However, the overlay covers the majority of the 13040m² site.

The overlay area should therefore be reduced to only cover 5874.91m² of the site.

This 5874.91m² area should then be further reduced to reflect the existing house, car port, garage, tin shed, timber shed, patio, greenhouse, lawn and exotic plants such as camphor laurel, leopard umbrella, butterfly, poinciana, cocos palms, frangipani, black bamboo, slash pines, pepper trees, conifers, birds of paradise, golden canes, other palms and other domestic garden plants.

As there are limited native trees, it is kindly requested that the Environmental Significant Overlay be amended based on aerial images to only reflect the light green native vegetation similar to the three red bubbles in the below image.



The above image illustrates:

- vegetation including exotic butterfly trees, frangipanni and poinciana trees along the western boundary that are within 10m of the existing structures or 3m of a boundary for fire break purposes.
- North of the existing house is a large fig within <10m of the existing house;
- Central to the site is a large leopard tree with a large camphor laurel tree directly to the south of that.

In addition to the above, the overlay should then be further adjusted to respect the existing current Council issued building approval BD155692 and Council issued plumbing approval PD232750 over the land.

REDLANDS PLANNING SCHEME ZONING

The current zoning appears to be a roll over of the 1998 Strategic Plan's Preferred Dominant Land Use (PDLU) of special protection area. However, I suggest that the site was never ground truthed by Council in 1997 to inform the Strategic Plan. I suggest that the 1997 assessment was only based on poor quality aerial imagery due to logistics of Council not been able to individually assess each site in the City. Therefore, I suggest that the 1998 PDLU was rolled over into the 2006

planning Scheme and rolled over again into 2015 City Plan. However, I'm of the view that the 1997 assessment is inaccurate and out dated.

If ground truthing was done it would have identified that the site had some natives but was dominated by exotic trees with limited ground and mid storey and was supporting lawn for livestock.

As detailed above in Impact on Surrounding Land Uses section of this report, the development of the surrounding sites (in particular the southern adjoining site since the last planning scheme) has brought infrastructure to the door of the subject site. This infrastructure includes but is not limited to sealed road and gravity fed reticulated sewer. (see infrastructure section below for more detail)

Furthermore, two lawful points of discharge for stormwater were established maybe 40 years ago when the eastern retirement village was constructed. However, as these two large stormwater pipes are underneath the retirement village, they are private stormwater pipes. As a result they would not be on Council's records as assets. Therefore, over time Council may have forgotten or not know of their existence. Not having a lawful point of discharge for stormwater (in addition to not having access to sewer) would have been sound reasons not to place the site into a development zone previously.

It is considered that the current zoning of Environmental Protection zone has been superseded as it does not take into account the exotic vegetation on the site, the lawful point of discharge for stormwater and the gravity fed sewer reticulation that is now available to the site. As these elements are now identified, it is kindly requested that the land be zoned identical to the adjoining land parcels of Medium Density Residential.

Lifestyle principles superseded.

The principle of acreage is complimented by having other large properties surrounding acreage sites. The open characteristics of the acreage property is diminished by having commercial storage, units, housing, duplex's and retirement living surrounding the site.

Likewise the ability of the land to provide core environmental habitat when surrounded on all four sides by housing, duplexes, commercial units and a retirement village is very limited and has been diminished as a result of the recent construction of these surrounding built forms and their associated edge effects.

Conflict with adjoining land use

The subject site is zoned Environmental Protection and Council's code and local laws state that it is suitable for acreage activities, 3 dogs, 3 cats, pigs (5m from the property boundary), roosters, peacock, guinnie fowl, horses, cows, (5m from any residence and 1m from any boundary) dirt bikes, agriculture, farming spray drift, place of worship etc. These actives are not permitted in the adjoining zoned properties due to the small lot sizes and high density living.

As a result the noise and odour of these acreage land use rights is in direct conflict with the amenity of the high density land uses surrounding the property. Although the site is reasonable in size it is very small in terms of being within an Environment Protection Zone and its use rights do not fit within close proximity to high density. Therefore, to avoid amenity conflicts, it is requested that the zoning be changed to be the same zone as the adjoining properties.

Overlay not zone to address environmental values

The overlay [being a higher order than a zone code (see section 1.5(1)(c) of the draft scheme)] can be used as a mechanism to address vegetation at time of development application, whilst still

permitting development in degraded areas through good design. At time of development application a detailed ecological assessment and arborist report can be produced to inform a design to locate communal or private open space areas around any areas that are of environmental value.

For example an aged care facility could:

- be designed around all native vegetation;
- keep vegetation and streetscape values adjoining Queen Street. It could locate single storey aged care living on the flattest parts of the site being the eastern and western ends. This low rise would address any amenity issued for adjoining properties;
- provide a higher built form with a smaller foot print for high care occupants in the central northern part of the site where the slope is the steepest and where shadowing and overlooking is not an issue adjoining the commercial operations;
- The existing eastern adjoining aged care facility was established decades ago and is outdated in it's capabilities to provide high care living and age in place facilities. The subject site could combine with or be an affiliated partner to align with this existing facility to expand upon and provide the modern high care needs in accordance with current standards; and
- Potential access to an aged care facility could be thought the existing aged care facility to the east.

Without an MDR zoning

Without an MDR zone the highest and best code assessable use that achieves all acceptable solutions is a large sprawling dwelling house with three bed and breakfast cabins (currently encouraged by Council's tourism incentive package), pool, tennis court and perhaps a small agriculture enterprise or industry.

If housing is not permitted on the subject site than Council will have to house people elsewhere in the city to achieve the 50,000 population target set by the State. That is there will be increased pressure for Council to approve urban sprawl which has an adverse cumulative environmental impact in relation to vegetation removal and increased vehicle movement emissions to achieve the stated population growth targets. Furthermore, urban sprawl conflicts with Council's strategic intent of containing the settlement pattern to reduce the pressure on the natural environment and to make best use of infrastructure to keep maintenance costs low and therefore keep the city financially sustainable.

LAND SUPPLY REPORTS

The Redland City Centres and Employment Strategy review April 2013.

This document has identified an ageing population and need of employment generation. Rezoning the land MDR will facilitate Aged Care close to the Cleveland hospital and ambulance station which will cater for the ageing population. As aged care is a high employment generator it will provide job opportunities consistent with the recommendations in the strategy and Council's strategic framework. This is reinforced by the Australian Bureau of Statistics 2011 Census of Population and Housing which determined that "*Health Care and Social Assistance*" is the highest employer.

Redlands Housing Strategy 2011-2031

This document again highlights an ageing population in figure 12 on page 34. The above comments are reiterated.

Redlands Land Supply Review 2014

This document also references and ageing population in Scenario 2 within table 18 dwelling development scenarios. The above principles apply.

The second recommendation in section 4.2 of the URBIS report was for Council to convert some Low Density Residential zone land to Urban Residential to LDR density to tap into existing infrastructure. Council in it's draft planning scheme with a 50,000 population growth target has followed this recommendation proposing some low density allotments to be permitted to be subdivided into 400m² allotments to permit additional density in a location that has existing sewer, power, road, kerb and channel etc. This infill development is an economically attractive option for Council as Council will receive \$28,000 per additional lot and additional rates but will not have the cost of maintaining any additional liner meters of infrastructure (road, kerb, footpath, verge mowing, sewer, water, stormwater etc). This is also an environmentally friendly option for Council to permit as (excluding the odd property that may have one or two quality native trees that are subject to edge effects) generally these localities are composed of large houses with pool, tennis courts and sheds and are dominated by exotic gardens. Therefore, clearing already degraded areas is a better environmental option than urban sprawl that clears core quality habitat in the southern untouched parts of the city to house the increasing population. Furthermore, this infill development proposal of Council's limits peoples commute to work and therefore reduces the extent of vehicle movements and their associated emissions

My rezoning request is consistent with these principles. Should Council decide not to go ahead with some or all of the proposed low density residential rezonings in response to community submissions, than Council will not achieve the 50,000 population target that Council designed for. The subject site at 236 Queen Street Cleveland represents an opportunity for Council to accommodate some of that lost density in a central locality that simply "taps into" existing infrastructure at no cost to Council without having the negative environmental impacts of urban sprawl.

The URBIS reports conclusion discussed a reasonable supply of attached product. However, section 2.6 land supply exclusions did not include the land zoned for residential towers such as within the Cleveland CBD. These towers theoretically provide a population density of sorts in the Cleveland CBD and are included in URBIS's calculation of adequate supply of attached product. However, many of these towers are already approved but can not get the funding to actually be built. This results in a shortage of supply. This is emphasised by Council adopting the Cleveland incentives program to try and stimulate development. Approving the subject site to MDR will result in low rise built form that can be built one unit at a time. Therefore, it actually will result in population on the ground and an associated economic injection into central Cleveland. This will in turn generate employment and stimulate the surrounding commercial properties and resulting in a catalyst for future development.

The report also did not take into account land zoned for units that was not build for units. One example being the adjoining western site that was developed for 16 houses and road instead of 69 units as the MDR zone sort. As this site was only recently completed it will be generations before that site is redeveloped for units. In relation to achieving population targets, Council is short 53 dwellings short in this central location.

Furthermore, not all 800m² urban residential lots are suitable for 1 into 2 lot subdivisions. As you may note the majority of 800m² lots are battle-axe lots or have irregular shapes and may not have a lawful point of discharge for stormwater and therefore not all 800m² lots will be subdivided. Although some 20m wide by 40m deep 800m² lots can be reasonable be expected to be subdivided the vast majority of irregular 800m² lots particularly in the more recent suburbs could not be reasonably expected to be subdivided and as a result the land supply figures are over estimated.

