

Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

27 November 2015

Dear Sir

## SUBMISSION TO DRAFT REDLAND CITY PLAN 2015

I write [REDACTED] to lodge our objection to the Draft Redland City Plan 2015 – *Consultation Draft Redland Planning Scheme QPP v3.1 – September 2015*. The grounds of our submission and the facts and circumstances provided in support of same are as follows:

Note: All direct quotes from various government/council documents are indented and italicised. Relevant points in these quotations are underlined for emphasis (ours).

### 1. Draft City Plan 2015 does not comply with State Legislation

#### 1.1 The Sustainable Planning Act 2009 states that it is:

*An Act for a framework to integrate planning and development assessment so that development and its effects are managed in a way that is ecologically sustainable, and for related purposes (Reprint Oct 2015)*

**COMMENT:** There is nothing sustainable in a Planning Scheme that allows the level of clearing that is allowed as "exempt" from all controls. This could total as much as 400ha in the rural areas and virtually all the private property in the urban area. This will affect waterways, essential habitat for listed fauna and rare and endangered vegetation (See details under the Vegetation Clearing heading.)

Advancing the act's purpose includes:

(a) *ensuring decision-making processes—*

*(i) are accountable, coordinated, effective and efficient; and*

*(ii) take account of short and long-term environmental effects of development at local, regional, State and wider levels, including, for example, the effects of development on climate change; and*

*(iii) apply the precautionary principle; and*

*(iv) seek to provide for equity between present and future generations;*

**COMMENT: The Draft City Plan does not consider long term environmental effects of development. The Redlands of the future under this scheme will be unrecognisable to the Redlands of today with koalas gone, vegetation gone (or replaced by weeds) and the creeks in even worse condition than they are in today. This is a prime example of inequity between generations whereby the present generation destroys the environmental assets that will not be able to be enjoyed by future generations.**

*(b) ensuring the sustainable use of renewable natural resources and the prudent use of non-renewable natural resources by, for example, considering alternatives to the use of non-renewable natural resources; and*

*(c) avoiding, if practicable, or otherwise lessening, adverse environmental effects of development, including, for example—*

*(i) climate change and urban congestion; and*

*(ii) adverse effects on human health; ...*

**COMMENT: Urban congestion will continue to grow to unsustainable levels under this Draft City Plan. There is no plan for coping with this congestion. In addition there is little evidence of any long-term planning for climate change (for example, a staged retreat from impacted low-lying foreshore areas and protection for future wildlife corridors.) Instead there is the acceptance that because some properties are already built, more of the same can be constructed in adjacent areas.**

**RECOMMENDATION: City Plan to develop overlay showing future Storm Tide Buffer areas.**

## 1.2 The Draft City Plan conflicts with State Planning Policy 2014

On page 7 of the State Planning Policy there is a flow-chart giving the hierarchy of the State's planning instruments. At the bottom of the page there is a heading: Local Planning Instruments (Planning Schemes) from which this quote is taken:

*Planning Schemes describe a local government's plan for the future direction of its local government area. Planning schemes provide a detailed direction focusing on community planning and aspirations, while ensuring the needs of the state and the region are incorporated.*

**COMMENT:** The Redlands has gone through the long and expensive process of developing a Community Plan. Why was this plan completely ignored in the formulation of the draft Planning Scheme? The Draft City Plan seems to have been designed purely as a vehicle to aid developers to develop with total disregard for the views of the community.

**RECOMMENDATION:** The Draft City Plan must be redrafted to pay due consideration to the Community's wishes as enunciated in the Redlands 2030 Community Plan.

On page 27 of the State Planning Policy matters of state interest – biodiversity are discussed:

***Making or amending a planning scheme and designating land for community infrastructure***

*The planning scheme is to appropriately integrate the state interest by:*

***For national environmental significance:***

*(1) considering matters of national environmental significance in the local government area, and the requirements of the Environment Protection and Biodiversity Conservation Act 1999, and*

***For state environmental significance:***

*(2) identifying matters of state environmental significance, and*

*(3) locating development in areas that avoids significant adverse impacts on matters of state environmental significance, and*

*(4) facilitating the protection and enhancement of matters of state environmental significance, and*

*(5) maintaining or enhancing ecological connectivity, and*

*(6) facilitating a net gain in koala bushland habitat in the SEQ region, and*

***For local environmental significance:***

*(7) considering the protection of matters of local environmental significance, which may involve provisions for environmental offsets, provided those provisions are consistent with the Environmental Offsets Act 2014.*

**COMMENT:** The koala is an animal of state environmental significance and yet there is little in the Draft City Plan that protects koala habitat on private land. It actually facilitates the removal of koala trees from the urban areas with the zonings which make it near impossible to retain trees. It allows clearing of 500m<sup>2</sup> as exempt development from larger properties and gives no protection on smaller properties. In the rural areas the exempt clearing could easily remove every koala tree from smaller acreages. How does this Draft City Plan "facilitate a net gain in koala bushland habitat"? An estimated 400ha can be cleared without permission in the rural areas and thus with no offsets. How does this Draft City Plan "maintain or enhance ecological connectivity"? There does not appear to be a mechanism for enhancing corridors in spite of the clear direction in the State Planning Policy to do so.

There is a similar disdain in the Draft City Plan for the protection of cultural heritage in spite of clear direction in the State Planning Policy:

### **Making or amending a planning scheme and designating land for community infrastructure**

The planning scheme is to appropriately integrate the state interest by:

#### **For all cultural heritage:**

(1) considering the location and cultural heritage significance of world heritage properties and national heritage places, and the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*, and

#### **For indigenous cultural heritage:**

(2) considering and integrating matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003*, and

#### **For non-Indigenous cultural heritage:**

(3) considering the location and cultural heritage significance of Queensland heritage places, and

(4) identifying heritage places of local cultural heritage significance and heritage areas, and

(5) facilitating the conservation and adaptive re-use of heritage places of local cultural heritage significance and heritage areas so that the cultural heritage significance of the place or area is retained, and

(6) including requirements that development on or in heritage places of local cultural heritage significance or heritage areas:

(a) avoids, or otherwise minimises, adverse impacts on the cultural heritage significance of the place or area, and

(b) does not compromise the cultural heritage significance of the place or area.