INFRASTRUCTURE

As detailed in the history section above, the site previously did not have access to a sealed road or urban infrastructure such as underground power and in particular reticulated sewerage. Consequently, the site was placed in a non development zone.

However, as detailed in the history section above, due to the progression of development adjoining the site, full urban services are now located to the "front door" of the subject site. Due to these changes over time, it is now requested that the site be considered for infill development to tap into this infrastructure to help house the State regulated 50,000 population density that Council is obliged to accept. This is a better outcome than clearing extensive amounts of land with quality habitat values in the south parts of our city for make way for 700m² lots, with their associated 15m wide roads and associated hundreds of lineal meters of sewer pipes to connect to a treatment plant. Furthermore, tapping into existing infrastructure will cost Council nothing, where as housing the same population in a green field development will cost Council money as the \$28,000 headworks charges does not cover the full cost in green field locations.

Telephone

The site is accessed by telephone and does not required extension. Any extension would be funded by Telstra or the owner of the land. Therefore there would be zero maintenance cost to Council.

Power

The site has access to power.

Any extension would be funded by the owner of the land. Therefore there would be zero maintenance costs to Council.

Road/access

As a result of the southern adjoining development, the site now enjoys access to a sealed road which includes five constructed concrete car parking spaces in the verge and a cul-des-sac turning facility for waster vehicles. If affiliated with the eastern adjoining aged care facility, access (in full or part) could come from Grant Street. If not affiliated with the eastern adjoining aged care facility, access would come from Queen Street. As all the housing in Duchess Place access Duchess place, vehicles from the site would only go past the front door of one duplex, one "standard" house and one corner house (already located on a busy road) before vehicles accessed the higher order road being Delancey Street. For this reason access off Queen Street for MDR is considered to have minimal adverse impact on nearby premises.

Furthermore, there would be no need to extend the existing sealed road. As there is no need for any new road, there would be zero road maintenance cost to Council.

Water

The site is serviced by reticulated water. All new water construction would be within the site. As a result, there would be no new water construction required for Council to maintain. Therefore, there would be zero maintenance costs to Council.

Stormwater

There are three options for lawful point of discharge for stormwater.

1. Two 300mm pipes exist under the eastern adjoining retirement village property. Stormwater from the site could be collected, treated to an appropriate quality, detained to control high flows during storm events and trickle fed to the two 300mm pipes.



The above image is one of two identical stormwater discharge pipes that service the site.

2. Additionally there is another 300mm pipe in the northern adjoining property (that could be accessed with owners consent).
3. Building a new stormwater pipe from the south-eastern corner of the site, along the northern boundary (within the existing cleared firebreak) of the unconstructed Queen Street road reserve to connect with the stormwater system in Wellington Street. A road in a road reserve is exempt development. A road is defined as by SPA as road includes in addition to other things "(c) a ... culvert". That is a road includes a pavement and services such as stormwater culverts.

Although three options are possible, option 1 of using the existing lawful discharge pipes is the preferred option. Under this option no new stormwater pipes would be created that would be handed over to Council. Therefore, there would be zero maintenance costs to Council.

Sewer

There are three sewer options to service the site.

1. Constructing a new sewer pipe extension along the northern boundary of the unconstructed Queen Street road reserve (within the existing cleared firebreak) to the sewerage system in Wellington Street. A road in a road reserve is exempt development. A road includes pavement and services. Sewer is a service and is therefore exempt in a road.
2. A new sewer extension could be built through the northern adjoining commercial property.
3. Construct approximately 20m of sewer from the centre of the site to the recently constructed sewer manhole on the corner of 239 Queen Street being Lot 1 on SP207072. This would control the western half of the subject site by gravity. The balance of the site could fall to a private pump station managed by the body corporate. This private pump station would pump the house drainage up into a pit that would gravity fall into the new 20m sewer extension.

Having regard to the above telecommunications, power, road, water, stormwater and sewer infrastructure provisions, the only cost to Council would be the limited maintenance of approximately 20m of 150 PVC sewer pipe that has a life expectancy of over 50 years (20m being the distance between the site and the manhole beside 239 Queen Street Cleveland). In return based on a MDR density of 1 per 200m², Council would receive 65 X \$28,000 or \$1,820,000.00 in

headworks charges. This plus 50 years of rates [(65 units X 1300 per year) X 50 years] \$4,225,000.00 being a combined total of \$6,045,000.00 plus CPI indexation.

This figure is considered sufficient to cover Council's estimated \$5000 replacement cost for 20m of plastic pipe in 50 years time and is therefore considered to be consistent with Section 3.2.6 of the Strategic Framework as an MDR zoning would be "*financially sustainable for government*".

ECONOMIC STIMULUS

The Principle Centre of Cleveland is in much need of economic stimulus as demonstrate by Council's Cleveland Incentives Program. The centre needs commercial and to support the commercial the area surrounding the centre needs population density.

Unlike the numerous approved residential towers in Cleveland that can not get funding for complete construction in one stage, a MDR two story duplex form of construction or the expansion of the existing adjoining retirement village into the site can occur over multiple stages one unit at a time and therefore is a form of construction that can realistically proceed.

The site represents a realistic opportunity to inject \$1,820,000.00 of infrastructure charges, \$84,500.00 of rates annually, aged care employment, population, and associated cumulative stimulus into the adjoining commercial area to the north identified as the "Industry and mixed use area" in the Strategic Framework and into the close and struggling Principle Centre of Cleveland.

CONCLUSION

It is requested that the site be zoned Medium Density Residential and that the Environmental Significant Overlay be reduced in size for the following reasons:

- The site was zoned Environmental Protection in 2006 as a roll over from the 1998 Strategic Plan which was based on aerial photos which showed tree canopies but was never ground truthed. Ground truthing demonstrates that there are limited ground covers, limited shrubs and the vegetation on the site is dominated by exotic weeds;
- The site is within the Urban Footprint;
- The site is outside the Regional Plan's Map 3 Areas of ecological significance;
- The Department of Environment and Heritage Protection's Nature Conservation (Koala) Conservation Plan 2006 and Management Program 2006-2016 and Council's Vegetation Enhancement Strategy and Policy November 2007 states that the site is located:
 - outside the Koala Conservation Area;
 - outside the Koala Sustainability Area; and
 - outside the Urban Koala Area.
- The site is Generally Not Suitable and partly Low Value Rehabilitation within the koala SPRP and is therefore suitable for an urban area zone with values to be managed at time of development application;
- The site is not located within a koala area on the Redland City Council's Local Law No. 2 Schedule 4B the koala areas Map 1;
- Ecological Consultants BAAM under Rehabilitation Permit WIRP11891412 sighted no koalas on site and found no recent evidence of koala utilising the onsite vegetation (i.e. characteristic scats and scratches);
- The site contains no remnant vegetation on the State's Ecological Values Regulated Vegetation Management Map;
- The site contains no essential habitat as indicated on the State's Vegetation Management Support Map;
- The site is not within a wetland as identified on the State's Map of Referable Wetlands - Wetland Protection Areas;

- The site is not within a wetland area as identified on the Map of Referable Wetlands for the Environmental Protection Act 1994;
- There are no Vegetation Protection Orders (VPO's) over the site;
- Council's constraints analysis overlays reveal that there is no impediments to development other than the Environmental Significant Overlay which could remain but amendments are requested;
- Unlike residential towers that require a critical mass to start, the rezoning of the site to MDR would permit a staged form of construction that could occur a few units at a time and guarantee direct population and economic injection into the struggling Cleveland CBD;
- The site is surrounded by development on all four sides including Medium Density Residential, commercial and building formate plans and it is a logical extension to align the site with the same zone being MDR. (However, should MDR not be supported for any reason, than a different residential zone [such as Low Density Residential] is kindly requested over retaining the proposed zone in the draft scheme);
- Rezoning to MDR will achieve the density objectives that Council missed out on on the eastern and western adjoining properties;
- The site has access to all services and is located within the "existing well serviced location" area 7 on Figure 10 within the Redlands housing strategy 2011-2031;
- Being within the "existing well serviced location" area the site is consistent with the Strategic Framework 3.2.2. Liveable communities and housing which seeks "*contained settlement pattern where people can live near jobs and services*".
- Rezoning the land MDR will facilitate achievable units or low rise aged care close to the Cleveland hospital / medical precinct and ambulance station which will cater for the identified ageing population and in doing so will create significant employment opportunities consistent with the recommendations in the:
 - The Redland City Centres and Employment Strategy review April 2013;
 - Redlands Housing Strategy 2011-2031;
 - Redlands Land Supply Review 2014; and
 - The strategic framework.
- The site has access to a lawful point of discharge for stormwater;
- As a result of the southern adjoining development, the site now enjoys close access to full urban services which was not the case during the formation of the previous 2006 planning scheme (or any scheme before that).
- Rezoning the size to MDR will result in no additional lineal meters of road, water, electrical, telstra or stormwater infrastructure maintenance cost to Council and only the maintenance cost of 20m of gravity 150 plastic sewer pipe that has a 50 year life. However, development of the site will inject approximately \$1,820,000.00 in headworks charges and \$84,500.00 of rates into the economy annually; and
- Rezoning the site MDR reduces the environmental cost of urban sprawl consistent with Section 3.2.2 and 3.2.6 of the Strategic Framework as it "*contains settlement pattern to reduce the pressure on the natural environment and to make best use of the city's infrastructure, supporting the long term financial sustainability of the city*".