**COMMENT:** Much of the heritage and history of the area has already been lost and will continue to be lost through the failure of the council to identify and protect the valuable historical buildings in the Redlands. Because of the early settlement in the area, there are many places of historical interest and so there is still much to be saved.

**RECOMMENDATION:** Council must survey places of historical significance and produce an overlay that protects these properties.

## **1.3 The Draft City Plan conflicts with the South East Queensland Regional Plan**

According to the SEQ Regional Plan Fact Sheet :

*The Southern Redland Bay Identified Growth Area has been removed from the plan as it is not needed for long-term residential growth.*

And:

*The Thornlands Integrated Enterprise Area has been removed from the Urban Footprint and reclassified as RLRPA to protect koala habitat.*

Therefore the Draft City Plan is in conflict with the Regional Plan and thus all references to Southern Redland Bay and the Thornlands Investigation Areas must be removed from the plan.



In addition another area of conflict is that the Draft City Plan designates a large area of land at the intersection of Double Jump and Redland Bay Roads for inclusion in the Emerging Community Zone and in so doing, expands the urban footprint supposedly in order to “regularise” the boundary. This area was originally left out of the Urban Footprint because of its well-vegetated condition and to protect the headwaters of Moogurrapum Creek.

**RECOMMENDATION: The Investigation Areas and the land at the corner of Cleveland-Redland Bay and Double Jump Roads must be removed from the City Plan.**

#### 1.4 The Draft City Plan conflicts with the South East Queensland Koala Conservation State Planning Regulatory Provisions

The trigger for clearing assessment under the SPRP is 500m<sup>2</sup> which conflicts with the 2,500m<sup>2</sup> allowable as exempt in rural areas in the Draft City Plan:

*Table 6 – Development in a Priority Koala Assessable Development Area*

**Column 1 Assessable development to which division 6 does not apply**

1. Development for a domestic activity.
2. Development on premises that will not result in any of the following:
  - a. clearing of native vegetation that will result in a total cleared area of more than 500 m<sup>2</sup>;
  - b. a new building or extension and any reasonably associated infrastructure that will result in a total development footprint of more than 500 m<sup>2</sup>;
  - c. extracting gravel, rock or sand from an area of more than 5,000 m<sup>2</sup>;
  - d. the excavation or filling of an area of more than 5,000 m<sup>2</sup>.
3. Reconfiguring a lot that will not result in the creation of an additional lot.

**RECOMMENDATION: The Draft City Plan conflicts with the SPRP in allowing 2,500m<sup>2</sup> to be cleared as exempt development in a Priority Koala Assessable Development Area and must be removed.**

#### 1.5 The Draft City Plan conflicts with the Queensland Planning Provisions (QPP)

It is acknowledged that the QPP are being revised but at the time of the making of the Draft City Plan, the relevant version is 3.1 June 2014. The following extract sets the standards for local planning schemes:

*Every planning scheme should appropriately reflect the QPP and advance the purposes of the Act. In seeking to ensure this, the Department of State Development, Infrastructure and Planning (the department) will work with each local government and the state agencies to advance the purposes of the Act through planning schemes that:*

- (i) are based on sound strategic planning processes that have informed the policy content of the schemes
- (ii) reflect the result of appropriate engagement with local communities and other

key stakeholders through well considered and clearly expressed strategic frameworks

(iii) put the intent of their strategic frameworks to sensible effect by applying levels of assessment and design requirements that enable the expeditious determination of development applications.

**COMMENT:** The above extract makes it clear that planning schemes must be based on community engagement. This has not occurred with the Draft City Plan as the Community Plan, the main vehicle that enabled the community to have input into planning processes that guide the future of the Redlands has been largely ignored. Moreover, there is evidence that development groups have been included in the formulation of the plan. In addition the strategic framework of the Draft City Plan is not reflected in the actual implementation of the plan (levels of assessment and design requirements) which will be discussed in detail below.

## 2 The Strategic Framework

### 2.1 Strategic intent

The statements made in this section are either patently untrue or an extreme example of wishful thinking. The Draft City Plan in no way supports the community's vision; there is no good design about a city that crams inappropriate infill into established areas with the loss of everything that makes the older suburbs liveable: large leafy green trees and the wildlife that they host; loss of historical houses and their surrounds; there is no protection of significant natural assets with the removal of the Conservation zoning from all private properties. We will be left with only the reserves in public ownership and even they will be degraded by adjacent urban sprawl and the uses such as horse-riding and mountain biking and associated infrastructure that are allowed under this scheme. The urban sprawl promoted by the so-called "Investigation Areas" will cover all our scenic assets behind ugly acoustic fencing and with monotonous new developments with their never-ending house roofs. Most are poorly designed hot little boxes, built to a profit, have no connection to the area and will be future slums.

The economic growth predictions are based mostly on the housing industry short-term jobs while the longer-term tourism assets: "scenic amenity of rural and bushland landscapes and native fauna species including the koala" are all being systematically destroyed by this Draft City Plan.

The following statement under the Environment and heritage heading is the absolute height of hypocrisy:

*Highly scenic natural and productive rural landscapes support resilient fauna and flora communities. Throughout the city, recreation and wildlife corridors connect people, places, habitat areas, waterways, wetlands and foreshore areas. Development will be carefully managed to protect significant habitats, wildlife corridors, ecological functions and scenic landscapes.*

All of these attributes are placed under threat by the Draft City Plan. There is no mechanism in the Draft City Plan for wildlife corridors to be protected unless they happen to be in public ownership which most are not. Corridors are the vital links that connect areas of habitat and mostly are on private property. In the case of koalas, corridors are often open space with isolated trees. If those spaces are filled with dense housing and the stepping-stone trees removed, koalas cannot survive.

When queried on this point the planners declared that "they can't protect what is not there" but this denies the fact that the present planning scheme shows "enhancement corridors" to protect these areas.

There is no credibility that "fauna and flora communities" will be protected "throughout the city" as suggested in the statement above when there is no Ecological Significance overlay on properties less than 2,000m<sup>2</sup> in the urban footprint and in any case up to 500m<sup>2</sup> can be cleared on the larger properties as exempt development. There are very few properties in the urban area that have more than 500m<sup>2</sup> of vegetation so under the Draft City Plan virtually all vegetation in the urban area can be cleared.

## 2.2 Theme: liveable communities and housing - Strategic outcomes

Once again, many of the statements sound attractive such as "treed landscapes", "vegetated corridors", "maintaining natural topography" and "maintaining waterway corridors and habitat areas as green breaks within the urban area". But in practice it is difficult to see how this is translated into reality via the Tables of Assessment and Development Codes. These statements are also present in the present planning scheme and yet we see outrageous examples of their being ignored such as insensitive clearing of koala habitat trees in Ormiston and huge earthworks changing the topography in South East Thornlands. The development of South East Thornlands was also supposed to maintain the natural topography but there are advertising signs saying "elevated land for sale" on top of two metre high fill along Boundary Road.

This section of the Strategic Framework has lost its credibility even more with the approval of the Shoreline development:

The Southern Redland Bay area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, mosquito risk, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined.

There seem to be no impediments once a developer submits an application. No solutions to the mosquito risk, no plan for sewage, loss of scenic amenity and not being within the Urban Footprint are apparently no cause for concern. Can we assume the same fate for the other "investigation" areas shown on the Strategic Framework map - that urbanisation is imminent? The description "possible option for longer term future urban growth" is a misrepresentation which has not caused the alarm and thus not produced the submissions against it that would have ensued had people thought that approval was imminent. The urbanisation of a huge swathe of land bounded by Taylor Road, Woodlands Drive and Springacre Road would be a very unpopular major change to a planning scheme and must not hide behind a tiny red star on a map not many people would even be able to find.

**RECOMMENDATION: Please remove the investigation areas from the City Plan.**

## 2.3 Theme: economic development - Strategic outcomes

The centres hierarchy is supported with some comments on the inconsistencies. Rather than "reinforce its key role in the city" the development at Toondah Harbour will detract from the primacy of the Cleveland centre. The impacts of this development should be considered as part of the Draft City Plan.

It is agreed the Victoria Point major centre should be "subordinate to, and not compromise the principal centres" but the suggestion that Victoria Point "evolves to contain a greater mix of uses including in-centre residential development" is unsustainable. There have already been unacceptable impacts to Eprapah Creek with turbidity levels being consistently high since the development of the Lakeside shopping centre which was built on the waterway buffer. The creek wildlife corridor has been whittled down to non-existent on the southern part of the creek and any more impacts will further degrade the ecological functions of the creek.

The suggestion that mixed use zoned areas with large format, showroom based retailing along Redland Bay Road Victoria Point in the emerging community area is totally unacceptable. This area is not even in the Urban Footprint, in spite of the inclusion in the Draft City Plan and thus is inconsistent with the Regional Plan for South East Queensland. This area was deliberately left out of the Urban Footprint because of its significant vegetation and its environmental value in protecting the headwaters of Moogurrapum Creek.

The suggestion of using "land to the west of Taylor Road proximate to Sheldon College to accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services" is an example of urbanising outside the urban footprint by stealth. This area is poorly serviced by public transport and the traffic increase would be horrific as even now with only one school there are traffic jams on the nearby arterials at drop-off and pick-up times.

## 2.4 Theme: environment and heritage - Strategic outcomes

This section, quite rightly, emphasises the need and protection of corridors that link habitat areas:

- (2) *Viable and resilient wildlife corridors link habitat areas and facilitate the movement and migration of native fauna throughout the Redlands and beyond. Corridors connect terrestrial and aquatic environments (including waterways, wetlands and along the foreshore) and significant habitat.*

However, it is not clear where these corridors are or how they are to be protected in the Draft City Plan. The highly schematic map "Redland City Council Strategic Framework" gives a broad indication of where these corridors exist but is not at a scale to inform any specific development application.

This section goes on to explain how these corridors are protected:

*Ecological corridors are primarily protected by the environmental significance and waterway corridors and wetlands overlays as well as the conservation, environmental management and recreation and open space zones.*

The environmental significance overlay only shows existing vegetation - it does not "join the dots" or indicate where connections should be made. In any case its ability to provide protection is severely undermined by the "exempt" clearing that may be carried out. The as of right removal of vegetation in the urban area (500m<sup>2</sup>) and rural zones (2,500m<sup>2</sup>) without any regard to the strategic importance

of that vegetation makes a total farce of any protection provided by this overlay. The urban koala habitat receives virtually no protection from this overlay with no properties less than 2,000m<sup>2</sup> being included.

**RECOMMENDATION: In the present planning scheme the Habitat Overlay shows "Enhancement Corridors" where these habitat links are essential. The new City Plan must address this issue with a Habitat Corridor Overlay as other local authorities such as Logan City Council have done.**

The landscape and scenic amenity section is supported but once again, there are concerns that these outcomes are not supported by the rest of the Draft City Plan. The following quote needs to be reinforced and corrected:

- (d) *the scenic outlook from vantage points along Mount Cotton Road looking across Eprapah Creek and east to Moreton Bay across a rural landscape;*

There are no views to Moreton Bay from Mount Cotton Road. All the views across Eprapah Creek and east to Moreton Bay across a rural landscape are from Woodlands Drive. This is one of the problems with placing the future urban growth investigation area star on this area. This most scenic areas would be lost under urbanisation if this designation is not removed from the Draft City Plan.

**RECOMMENDATION: Remove the Future Urban Investigation Area stars from the Strategic Framework map.**

## 2.5 Theme: Infrastructure - Strategic outcomes

This section is supported with one exception and one comment.

- (a) *transport corridors (or potential transport corridors) including the Northern Arterial, Capalaba Bypass and Kinross Road to South Street routes;*

questions and disagrees with the proposal that Kinross Road to South Street should be regarded as a potential transport corridor. This corridor would fatally compromise the Hilliards Creek ecological corridor. There are so few parts of the Redlands that are not dissected by roads that this area should not under any circumstances be fragmented and become another killing field for koalas and other wildlife.

- (2) *Urban growth occurs at a time and in locations that facilitate the orderly and cost effective delivery of the full range of infrastructure and services required by the community. Urban development does not extend beyond the land zoned for urban purposes.*

While agreeing wholeheartedly with the above statement, doubt must be cast on its enforceability and how well it is supported in the rest of the Draft City Plan, especially after the recent Shoreline approval. In addition, it is a failure of accountability that the community has no opportunity to comment on the Infrastructure Plan as an integral part of the Draft City Plan.