It is clear that there has been an evolution of built form in the locality over time, that calls for the current zoning of the site to be considered for review. As a result of the relatively recent adjoining developments, the centrally located site now enjoys full urban gravity fed infrastructure within close proximity to services, the Cleveland hospital and the Principle Centre of Cleveland. Furthermore, the site has limited environmental constraints and is surrounded by MDR zoning. On this basis I kindly request Council give consideration to the above aspects and to change the zone of the site to Medium Density Residential within the new Planning Scheme and to reduce the size of the prevailing higher order Environmental Signification Overlay.

Kind Regards,



Author:	JP
Reviewer:	JA

24 September 2015

Attention: [REDACTED]
Re: Fauna Spotter Report – 236 Queen St, Cleveland

Dear [REDACTED]

BAAM Pty Ltd were contracted to provide fauna spotter services prior to and during clearing works at 236 Queen Street in Cleveland on 21 September 2015. BAAM fauna spotter [REDACTED] attended the site during this period. All work was undertaken under BAAM's Rehabilitation Permit WIRP11891412, issued by the Department of Environment & Heritage Protection.

The site was to be partially cleared of selected trees by excavator. These trees included eucalypts, melaleucas, palms, Camphor Laurel and other exotic species. Patches of dense ground vegetation were also present throughout the site.

The fauna spotter undertook an initial pre-clear inspection, focusing on the potential presence of koalas. A large Scribbly Gum was found to contain three bird nests, while another, dead tree contained a small hollow. No koalas were directly sighted and no recent evidence of koalas utilising the onsite vegetation (i.e. characteristic scats and scratches) was found.

No eggs or young were found within the nests and no wildlife was found within the hollow after the trees were felled.

A Water Dragon *Physignathus lesueurii* was removed from the base of a tree that was to be felled and relocated to a nearby reserve. A mortally wounded White-crowned Snake *Cacophis harriettae* was found amongst excavated ground cover vegetation and subsequently euthanised.

All recorded fauna are currently listed as Least Concern under the Queensland Nature Conservation Act 1992.

Wildlife observed or handled on 21 September 2015

Habitat Feature	Animals Recorded	GPS position (record/capture)	GPS position (relocation)	Action taken
Base of tree to be felled	Water Dragon <i>Physignathus lesoueri</i>	S27.526667 E153.253333	S27.531111 E153.251667	Relocated to safe place cleared of debris
Groundcover vegetation	White-crowned Snake <i>Cacophis hamletae</i>	S27.526389 E153.251667	N/A	Euthanased injuries sustained



Scribbly Gum containing three bird nests.



Small hollow inspected after felling



Water Dragon captured and released in a nearby reserve.

Please contact BAAM if you require any further information regarding this project.

Yours sincerely,



Project Delivery Manager
Biodiversity Assessment and Management Pty Ltd

Right to Information Release

Debra Weeks

From: Kerry Warrilow
Sent: Tuesday, 8 November 2016 3:35 PM
To: Executive Leadership Team
Cc: Kim Kerwin; Chris Vize; Jodi Poulsen; Fiona McCandless; David Jeanes
Subject: KIM - PLEASE STORE THIS EMAIL IN CONFIDENTIAL FOLDER IN OBJECTIVE - 20161108 Email to ELT - New Documents now available on Councillor Portal - Draft City Plan - Workshop - Property/Area Specific 10/11/16
Attachments: 20161110 ID3508_236-246 Queen Street Cleveland - Zone Change V2.pdf;

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

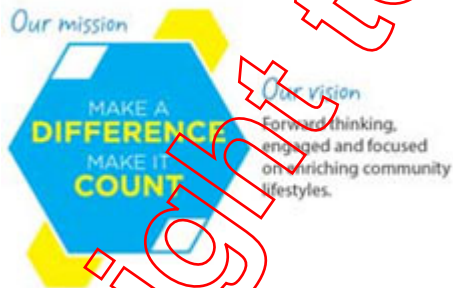
The attached documents will be presented at Council Workshop on 10th November 2016 – Draft City Plan Workshop – Property/Area Specific.

This information **has been distributed** to Councillors via the portal this afternoon.

Please be reminded that these documents are confidential in nature.

Kind Regards

Kerry Warrilow
Group Support Officer |
Economic Sustainability and Major Projects Group |
Community & Customer Services |
Redland City Council
Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland QLD 4163
PH : (07) 3829 8852 FAX : (07) 3829 8765
Email: kerry.warrilow@redland.qld.gov.au



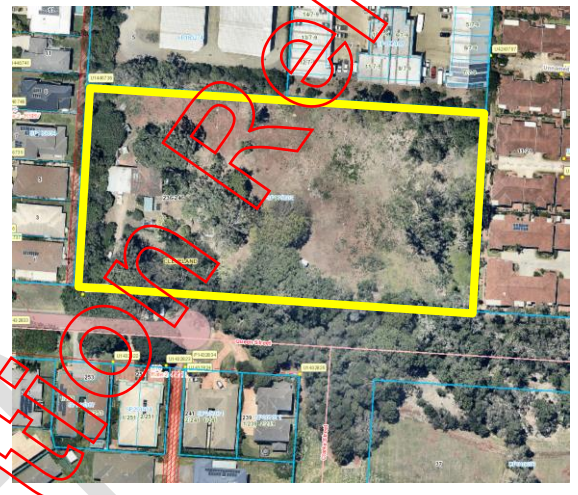
WORKSHOP ITEM NO. 12

SITE: 236 – 246 QUEEN STREET, CLEVELAND

Please note this report has been independently prepared by town planning consultant, [redacted] Director Buckley Vann Town Planning Consultants, and has been treated as a confidential report.

Property Details

Submission ID No.	3508
Site address	236-246 Queen Street, Cleveland
RCC Division No.	2
Lot No.	20
Plan No.	SP175602
Land No.	329185
Area	13,040m ²
Tenure	Freehold
Draft City Plan 2015 zone	Environmental Management
Current zone (RPS 2006)	Environmental Protection
Suggested zone	Medium Density Residential
Current Use	Dwelling and agriculture/animal keeping (existing use rights)



Submission Metrics

No. of individual submissions	1
No. of proformas	0
No. of petitions	0
Issue No.	1513

Submission Summary and Grounds of Submission

It is requested that the site zoning be changed from environmental management to medium density residential (MDR) and the extent of the environmental significance overlay over the land be reduced to reflect actual values, on the grounds that:

- the site was zoned environmental protection in 2006 and rural/non urban in in the 1998 planning scheme. The 1998 strategic plan had identified it as a special protection area based on aerial photos of the tree canopy which did not accurately reflect the environmental values on the site;
- the site has limited environmental value. It has been extensively cleared, and remaining vegetation consists of large non-native trees and some smaller pockets of native vegetation;
- it does not have any state environmental significance and is in the generally not suitable and low value rehabilitation categories under the koala state planning regulatory provisions. It is not mapped in Council's Vegetation Enhancement Strategy and Policy November 2007 or within a koala area under Local Law No. 2 Schedule 4B, and there are no vegetation protection orders over the site;
- ecological consultants BAAM sighted no koalas on site and found no recent evidence of koala utilising the onsite vegetation (i.e. characteristic scats and scratches);
- the land is not otherwise constrained;
- the land is in an inner urban location and is readily serviced. It is surrounded by medium density residential, detached housing and commercial development. It represents an efficient use of urban land, reducing pressure for continued outward urban expansion that would

threaten more significant environmental values. Its development is consistent with all of the relevant objectives of the strategic framework;

- development of the site will not result in any additional lineal meters of road, water, electrical, or stormwater infrastructure or maintenance burden to Council. While development of the site will inject approximately \$1,820,000.00 in infrastructure charges and \$84,500.00 of rates into the economy annually.

Draft City Plan 2015

Designations

Redlands Planning Scheme



Under the Redlands Planning Scheme the site is zoned environmental protection with medium density residential zoning to the east and west. To the north is commercial industry zoned land and the unformed portion of Queen Street is currently zoned open space.

Draft City Plan



Under the draft City Plan the site is zoned environmental management with medium density residential zoning to the east and west. To the north is mixed use zoned land and low density residential to the south.

The land to the east has been developed as a retirement village. Houses adjoin on the medium density zoned land to the west.

Environmental Significance Overlay

Right to Information



This property is covered by the environmental significance overlay and identified as in the category “matters of local environmental significance”.

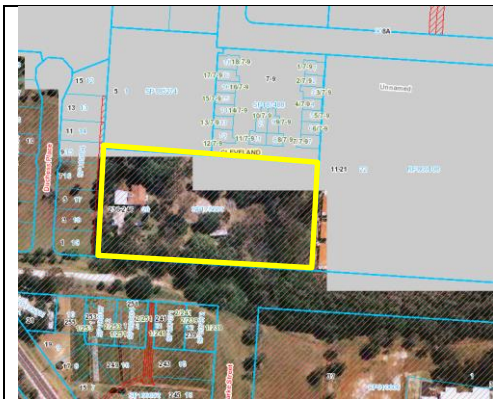
This mapping reflects recent reviews of regional ecosystem mapping and urban koala tree mapping undertaken by council in recent years. However, it is understood that clearing of the site occurred after this mapping was completed.

However, there are some remaining koala trees on the site (possibly around 6).

The site is not covered by any other overlay in the draft City Plan.