**RECOMMENDATION: Remove all references to the Kinross Road to South Street route.**

## 3 Zoning changes

### 3.1 Removal of Conservation Zone from all private properties

This is a major shift away from the ethic of encouraging the protection of environmentally valuable assets. To impose "Environment Management Zone" instead of Conservation is to give the message that it is there to be developed, as long as it done with "minimising" the amount of clearing or earthworks. The code seems to have been developed with the necessity of building a single dwelling house being in mind but most of these lots already have a house on them so should surely remain as "Conservation". Conservation solely on government land gives the impression that protection of significant environmental areas is solely the responsibility of governments. This is counter to the message that has been promulgated by enlightened governments.

### 3.2 Imposition of Rural Zone on all properties outside the urban footprint

Replacing the present planning scheme zones of Conservation, Environmental Protection with the generic Rural zone is confusing as the present system gives some indication of what uses would be allowed on which land. It is absurd to apply rural uses to well-vegetated, poor soil areas such as Sheldon. This encourages abuse of the uses allowed under rural. Presumably there will be some who will take advantage of the rural zoning to clear their land for "cropping" when there is no justifiable reason for doing so. This will lead to environmental degradation, loss of the small amount of existing topsoil and weed infestation will follow.

**RECOMMENDATION: Retain the distinction between land suitable for rural purposes and land important for conservation purposes as in the present planning scheme.**

### 3.3 Proposed rezonings of council land

█ not support the selling off of any Council-owned land or open space as we believe that these areas are vital to the future survival of koalas who are struggling to survive in the urban areas. On-going in-fill in the urban areas is resulting in backyard trees disappearing which makes these smaller patches of habitat even more important as koalas rely on them to use as stepping stones to move in and around the urban areas. Furthermore, the physical and mental health wellbeing of community members is instrumental to having access to open space and parkland areas particularly as the urban areas are becoming more crowded/built-up.

We especially do not support Council disposing of, or re-zoning any part of properties purchased with rate-payers environmental levy and those containing koala habitat such as Bunker Road Victoria Point, McMillan Road Alexandra Hills, Old Cleveland Road East, Birkdale; Quarry Road, Birkdale; Fisher Road Thorneside. To do so would very much be against the community's expectations of the intended purpose for the environmental levy, that is to buy land to remain as open space in perpetuity. Disappointingly, Redland City Council has not made any land acquisitions for numerous



years which makes the proposal to sell-off and develop previously acquired land even more preposterous.

### 3.4 Proposed rezoning of private land

█ does not support the proposed rezoning of additional lots in Sturgeon Street because many of these larger lots contain significant old growth koala trees which will result in adverse impacts on the local koala population. Our objection to the proposed re-zoning is also largely based on principle as we are aware that one of the land owners in this area recently cleared the majority of koala habitat trees pre-empting the outcome of the Draft City Plan, therefore to reward this behaviour sets a dangerous precedent for those with the same intent in the future.

█ does not support the proposed rezoning of Lind Street, Thornlands as this area forms part of a wildlife corridor linking Pinklands and acreage properties between Ziegenfusz Road and Boundary Road. There have been reliable reports of the Vulnerable listed Glossy Black Cockatoo feeding on Casuarina trees in this area. The site is eminently unsuited to higher density development being surrounded on three sides by low density park residential development.

█ does not support the proposed rezoning of the Hanover Drive/Alexandria Circuit estate as this area backs onto the significant Hilliards Creek corridor which connects with the Scribbly Gums Reserve and links into the Sevenoaks Street area and the Coolwypin Nature Refuge. This is one of the most important wildlife corridors in the Redlands as it actually links the Hilliards Creek Corridor with the Coolwypin Corridor.

█ does not support the proposed rezoning of the properties in Grenaid Court and Mossip Court at Wellington Point as these properties contain koala habitat and back onto the Harold and Enid Brown Park which leads into the Tarradarrapin Creek Wetlands.

Regular sightings of koalas are recorded in these areas and they are all highly valued wildlife corridors which cannot afford any further loss of habitat through subdivision on surrounding properties.

**RECOMMENDATION: The present protective zonings of these areas must remain.**

## 4 Major failings of the Draft City Plan

### 4.1 Vegetation loss

The vegetation clearing allowed under the Draft City Plan is one of the most damaging aspects of the plan which could potentially change the face of the Redlands forever. Requests to be informed of the number of private properties in the rural area went unanswered by the planners and the Redlands CEO but our best estimate is that there are approximately 1490 privately owned lots in the rural zone. If every property cleared up to 2,500m<sup>2</sup>, this equates to a maximum of just over 400ha of habitat that can be cleared as "exempt" development in the Redlands. This is a recipe for environmental vandalism at a scale not seen since the early pioneering days and would open the

Redlands up to national scorn. It is quite horrifying and makes a farce of the claims in the Strategic Framework to protect the environmental values of the Redlands.

No permission has to be sought for this clearing so there will be no checks on where this clearing occurs, regardless of whether there are rare or endangered plants and whether environmental harm such as the clearing of waterways occurs. Additionally there will be no need to consult the Environmental Significance Overlay for exempt development. Very little vegetation is protected under the State Vegetation Management Act and it is unlikely all of the property would be protected in this case. There are no checks that will ensure the presence of spotter/catchers and no one will ever know how many native animals are killed or injured in this process. It is all left up to the good will of people doing the clearing which in the past has not been shown to be any safeguard at all. This clearing occurs in the context of most private properties in the rural area having already cleared much of their land in the past for building houses, firebreaks and other activities. Theoretically, this one provision could remove all of the remaining vegetation from smaller rural properties.

The urban areas will fare even worse with 500m<sup>2</sup> being able to be cleared as exempt. There is no Environmental Significance Overlay on properties less than 2,000m<sup>2</sup> which is irrelevant with exempt development in any case. There would be very few properties in the urban footprint that had anything like 500m<sup>2</sup> of vegetation, so once again, all vegetation could theoretically be removed from all private properties in the urban area under this provision in the Draft City Plan. The role of Local Law No.6 is unclear as it conflicts with the exempt level of assessment. It has been suggested in discussions with Redland City planners that the levels of 500m<sup>2</sup> and 2,000m<sup>2</sup> were designed to allow property owners to clear enough to build a house on a vegetated lot. In this case the clearing should be linked to the development and subject to code assessment and overlays indicating where the house can be situated to avoid clearing of waterways and sensitive vegetation.

In contrast with the Draft City Plan, Brisbane City Council has strong vegetation protection. There is no blanket tree clearing provision. The Natural Assets Local Law provides a high level of vegetation protection with strict guidelines for removal of trees. There is a Significant Landscape Tree Overlay which protects large individual trees in the urban footprint. There are trained ecologists who assess development applications. This is in stark contrast with Redlands where the officers accept developer advice and consistently allow clearing in their ignorance of the value of vegetation.

**RECOMMENDATION: Remove all "exempt" clearing from the Draft City Plan and integrate a strengthened Local Law No.6 into the Draft City Plan. Investigate and adopt similar tree protection measures to those that exist in the Brisbane City Council local authority area.**

## 4.2 Population projections are excessive and unwanted

A one third increase in total population (50,000 over current population of 150,000) is excessive and unacceptable to the community. The community made their wishes for a sustainable population clear in the Community Plan (Goal 5 Wise planning and design):

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

The projected population growth given as a basis for the Draft City Plan is unsustainable without losing everything that Redlanders hold dear: the bush; the wildlife including koalas, our lifestyle and the ability to move around without spending hours in traffic jams.

### 4.3 Beveridge Road Marine Industry Expansion

The estuary of Eprapah Creek has always been recognised for its ecological significance by the present and past Redland planning schemes. It is disturbing to see the massive changes made to the marine precinct in Beveridge Road in the Draft Redlands City Plan 2015.

There are good reasons for the protection granted to this area : its proximity to Marine National Park (the only one that abuts the Redlands mainland); a large listed Ramsar area just across the creek from the marine precinct, protected fish habitat reserves and the contribution of the fringing mangroves to the stability and water quality of Eprapah Creek.

It defies all logic to see the huge expansion of the footprint of this area proposed, especially when the area that will impact along the creek banks will more than double. This will potentially leave this whole reach of the creek industrialised with the loss of its protective fringing mangroves - just over the creek from the Point Halloran Conservation Reserve. The Draft City Plan shows the area as of State Significance on the Environmental Significance Overlay.

Not only does the Draft City Plan convert presently-zoned Conservation land into Marine Industry, it also uses the same assessment criteria as apply to the much larger precincts at Dunwich and Toondah Harbour. Such purposes as food and drink outlets, port services and seafood processing are clearly inappropriate in the Beveridge Road area.

The present Planning Scheme not only limits the footprint of the Beveridge Road Marine Activity Area but treats the area as a special case with the use of sub-areas as evidenced by the following extract from 4.13.7 Overall Outcomes for Marine Activity Zone Code:

*The existing marine activity area*

*In sub-area MA2 - uses and other development minimise adverse impacts by - a. protecting the ecology of the adjoining coastal, tidal and sub-tidal areas, fish habitat reserve, and areas listed under the Ramsar Convention; b. protecting the water quality of Eprapah Creek or Moreton Bay; c. not requiring the dredging of the Eprapah Creek for all tide vessel access or the creation of further mooring basins; d. minimising the removal of coastal vegetation. Redlands Planning Scheme V7.*

This "special case" protection is almost totally removed in the Draft City Plan.

Eprapah Creek Estuary is very small and vulnerable to impacts and so is only suited to small scale facilities providing access to the bay for a limited number of small, shallow draft vessels. The large scale of industrialisation in this sensitive area promoted in the Draft City Plan is incomprehensible given the restrictions on the site posed by its shallowness, the close proximity of the Marine National Park and Ramsar sites and the prohibition of dredging.

**RECOMMENDATION: Remove the expanded footprint of the Beveridge Road Marine Industry Zone and continue using the present planning scheme's Overall Outcomes.**

#### 4.4 Emerging Community Zone (corner of Cleveland-Redland Bay and Double Jump Roads)

There is a large triangular piece of the mapped Emerging Community Zone at the corner of Cleveland-Redland Bay and Double Jump Roads which is not in the Urban Footprint of the Regional Plan. This area was left out of the Regional Plan because of its vegetation and the fact that it protected the waterway corridor of the headwaters of Moogurrapum Creek. These aims will not be achieved by inclusion in the Urban Footprint and it is an example of the Draft City Plan not being cognisant of the context and the values of the area. It is interesting to note that this must have been a very late decision as the Strategic Framework Map clearly shows this corner with a wildlife corridor going through it. This is not consistent with the proposed uses. The "establishment of large format retail uses, consistent with the mixed use zone" are totally inappropriate for this area and must be removed.

**RECOMMENDATION: Remove the Emerging Community Zone at the corner of Cleveland-Redland Bay and Double Jump Roads and return it to its present rural zoning.**

#### 4.5 Wildlife Corridors

As already pointed out in the section on the Strategic Framework, wildlife corridors are mentioned many times but are only shown in a very broad scale in the Strategic Framework Map. The Ecological Significance Overlay only shows existing trees - not the desirable connections that form the smaller scale corridors that are so vital for koala movement.

The present planning scheme in its Bushland Habitat Overlay includes Enhancement Corridors independent of creek corridors and Enhancement Links along creeks. This must be retained in the City Plan. Logan City Council shows Biodiversity Corridors and specific Koala Corridors on their Biodiversity Areas Overlay. It is really sad that Redlands with their greater (though declining) population of koalas does less to protect its vulnerable koalas than surrounding local authorities.

**RECOMMENDATION: Retain the Bushland Habitat Overlay in the present planning scheme or use a similar Biodiversity Corridors Overlay to the Logan City Council.**

#### 4.6 Infill development

Infill development is enormously unpopular with the Redlands community as the examples of low medium density development creep into areas of previous normal size lots with the subsequent loss of amenity especially in areas of Ormiston and Wellington Point. There is no need for more rezonings as there is sufficient land already allocated in the present planning scheme to accommodate the projected population growth. This was confirmed by a written answer to a question placed to the planners by the [REDACTED] It is time we all took a deep breath and coped with the existing impacts caused by infill development without adding to the problems.

**RECOMMENDATION: Remove all further infill developments from the Draft City Plan as there is no justification for them.**

## 4.7 South East Thornlands Structure Plan

The Structure Plan was the result of many years planning and community input. It followed a statutory process including consideration of community submissions and state government review. Now we see it reduced to a few lines in an assessment table. Many of the features that the community worked hard and long to include have disappeared forever in the Draft City Plan. Such things as exclusion fencing and other environmental provisions. The nature of the Central Boulevard has been changed: "creates a grand avenue character, being 50m wide for the central boulevard". This was never supposed to be "grand"! It was designed as a green break between the interminable small lot housing for both people and wildlife. It was not supposed to have wide landscaped medians. It was supposed to retain as many of the existing trees on the site with a narrow road which could have wound around existing trees. This is another example of a plan being prepared by those who have no knowledge of the historical context of areas and misunderstanding earlier provisions. This is not acceptable and an insult to the community.