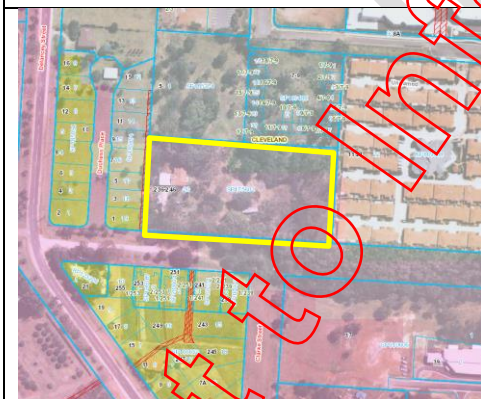
State Interest

Koala SPRP



Koala SPRP Assessable
 // Assessable
 ■ Non Assessable

The site is within the priority koala assessable development area (PKADA) which shows that most of the site is assessable under the regulatory provisions.



SPP 2010 Koala Habitat Value
 ■ High Value Bushland
 ■ Medium Value Bushland
 ■ Low Value Bushland
 ■ High Value Rehabilitation
 ■ Medium Value Rehabilitation
 ■ Low Value Rehabilitation
 ■ High Value Other
 ■ Medium Value Other
 ■ Low Value Other
 ■ Generally not suitable
 ■ Water

Most of the site is identified as representing low value rehabilitation habitat value, although the northern part of the site falls within the generally not suitable category

Analysis

Intent of the environmental management zone and relevant site history

The environmental management zone is intended to apply to privately owned land with significant environmental values within the urban footprint. It aims to protect those values from development pressure, while allowing dwelling houses to be established on these large lots. A close correlation exists between the environmental significance overlay and land included in this zone.

The subject land contains an existing house and has been used for farming purposes. The submitter continues to rely on these existing use rights. It is understood that clearing has been undertaken on the site in recent years which has been the subject of compliance action by council. A subsequent material change of use application to establish / extend a dwelling house on the land was made, but subsequently withdrawn. It is understood that this was on the basis that the applicant contends that no application was, in fact, required.

Regardless of the resolution of these legal issues, the site remains in a predominantly cleared state. Remaining tree canopy appears to be dominated by non native species, although some native trees appear to remain. The overlay substantially exceeds the extent of actual vegetated area.

Environmental values

The primary basis for this submission is that the site does not contain significant environmental values, and therefore the environmental management zone (and the extent of the overlay mapping) is not warranted.

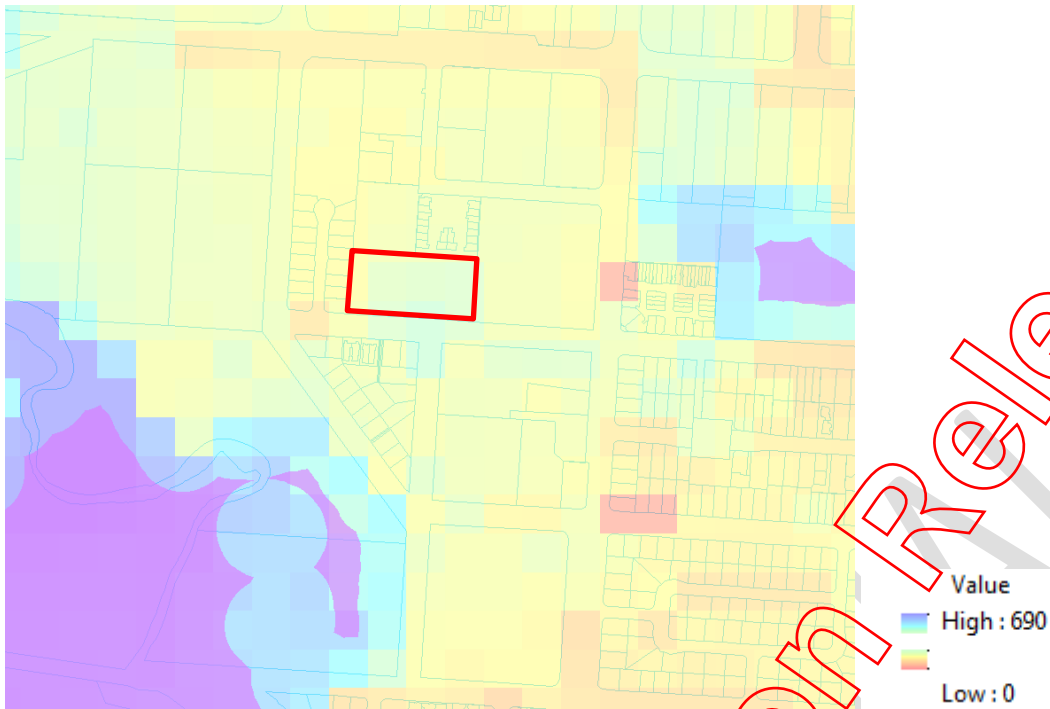
Whether the values existed on the site to the extent indicated by the previous environmental mapping is unclear. Nonetheless, it appears they are now (and will remain) much reduced. The submission identifies three stands of native trees in the figure below (each circled in red). Other vegetation is identified as non native, including Frangipani and Poinciana, Leopard and Camphor Laurel trees. Vegetation within 10m of the existing house is also noted.

Right to Information



The site adjoins part of the unformed and densely vegetated section of Queen Street (which can be seen to the south of the site in the figure above). Land to the north east and west is largely cleared.

Based on “heat” mapping prepared for council in 2014 by BMM, the locality appears to have some corridor values, as depicted on the excerpt below. This appears to be largely associated with the road reserve vegetation, allowing for the inaccuracy of the mapping scale and pixilation. It is understood that substantive clearing of the site occurred after this mapping, most likely reducing the contribution it makes to corridor functions.



Previous advice to the submitter from BAMB indicates that no koalas were sighted nor evidence was observed that they had recently been present at the site. All other recorded fauna were designated as “least concern” under the Nature Conservation Act.

It seems likely that the remaining values on the site are limited. It is clear that the circumstances of the site have changed since its designation under previous planning schemes (which were the primary basis for its proposed zoning under the draft City Plan).

Suitability for urban use

The land is centrally located, and surrounded by relatively intensive development to the north (commercial and low impact industry), to the east (a medium density retirement village) and to the west (detached houses). Land to the south across Queens Road, is also developed for detached houses and a range of significant community facilities.

In the absence of significant environmental values covering a large or predominant area of the site, it is reasonable to contemplate a change of zoning. Those values that do remain will be covered by the environmental significance overlay. This would have the effect of enabling development, whilst requiring that development to avoid impact on the significant values and their ecological functions. It would treat this site in a similar way to other large parcels of land included in the medium density or low medium density zones elsewhere (for example in Ormiston or Birkdale).

A medium density residential zoning would be appropriate given the proximity of the site to services and public transport, and in light of the zoning of surrounding land. This also may facilitate a built form which can be more effectively clustered in a way that can avoid maximise retention of vegetation.

Servicing considerations

It appears that all relevant infrastructure is available to the land, with little requirement for extension or augmentation. This lends further weight to its suitability for an urban zoning. Engineering officers have confirmed that the site is able to be adequately serviced, subject to the normal parameters.

Access would be provided from Queen Street via Delancy Street and would not require extension of Queen Street through the currently vegetated road reserve to the east.

It is likely that sewerage the site would require construction of a main connecting to Wellington Street along the Queen Street road reserve (to the east of the site) within an existing fire break. There is some possibility that this could affect some trees in the reserve.

Options

Preferred

1. The zoning of the land be changed to medium density residential and the extent of the environmental significance overlay be reduced to reflect actual extent of values on the land.

Alternative

2. The zoning of the land is changed to medium density residential but the extent of the environmental significance overlay is not reduced.
3. The environmental protection zoning of the land is retained and the extent of the environmental significance overlay is also retained.

Officer's Recommendations

That the zoning of the land is changed to medium density residential and the extent of the environmental significance overlay is reduced to reflect actual extent of values on the land.

Draft City Plan Outcomes and Decisions

Plan change required	No
Mapping changes required	No
Referred for further action	No

Pages 36 through 58 redacted for the following reasons:

Irrelevant Information

Right to Information Release

BuckleyVann

PLANNING + DEVELOPMENT

Trusted Leaders



Inspired Results



Redland
CITY COUNCIL

Redland City Plan Submissions Review

236-246 QUEEN STREET, CLEVELAND

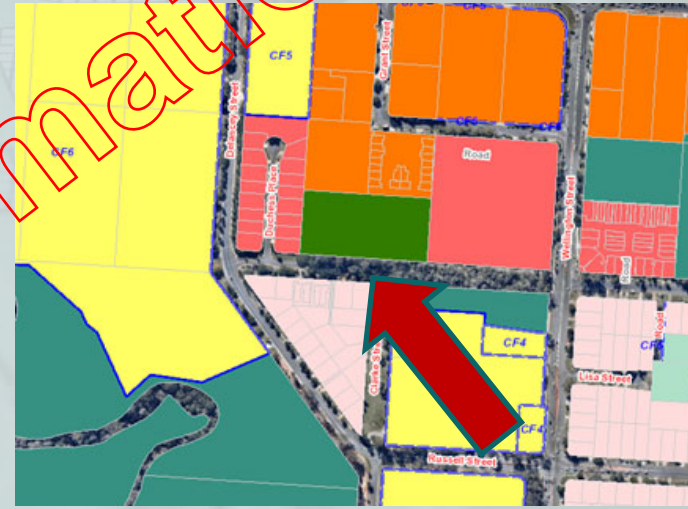
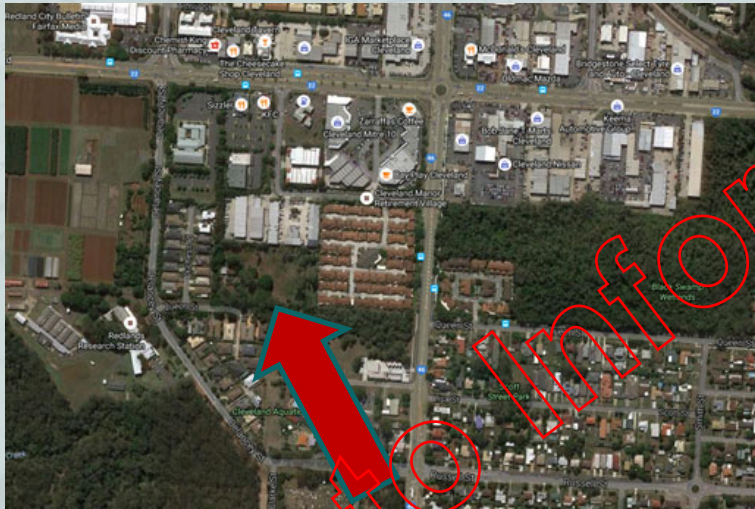
Right to Information Release

236-246 QUEEN STREET, CLEVELAND

BuckleyVann
PLANNING + DEVELOPMENT



- Request to change from environmental management to medium density residential



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236-246 QUEEN STREET, CLEVELAND

BuckleyVann
PLANNING + DEVELOPMENT



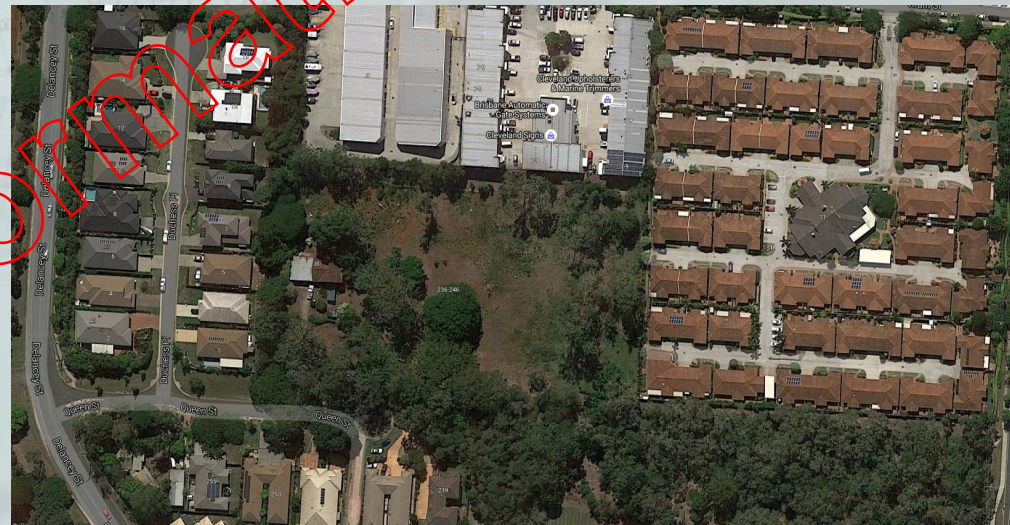
- Covered by environmental significance overlay (MLES)
- Extensively cleared: some natives, some exotic species remain
- Queen Street reserve heavily vegetated



Right to Information Release

236-246 QUEEN STREET, CLEVELAND

- 13,040m²
- Central, urban land
- Adjoins commercial and retirement village
- Infrastructure available



236-246 QUEEN STREET, CLEVELAND

Recommendation:

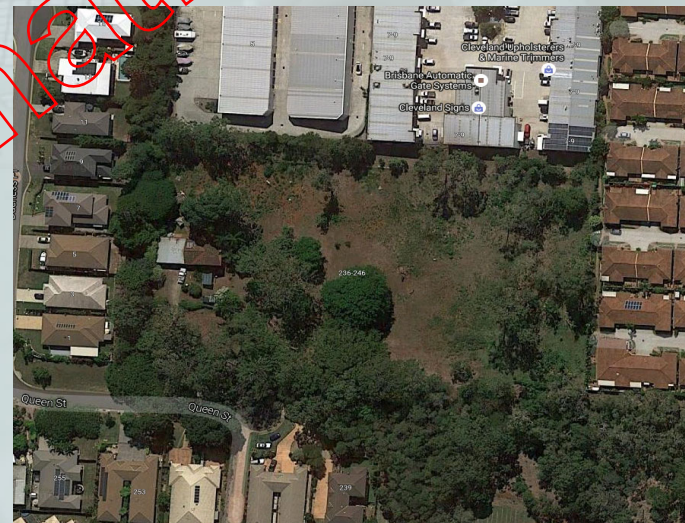
Change to medium density residential and reduce the extent of the overlay to reflect extent of values

Alternatives:

Change to medium density residential and retain the extent of the overlay

Or

Retain environmental protection zone and overlay



Michelle Richards

From: Kerry Warrilow on behalf of Kim Kerwin
Sent: Monday, 6 March 2017 2:55 PM
To: Kerry Warrilow
Subject: 20170224 Email from Louise Rusan to Kim Kerwin RE: amended motion re Queen Street zone change

From: Louise Rusan
Sent: Friday, 24 February 2017 5:02 PM
To: Kim Kerwin
Subject: RE: amended motion re Queen Street zone change

Ok by me – I will let CEO know
Louise

From: Kim Kerwin
Sent: Friday, 24 February 2017 5:01 PM
To: Louise Rusan
Subject: amended motion re Queen Street zone change

Louise – I'm proposing the Divisional Councillor move an amended motion to correct the error in omitting the agreed zone change, viz:

That Council adopt the officer's recommendation subject to the following additional change to the proposed planning scheme:

- 236-246 Queen Street, Cleveland be changed to Medium Density Residential Zone in accordance with the submission workshop directions in response to submission ID # 3508.

I've just run the approach past David Smith who is comfortable with it and asked me to let Karen know.

Are you okay with this?

Kim Kerwin
Manager Economic Sustainability and Major Projects
Community & Customer Services | Redland City Council
☎ 3829 8503 📞 3829 8809 Mobile
✉ Kim.Kerwin@redland.qld.gov.au
Cnr Middle & Bloomfield Sts, Cleveland Qld 4163
PO Box 21, Cleveland Qld 4163

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I acknowledge the traditional custodians on the lands and seas where I work. I pay my respects to Elders, past, present and future.

Michelle Richards

From: Michelle Richards
Sent: Tuesday, 16 March 2021 3:25 PM
To: Michelle Richards
Subject: FW: amended motion re Queen Street zone change

From: Bill Lyon
Sent: Friday, 24 February 2017 6:09 PM
To: Louise Rusan
Subject: Re: amended motion re Queen Street zone change

Ok thanks

Regards

Bill Lyon
CEO Redland City Council
0428 739 307

Sent from my iPhone

On 24 Feb 2017, at 5:04 pm, Louise Rusan <Louise.Rusan@redland.qld.gov.au> wrote:

Bill

Heads up - unfortunately due to City Plan submission on Queens Street being kept in confidential lock down it was accidentally omitted from City Plan report. Kim is proposing as below to get it moved as an amended motion

Louise

From: Kim Kerwin
Sent: Friday, 24 February 2017 5:01 PM
To: Louise Rusan
Subject: amended motion re Queen Street zone change

Louise – I'm proposing the Divisional Councillor move an amended motion to correct the error in omitting the agreed zone change, viz:

That Council adopt the officer's recommendation subject to the following additional change to the proposed planning scheme:

- 236-246 Queen Street, Cleveland be changed to Medium Density Residential Zone in accordance with the submission workshop directions in response to submission ID # 3508.

I've just run the approach past David Smith who is comfortable with it and asked me to let Karen know.

Are you okay with this?

Kim Kerwin

**Manager Economic Sustainability and Major Projects
Community & Customer Services** | Redland City Council

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✉ Kim.Kerwin@redland.qld.gov.au

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PO Box 21, Cleveland Qld 4163

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Michelle Richards

From: Kerry Warrilow on behalf of Kim Kerwin
Sent: Tuesday, 28 February 2017 10:07 AM
To: Kerry Warrilow
Subject: 20170224 Email from Mayor Karen Williams to Kim Kerwin RE: Special meeting: motion to include missed property zone change

From: Mayor Karen Williams
Sent: Friday, 24 February 2017 7:07 PM
To: Kim Kerwin
Cc: David Smith
Subject: Re: Special meeting: motion to include missed property zone change

Kim,
We may need to explain this at our pre meeting on a Tuesday morning if Chris and or you are available.
Karen

Sent from my iPhone

On 24 Feb. 2017, at 5:33 pm, Kim Kerwin <Kim.Kerwin@redland.qld.gov.au> wrote:

Karen

We have become aware of the omission of one property from the list of changes where Council had directed a change in response to a submission.

My recommendation to address this would be for the Divisional Councillor, Peter Mitchell, to move the following amended motion:

That Council adopt the officer's recommendation subject to the following additional change to the proposed planning scheme:

- 236-246 Queen Street, Cleveland be changed to Medium Density Residential Zone in accordance with the submission workshop directions in response to submission ID # 3508.

I've run the approach past David Smith and Louise, who will brief Bill. I haven't spoken with Cr Mitchell.