**RECOMMENDATION: Retain the Kinross Road and South East Thornlands Structure Plans as local plans within the City Plan.**

I trust these concerns will be addressed to the [redacted] satisfaction,

Yours sincerely,

[redacted signature]

27 November 2015

Right to Information Review



Chief Executive Officer  
 Attention: Draft Redland City Plan 2015  
 Redland City Council  
 P.O. Box 21  
 Cleveland QLD 4163



Dear Sir/Madam,

Below are my comments on the draft City Plan for your consideration.

**Comments on Draft City Plan 2015**

Section/Item	Issues	Recommendation
Community Plan 2030	The proposed Draft City Plan does not meet the following Goals set out in the Community Plan 2030 :- Healthy Natural Environment - Goals 1,2,3,4,5,& 7, Making Green Choices The Norm - Goal 3, Wise Planning & Design - Goal 1, 2, 4, 5, 13, & 14	Review the Draft City Plan to ensure all the goals committed to by Council and the community in
Corporate Plan 2015-20	The proposed Draft City Plan will not support Council in achieving the 2020 Outcomes set out in the Corporate Plan 2015-2020: 1. Healthy Natural Environment - 1.1, 1.2, 1.3, 1.4, 2. Green Living - 2.1, 2.5, 3. Embracing The Bay - 3.1, 3.3, 4. Quandamooka Country - 4.1, 4.2, 4.3, 4.4, 5. Wise Planning - 5.1, 5.2, 5.3, 7. Strong and Connected Communities - 7.2.	Review the Draft City Plan and make the required amendments to ensure the plan meets all the Outcomes agreed to by Council and the community are met.
Table 9.4.4.3.2 - Lot size and dimensions	Low density residential (400m <sup>2</sup> ) & Low-medium density residential (250m <sup>2</sup> ) lot sizes are unacceptably small. History has proven small lot sizes result in a number of social, nuisance (noise, water, pet, odour etc.) and environmental issues. This will increase compliance issues for Council with nuisance complaints. These blocks are not large enough to have any workable habitat/corridor values. Such small allotments will decrease the ability for flora and fauna diversity and result in a decrease in wildlife movement as well as a loss of environmental interaction/education for the people living in these areas.	Lot sizes to be increased
Rural Zoning	The fact that Environmental Protection zones and Conservation zones have been removed and replaced with Rural zones across a large portion of the city does not reflect or recognise the environmental values known to occur in these areas which was the reason they were zoned that way previously. The current zonings are accurate and have provisions for protection under the current planning scheme. As an avid bushwalker I know first hand what species of flora and fauna (some rare and endangered like the chorchorus cunninghamii etc. and some not known to us yet) could potentially be lost through this zoning change and allowable exempt clearing and activities. This would result in the City losing a number of significant flora and fauna species that are already starting to struggling in numbers. The proposed Rural zoning also allows extra dwellings (up to 2 dwellings and associated buildings ie. caretakers or grannyflats per property) which would lead to more vehicles, more removal of vegetation and degradation of the conservation values of these environmentally significant sites. It could also lead to the possibility for community title applications on these properties in the future. The proposed exempt development in this zone for a number of activities (cropping (unless forestry for wood production), animal keeping (unless it is a kennel or cattery), and animal husbandry) could also lead to desimation of Conservation areas and loss of species. I have friends living in these areas who have purchased the land there because of the environmental values which could be lost with the dramatic proposed changes to the City Plan. Some of them have advised if the plan was to go through as is they would lose the character and amenity of their area and would more than likely leave the Redlands. This would not be a good outcome for the area. Allowing landowners to clear 2500m <sup>2</sup> within the Environmental Significant Overlay areas in this zoning without Council assessment and approval will result in a large unnecessary loss of corridors, ecological diversity, flora, fauna and will have an accumulative impact on waterway health.	Remove all the proposed changes of zonings from Rural back to Conservation and Environmental Protection/Management and put in place the required outcomes to protect the environmental values of the City. Remove the exempt development so it can be appropriately assessed, and reduce the amount of dwellings allowable in this zone back to one house and a detached granny flat or caretakers unit.
Conservation Zoning	There a number of properties across the city including the Bay Islands that have been down zoned from Conservation to Environmental Management or Rural. Almost all of these properties have not had significant physical changes and their zoning should remain as Conservation to protect these significant values and our flora and fauna into the future.	Ensure currently zoned conservation land remains that way into the future with no exempt activities and the required outcomes set to protect environmental values.



Environmental Protection Zoning	Large tracks of Environmental Protection zoned land has been rezoned to a Rural zoning which does not reflect the actual environmental values of these sites previously identified over many years. Some of these areas have endangered, rare and threatened flora and fauna.	Ensure currently zoned environmental protection land remains zoned that way into the future with no exempt activities and the required outcomes set to protect environmental values.
Zoning changes to Alex Hills (Hanover Drive/Alexandra Circuit estate, Capalaba & Marlborough Road Wellington Point, Grenaid Court & Mossip Court, Wellington Point, Birdwood & Haig Road, Birkdale) - well known koala movement areas, hence the current zoning	The changes to the zoning from Low Density Residential in the old scheme (2000m <sup>2</sup> minimum to Low density residential (not LDR1 which would have been comparable) would result in the area cut up into a minimum of 400m <sup>2</sup> square allotments which would result in removal of large koala/fauna habitat trees in this area that are known to be used as corridors by local koalas/fauna.	Allotments in this area to remain at a size no less than the current 2000m <sup>2</sup> to protect vegetation and support koala/fauna movement.
Zoning changes proposed for 2-22 Woodlands Drive, Thornlands	This property is currently zoned as Environmental Protection and for good reason. This property contains an array of flora (including large habitat trees) and fauna (including koalas) no longer seen in many places in redlands. Therefore, the proposed zoning change to Rural would not be recommended. If this property was to have a zoning change it should be to Conservation.	This allotment should be zoned as Conservation to ensure the long term protection of the ecological values on the site.
Zoning changes proposed for 145-167 Panorama Drive, Thornlands	This property is currently zoned appropriately as Conservation. This property contains significant flora and fauna as well as a wetland that adjoins and forms a corridor to Council land on either side. Koalas, wallabies and goanas are always seen on this site and the media has previously visited this site/area to film koala activity. There are a number of tree and ground dwelling birds on the site, native bees, etc. etc. The proposed change of zoning on this property to Environmental Protection is not recommended as it would result in a loss of protection for the flora and fauna on site and those that pass through there on a regular basis.	The allotment remain zoned as Conservation.
Zoning changes to 5-23 Lind Street, Thornlands	This property is currently zoned Park Residential (as are the surrounding properties) and has a proposed zoning change to Low density residential. This particular site is part of a wider wildlife corridor, contains unique flora, has a number of large old habitat trees and there are many fauna species either living or passing through the site, including koalas, goannas, ground dwelling and other birds etc. currently utilising this site. Breaking it up into such small allotments will result in breaking a corridor, unnecessary loss of fauna and destruction of habitat.	The allotment be zoned LDR2 to enable protection of the corridor and significant habitat.