Regards
Kim

Kim Kerwin
Manager Economic Sustainability and Major Projects
Community & Customer Services | Redland City Council
☎ 3829 8503 📞 3829 8809 Mobile [REDACTED]
✉ Kim.Kerwin@redland.qld.gov.au
Cnr Middle & Bloomfield Sts, Cleveland Qld 4163
PO Box 21, Cleveland Qld 4163

<image001.png>

I acknowledge the traditional custodians on the lands and seas where I work. I pay my respects to Elders, past, present and future.

Right to Information Release

Debra Weeks

From: Chris Vize
Sent: Tuesday, 7 March 2017 5:58 PM
To: Bill Lyon; Claire Lovejoy
Cc: Kim Kerwin; David Jeanes
Subject: Queen Street, Cleveland - zone change in response to submission
Attachments: Draft report re 236 Queens Street ; Submission report - Queen St.docx

Hi Bill and Claire,

I understand you are chasing information on the zone change on 236-246 Queen Street, Cleveland in response to a submission [REDACTED]. I have attached relevant information:

- Report from [REDACTED] Buckley Vann (consultant engaged to consider and provide recommendations on this specific submission)
- Powerpoint presentation from [REDACTED] <attached to separate email, due to size>
- How the change will be represented in the submission report (based on the resolution from Council on Tuesday).

The direction from Council at the workshop, as I understand it, was that Council adopted the recommendation from the consultant that the land be zoned Medium Density Residential Zone, but did not adopt the recommendation that the extent of the Environmental Significance Overlay be reduced.

Any further information required, please let me know.

Regards

Chris Vize
Principal Advisor Strategic Coordination
Economic Sustainability & Major Projects Group
Redland City Council
Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland QLD 4163
(07) 3829 8813

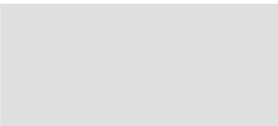
Debra Weeks

From: [Redacted]
Sent: Friday, 23 September 2016 9:53 AM
To: Chris Vize
Subject: Draft report re 236 Queens Street
Attachments: Cover Letter.pdf; ID3508_236-246 Queen Street Cleveland - Zone Change.docx

Hi Chris

Draft report, for your consideration.

Regards,



Director



[Redacted] Director
p 07 3852 1822 m [Redacted] e [Redacted]
Level 1, 356 St Pauls Terrace, PO Box 205, Fortitude Valley Q 4006 [\[map\]](#)
[f](#) [t](#) [in](#)

Right to Information Release

23 September 2016

Our Reference: 14-4576

Redland City Council
PO Box 21
Cleveland QLD 4163

Attention: Mr Chris Vize, Principal Advisor Strategic Coordination, Economic Sustainability & Major Projects Group

Dear Chris,

RE: 236-246 QUEEN STREET, CLEVELAND – SUBMISSION REVIEW

As requested by you, we have undertaken a review of the submission made during public notification of the draft City Plan regarding the abovementioned property. We have prepared a draft report following council's submissions review template, which is attached for your consideration.

It is understood that there has recently been a dispute around whether there has been unlawful clearing of the land. It appears as if that clearing has occurred since council's most recent environmental mapping and urban koala tree project – the outcomes of which directly informed the environmental significance overlay in the draft City Plan. We also understand that there has been no obligation placed on the landowner to rehabilitate the site.

Our review has looked at the site "afresh" – considering its current circumstances irrespective of the status of the previous clearing (which, we believe, the landowner contends was lawful).

While we have presented a draft recommendation in the attached report, there are two aspects which we would recommend council seek some further advice about:

- firstly, we suggest that ecological advice should be obtained to confirm the extent of remaining native tree cover and its environmental significance. This will better inform changes to the environmental significance overlay to reflect the reduced vegetation cover and confirm the importance of any remaining values;
- secondly, it would be desirable for council's engineers to review servicing options for the site (including access) to confirm that no need for opening or additional clearing of the Queen Street road reserve would arise as a result of the eventual development of the land. In particular, consideration should be given to whether the Queen Street / Delancey Street intersection could adequately accommodate traffic generated on the site.

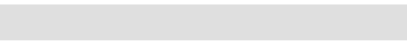
Comments regarding these aspects have been highlighted in the draft report attached.

If you have any questions regarding any of the above, or require further information, please do not hesitate to contact me.

Yours faithfully,



Director



Buckley Vann Planning + Development

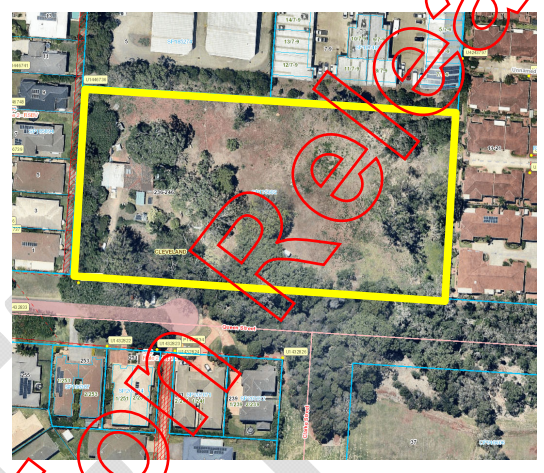
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WORKSHOP ITEM NO. _

SITE: 236 – 246 QUEEN STREET, CLEVELAND

Property Details

Submission ID No.	3508
Site address	236-246 Queen Street, Cleveland
RCC Division No.	2
Lot No.	20
Plan No.	SP175602
Land No.	329185
Area	13,040m ²
Tenure	Freehold
Draft City Plan 2015 zone	Environmental Management
Current zone (RPS 2006)	Environmental Protection
Suggested zone	Medium Density Residential
Current Use	Dwelling and agriculture/animal keeping (existing use rights)



Submission Metrics

No. of individual submissions	1
No. of proformas	0
No. of petitions	0
Issue No.	1513

Submission Summary and Grounds of Submission

It is requested that the site zoning be changed from environmental management to medium density residential (MDR) and the extent of the environmental significance overlay over the land be reduced to reflect actual values, on the grounds that:

- the site was zoned environmental protection in 2006 and rural/non urban in in the 1998 planning scheme. The 1998 strategic plan had identified it as a special protection area based on aerial photos of the tree canopy which did not accurately reflect the environmental values on the site;
- the site has limited environmental value. It has been extensively cleared, and remaining vegetation consists of large non-native trees and some smaller pockets of native vegetation;
- it does not have any state environmental significance and is in the generally not suitable and low value rehabilitation categories under the koala state planning regulatory provisions. It is not mapped in Council's Vegetation Enhancement Strategy and Policy November 2007 or within a koala area under Local Law No. 2 Schedule 4B, and there are no vegetation protection orders over the site;
- ecological consultants BAAM sighted no koalas on site and found no recent evidence of koala utilising the onsite vegetation (i.e. characteristic scats and scratches);
- the land is not otherwise constrained;
- the land is in an inner urban location and is readily serviced. It is surrounded by medium density residential, detached housing and commercial development. It represents an efficient use of urban land, reducing pressure for continued outward urban expansion that would threaten more significant environmental values. Its development is consistent with all of the relevant objectives of the strategic framework;
- development of the site will not result in any additional lineal meters of road, water, electrical, or stormwater infrastructure or maintenance burden to Council. While development of the site will inject approximately \$1,820,000.00 in infrastructure charges and \$84,500.00 of rates into the economy annually.

Draft City Plan 2015

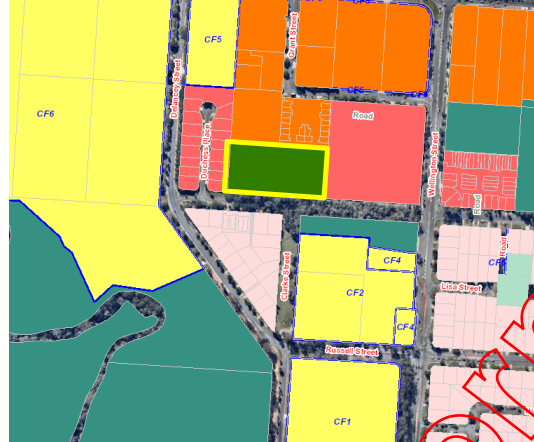
Designations

Redlands Planning Scheme



Under the Redlands Planning Scheme the site is zoned environmental protection with medium density residential zoning to the east and west. To the north is commercial industry zoned land and the unformed portion of Queen Street is currently zoned open space.

Draft City Plan



Under the draft City Plan the site is zoned environmental management with medium density residential zoning to the east and west. To the north is mixed use zoned land and low density residential to the south.

The land to the east has been developed as a retirement village. Houses adjoin on the medium density zoned land to the west.

Environmental Significance Overlay



This property is covered by the environmental significance overlay and identified as in the category "matters of local environmental significance".


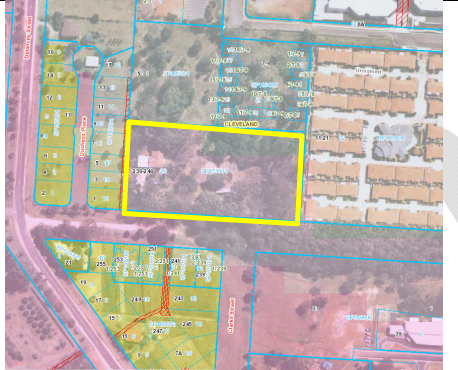
This mapping reflects recent reviews of regional ecosystem mapping and urban koala tree mapping undertaken by council in recent years. However, it is understood that clearing of the site occurred after this mapping was completed.

The site is not covered by any other overlay in the draft City Plan.

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State Interest

Koala SPRP

 <p>Koala SPRP Assessable</p> <ul style="list-style-type: none"> Assessable Non Assessable 	<p>The site is within the priority koala assessable development area (PKADA) which shows that most of the site is assessable under the regulatory provisions.</p>
 <p>SPP 2010 Koala Habitat Value</p> <ul style="list-style-type: none"> High Value Bushland Medium Value Bushland Low Value Bushland High Value Rehabilitation Medium Value Rehabilitation Low Value Rehabilitation High Value Other Medium Value Other Low Value Other Generally not suitable Water 	<p>Most of the site is identified as representing low value rehabilitation habitat value, although the northern part of the site falls within the generally not suitable category</p>

The site is not mapped by any other relevant state environmental data set.

Analysis

Intent of the environmental management zone and relevant site history

The environmental management zone is intended to apply to privately owned land with significant environmental values within the urban footprint. It aims to protect those values from development pressure, while allowing dwelling houses to be established on these large lots. A close correlation exists between the environmental significance overlay and land included in this zone.

The subject land contains an existing house and has been used for farming purposes. The submitter continues to rely on these existing use rights. It is understood that clearing has been undertaken on the site in recent years which has been the subject of compliance action by council. A subsequent material change of use application to establish / extend a dwelling house on the land was made, but subsequently withdrawn. It is understood that this was on the basis that the applicant contends that no application was, in fact, required.

Regardless of the resolution of these legal issues, the site remains in a predominantly cleared state. Remaining tree canopy appears to be dominated by non native species, although some small stands of native trees appear to exist. The overlay substantially exceeds the actual vegetated area.

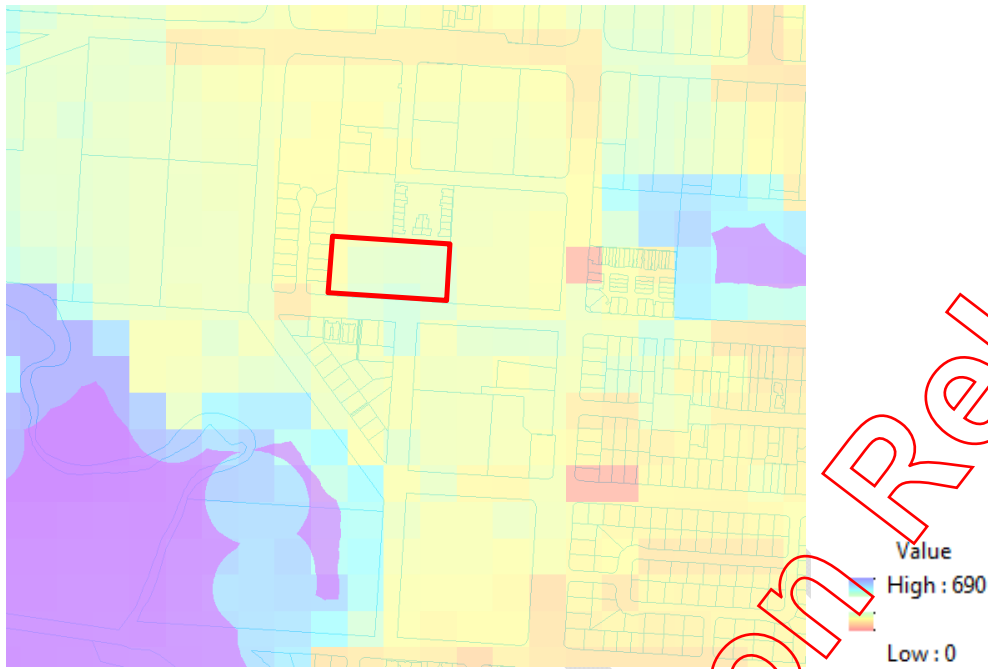
Environmental values

The primary basis for this submission is that the site does not contain significant environmental values, and therefore the environmental management zone (and the extent of the overlay mapping) is not warranted.

Whether the values existed on the site to the extent indicated by the previous environmental mapping is unclear. Nonetheless, it appears they are now (and will remain) much reduced. The submission identifies three stands of native trees in the figure below (each circled in red). Other vegetation is identified as non native, including Frangipani and Poinciana, Leopard and Camphor Laurel trees. Vegetation within 10m of the existing house is also noted.



The site adjoins part of the unformed and densely vegetated section of Queen Street (which can be seen to the south of the site in the figure above). Land to the north east and west is largely cleared. Based on "heat" mapping prepared for council in 2014 by BMM, the locality appears to have some corridor values, as depicted on the excerpt below. This appears to be largely associated with the road reserve vegetation, allowing for the inaccuracy of the mapping scale and pixelation. It is understood that substantive clearing of the site occurred after this mapping, most likely reducing the contribution it makes to corridor functions.



Expert ecological would assist to confirm the extent to which remaining vegetation is significant. Previous advice to the submitter from BAMB indicates that no koalas were sighted nor evidence was observed that they had recently been present at the site. All other recorded fauna were designated as “least concern” under the Nature Conservation Act.

It seems likely that the remaining values on the site are, at best, limited. It is certainly clear that the circumstances of the site have changed since its designation under previous planning schemes (which were the primary basis for its proposed zoning under the draft City Plan).

It is reasonable that the environmental overlay be adjusted to reflect the extent of the native vegetation on the site. The question of the zoning of the land is discussed further below.

Suitability for urban use

The land is centrally located, and surrounded by relatively intensive development to the north (commercial and low impact industry), to the east (a medium density retirement village) and to the west (detached houses). Land to the south across Queens Road, is also developed for detached houses and a range of significant community facilities.

In the absence of significant environmental values covering a large or predominant area of the site, it is reasonable to contemplate a change of zoning. Those values that do remain could be covered by the environmental significance overlay, with the benefit of the revised vegetation triggers to avoid pre-emptive clearing. This would have the effect of enabling development, whilst requiring that development to avoid impact on the significant values and their ecological functions. It would treat this site in a similar way to other large parcels of land included in the medium density or low medium density zones elsewhere (for example in Ormiston or Birkdale).

A medium density residential zoning would be appropriate given the proximity of the site to services and public transport, and in light of the zoning of surrounding land. This also may facilitate a built form which can be more effectively clustered in a way that can avoid maximise retention of vegetation.

Servicing considerations

It appears that all relevant infrastructure is available to the land, with little requirement for extension or augmentation. This lends further weight to its suitability for an urban zoning. However, expert engineering advice should confirm the workability of the servicing options identified.

It is also important that the vegetation within the Queens Street reserve is not affected in order to accommodate services. In particular, traffic advice is recommended to ensure that development of the site could adequately rely on access from the intersection with Delancy Street, and would not require construction of the eastern part of Queens Street in order to maintain traffic safety. The suitability of potential sewerage and stormwater services within cleared parts of the road reserve should also be confirmed (or that the alternative servicing options are feasible).

Options

Preferred

1. The zoning of the land be changed to medium density residential and the extent of the environmental significance overlay be reduced to reflect actual extent of values on the land.

Alternative

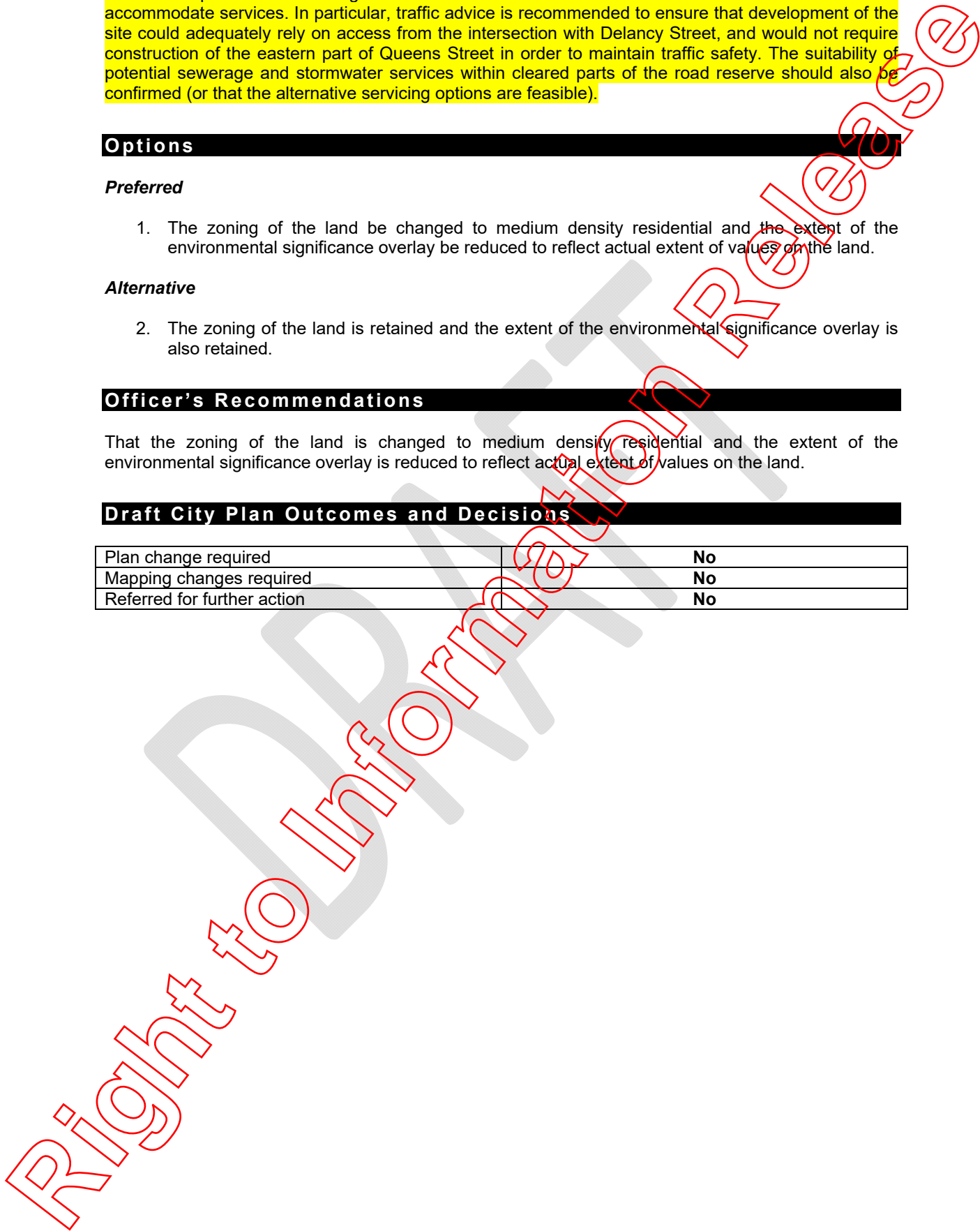
2. The zoning of the land is retained and the extent of the environmental significance overlay is also retained.