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<p>Rezoning of Council owned parks, bushland and open space</p>	<p>Many of the sites proposed for zoning changes and sale for development have environmental values associated, including significant fauna/koala habitat and movement opportunities in most cases. Some of this land was purchased for these very values to be protected into the future while others were dedicated as part of a previous developments for the enjoyment of residents. Most of these properties already form part of a wider wildlife movement corridor with resident wildlife and significant flora which would be displaced if the sites were developed. All sites will be impacted but the more significantly impacted sites that I am aware of are: 141 Bunker Road, Victoria Point (proposed zoning from Conservation to Low-medium density residential) developing this area this would result in an extremely reduced corridor and buffer to the creek (platypus previously seen in this area), it contains significant flora like the <i>Spiranthes sinensis</i> and it has a large flood area across the site. Would this site ever been used as part of the WSUD for surrounding developments? The creek below this site has already been significantly impacted upon due to the rapid development within this area and the hardstand areas that would be increased if it was to be developed. 61 McMillan Road, Alexandra Hills (was an urban residential zoned property and is proposed to be zoned mixed use under the draft plan) the new zone should be an environmental/conservation zoning as it was purchased with the environmental levy because of its environmental values to be conserved into the future. The site is known to have a large number of koala habitat trees which are regularly inhabited. It is also a known breeding site for koalas. 49-57 Quarry Road, Birkdale (proposed zoning from Open Space to Low Density Residential with a small section of Conservation to the South) this area is a well known koala movement area and rezoning it to smaller allotments will result in a corridor break and a large loss of habitat/koala habitat. 53 Fisher Road, Thorneside (proposed zoning from Environmental Protection to Low density residential) this would result in the loss of habitat/koala habitat and the cutting of a corridor. 377-385 Redland Bay Road, Capalaba, (the vegetated section of this property which contains koala habitat/food trees should be zoned Conservation) vegetation currently on the site should be protected as it forms part of a habitat/koala corridor. Woolworths Carpark, Cleveland (Zoned from Major Centre to Principle Centre), koalas are known to transverse this area and the removal of this opportunity would have major impacts on the local koalas in Cleveland that require large areas to disperse into to continue their survival. 2A Scotby Court, Alexandra Hills (proposed new zoning from Open Space to Low Density Residential), this is a well used park and a known wildlife/koala link to other large conservation areas via adjoining roads. 126A Vienna Road, Alexandra Hills (proposed new zoning from Open Space to Low Density) there are large trees on this site that would be impacted if the property was to be built on. I object to any parks being sold for further development. For people living in these areas, these sites were purchased for their values and are generally a hub for the community to meet, interact (community gardens), and enjoy with their families. They also allow wildlife to inhabit/move through and for people to interact with.</p>	<p>All parks/bushland and open space to have their zonings remain as is.</p>
<p>Vegetation Protection</p>	<p>Clearing provisions are far too loose, particularly within the new Rural Zoned areas where property owners can clear up to 2500m<sup>2</sup> of bushland (even within waterway buffers) without any assessment or approval and in some cases for no apparent purpose other than to remove vegetation. Clearing up to 500m<sup>2</sup> in the urban residential area is also allowable on properties over 2000m<sup>2</sup> without any assessment or approval process involved. Some of these areas contain large habitat trees which are currently stepping stone trees for fauna. I'm not sure how Council is intending on on ground monitoring this allowable removal of vegetation as that is not clearly delineated. Are there going to be staff available to monitor the mass clearing that could occur and the flow on devastating effects to our waterways? The planning scheme does not provide for adequate vegetation protection across the city and with Local Law 6 currently under review the two pieces of legislation should be reviewed simultaneously to ensure we have adequate vegetation protection across the City before either piece of legislation comes into effect. Most other cities have or have proposed vegetation protection within their City Plans and/or Local Laws to ensure vegetation is protected into the future. ie. Noosa City, Brisbane City etc. Koalas numbers in the Redlands are declining at a rapid rate. I have watched this occur over a period of time and now have grave concerns about their long term existence in mainland Redlands. If we don't act now by increasing vegetation protection I don't believe I will be able to share their existence in the Redlands with my grand children.</p>	<p>Ensure vegetation protection is guaranteed throughout the city by reviewing tree protection under the City Plan simultaneously with the review of Local Law 6 (Protection of Vegetation). Council could also place a size limit (dbh) on trees for protection as Brisbane City Council has done. Due to the rapid decline in koala numbers in the Redlands every koala habitat/food tree should be protected and assessed prior to removal for development or for any other purpose.</p>