Officer’s Recommendations

That the zoning of the land is changed to medium density residential and the extent of the environmental significance overlay is reduced to reflect actual extent of values on the land.

Draft City Plan Outcomes and Decisions

Plan change required	No
Mapping changes required	No
Referred for further action	No



3508	236-246 Queen Street, Cleveland	Change from Environmental Management to Medium Density Residential Zone.	<ul style="list-style-type: none"> ->Site is surrounded by development and medium density residential zoned land. ->Well serviced location. ->Limited environmental constraints on the site. 	<ul style="list-style-type: none"> ->Limited environmental values, with corridors values being significantly eroded by surrounding development. ->Medium density zoning appropriate considering access to infrastructure and services and surrounding zoning and existing development. ->Environmental significance overlay will remain and layout of any future development will need to consider environmental values. 	Change to Medium Density Residential Zone.
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Debra Weeks

From: Kerry Warrilow on behalf of Kim Kerwin
Sent: Wednesday, 8 March 2017 8:51 AM
To: Kerry Warrilow
Subject: 20170307 Email from Chris Vize to Bill Lyon & Claire Lovejoy Cc Kim Kerwin RE: Queen Street, Cleveland - zone change in response to submission
Attachments: 20161110 Buckley Vann Presentation 263-246 Queen Street CONFIDENTIAL.pptx

From: Chris Vize
Sent: Tuesday, 7 March 2017 6:02 PM
To: Bill Lyon; Claire Lovejoy
Cc: Kim Kerwin; David Jeanes
Subject: RE: Queen Street, Cleveland - zone change in response to submission

Powerpoint attached

From: Chris Vize
Sent: Tuesday, 7 March 2017 5:58 PM
To: Bill Lyon; Claire Lovejoy
Cc: Kim Kerwin; David Jeanes
Subject: Queen Street, Cleveland - zone change in response to submission

Hi Bill and Claire,

I understand you are chasing information on the zone change on 236-246 Queen Street, Cleveland in response to a submission [REDACTED]. I have attached relevant information:

- Report from [REDACTED] Buckley Vann (consultant engaged to consider and provide recommendations on this specific submission)
- Powerpoint presentation from [REDACTED] <attached to separate email, due to size>
- How the change will be represented in the submission report (based on the resolution from Council on Tuesday).

The direction from Council at the workshop, as I understand it, was that Council adopted the recommendation from the consultant that the land be zoned Medium Density Residential Zone, but did not adopt the recommendation that the extent of the Environmental Significance Overlay be reduced.

Any further information required, please let me know.

Regards

Chris Vize
Principal Advisor Strategic Coordination
Economic Sustainability & Major Projects Group
Redland City Council
Cnr Bloomfield and Middle Streets, Cleveland Qld 4163
PO Box 21, Cleveland QLD 4163
(07) 3829 8813

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Redland City Plan Submissions Review

236-246 QUEEN STREET, CLEVELAND

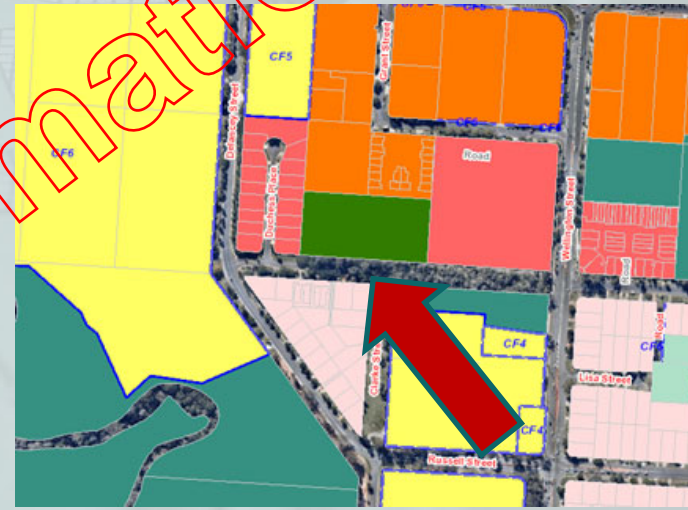
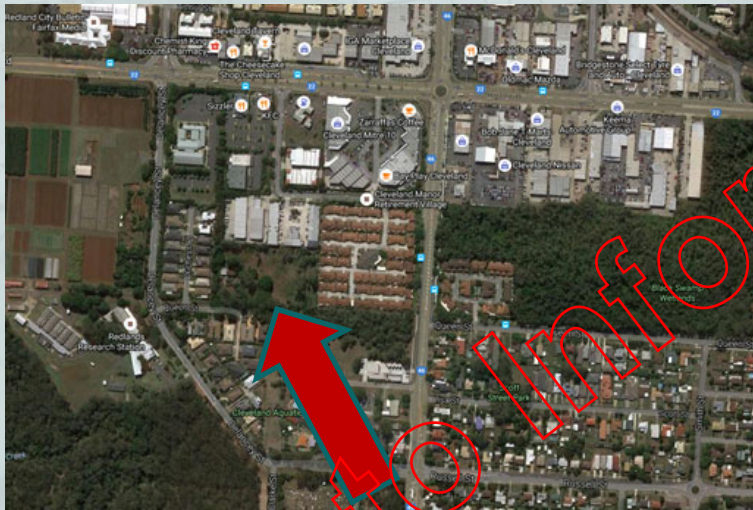
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236-246 QUEEN STREET, CLEVELAND

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- Request to change from environmental management to medium density residential



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236-246 QUEEN STREET, CLEVELAND

BuckleyVann
PLANNING + DEVELOPMENT



- Covered by environmental significance overlay (MLES)
- Extensively cleared: some natives, some exotic species remain
- Queen Street reserve heavily vegetated



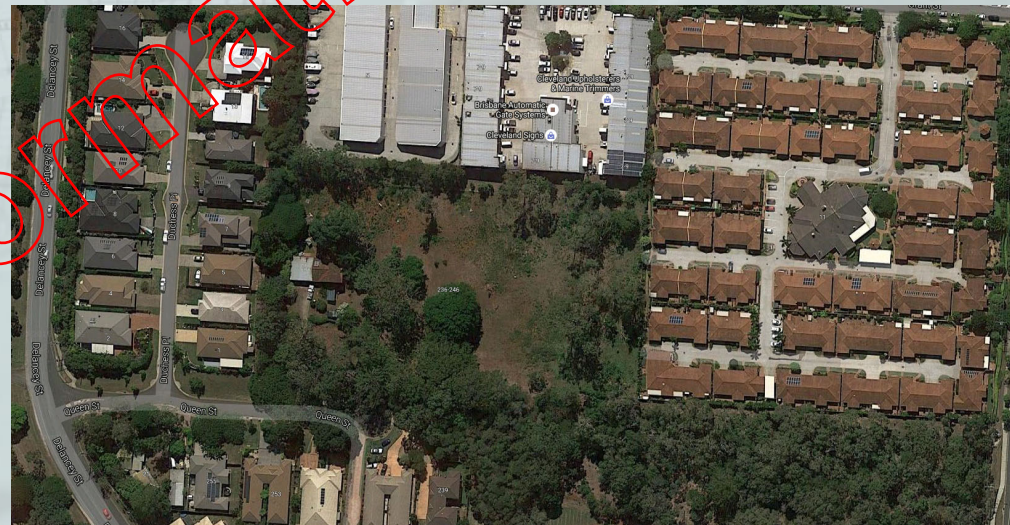
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236-246 QUEEN STREET, CLEVELAND

BuckleyVann
PLANNING + DEVELOPMENT



- 13,040m²
- Central, urban land
- Adjoins commercial and retirement village
- Infrastructure available



236-246 QUEEN STREET, CLEVELAND

Recommendation:

Change to medium density residential and reduce the extent of the overlay to reflect extent of values

Alternatives:

Change to medium density residential and retain the extent of the overlay

Or

Retain environmental protection zone and overlay