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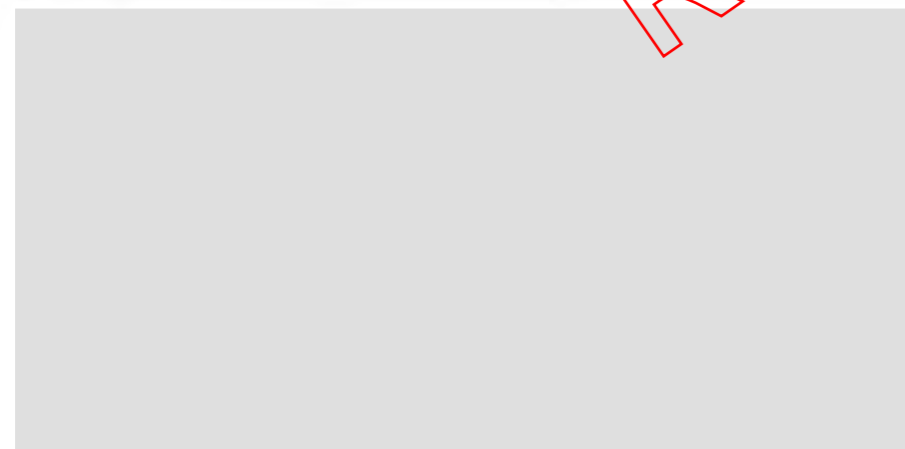


Environmental Significance Overlay/Habitat Protection Overlay (current scheme)	This overlay does not cover all land within the city (blocks clipped out under 2000m2) and does not adequately address the environmental protection required with performance outcomes rarely triggered due to the increase in non assessable development and when they are triggered it outlines performance outcomes such as, "development does not result in a significant reduction in the level of condition of biodiversity and ecological functions and processes", and "development doesn't cause substantial fragmentation of habitat areas", and "Connections between habitat areas are retained, so that movement of key species and normal gene flow between populations is not inhibited or made less safe". The devil is always in the detail and unfortunately, the acceptable outcomes in this area of the scheme like many other areas of the scheme do not give any acceptable outcome "No acceptable outcome is nominated". The overlay does not address the ongoing issue of fauna being desimated as a result of clearing. This needs to be addressed in a more proactive way with increased vegetation protection/assessment and a requirement for all approved vegetation removal to have a wildlife habitat management plan and a fauna spotter on site prior to and while the vegetation removal process is occurring. The Habitat Protection Overlay in the current scheme was mapped in on ground detail with the last planning scheme review. The Environmental Significance Overlay is a poor replacement for this overlay and does not cover the entire city or contain the power to protect and enhance habitat through the development assessment process as the Habitat Protection Overlay does. For example, the detailed koala habitat mapping within this overlay picks up the small suburban corridors that we know koalas are currently utilising and protects vegetation in these areas. It also picks up links for revegetation and enhancement which can be conditioned as part of the development assessment process. The draft city plan has not managed to capture the detailed mapping that was previously used for the assessment process and therefore, habitat, including significant koala trees will not be protected and bushland habitat areas will not be enhanced as is possible in the current scheme.	Remove the Environmental Significance Overlay and replace it with the more detailed and accurately mapped Habitat Protection Overlay.
Significant Tree/Vegetation Register	A significant tree/vegetation register is required for identification and protection of these items. Other Council's have such registers which are said to be beneficial.	A significant tree/vegetation register to be included in the Draft City Plan.
Environmental Significance and other Planning Scheme Policies	Because the Environmental Significance Planning Scheme Policy and other policies have not been completed and included into the Plan for review it is very concerning as to what they will/won't include and does not allow residents to fully review the City Plan in it's entirety. Please include protection of flying fox habitat and turtle nesting sites along with development buffers to these areas.	The best case senario is that all Policies are put forward for review by the community and then brought out simultaneously with the Draft City Plan.
Heritage Overlay	The Heritage overlay does not cover all the local heritage that should be listed for protection. There are a number of significant heritage sites/trees not listed in the register, including but not limited to many areas on Stradbroke Island, a number of bird of prey trees that are regularly used for raising young, the Indigiscapes Tallowwood Tree which is over 400 years old, and the heritage fig at Dunwich.. There are photos of this tree in the museum at Dunwich placing it in the area hundreds of years ago. I know there are other trees/significant items/areas that have not been included in the register either. To my knowledge there has not been an extensive investigation into the heritage areas/items that should be included in this overlay. Our local heritage is important and Council needs to engage a heritage specialist to conduct a thorough study of the city for these sites and have them protected before any of them are unknowingly lost.	A thorough heritage study (including significant trees/items/places etc.) should be carried out across the entire city to ensure no heritage matter/item is missed for protection under the new City Plan.
Cultural Heritage	Cultural heritage sites should also be recorded somewhere in the scheme to ensure they are not damaged/removed. I understand there is already a state/federal register for cultural heritage sites but we also know most sites in Redlands aren't registered and Council does not have a reliable process for these items to be triggered for development. They are relying on private residents to first know of the significance (which most of them don't), and then declare it (which rarely occurs). If there was a register it could then bring up an alert whether it was linked to the state mapping or our Council mapping.	Create an internal mapping layer for state/fed cultural heritage and Redlands cultural heritage items. Some of the sites will end up on the state/fed map but until they can be registered it would be good to have an alert on our system for the planners and owners to refer to.
Water Supply Catchment Overlay	Proposed zonings (ie. Rural) and allowable uses (ie. Rural) in the water supply catchment area are not compatible with the nature, ongoing use and protection of this natural resource. Other Council's do not allow such activities in these areas and often only allow a single dwelling house and for good reason, to protect their water supply.	Review zonings and allowable uses within these areas.



Waterway Buffer Widths	Waterway buffer widths have been significantly reduced in the new plan and should be kept to what they are in the current scheme to provide the protection our waterways require to ensure they are healthy systems. All development must be precluded from these widened waterway buffer areas to ensure they can perform their recommended buffering function.	Keep waterway buffer widths as they are in the current scheme or for improved water quality increase the current buffer widths to allow for improved water quality. Ensure through the plan that no development is permitted within these waterways buffer areas.
Intensification of development and reduced levels of assessment in the Character residential zone (Bay Islands)	The bay islands are already struggling with ongoing significant vegetation removal (particularly along the foreshore but elsewhere as well), over development and waste issues. There is no sewerage on the islands. An increase in allotments/development means an increase in sewerage/waste water requirements which these small blocks cannot adequately support without long term impacts. The proposed size of dual occupancies at a density of 1 dwelling per 400m2 of site area is far too small to support the required services on the islands.	Do not reduce the levels of assessment in this area and do not increase the intensity of development.
Development assessment triggers	The new scheme has far too much exempt development which will not result in the best outcome for the community or the environment.	Previous development triggers for assessment be reinstated throughout the entire scheme.
The use of State triggers	Many of the triggers that the draft planning scheme refer to are State triggers which have not been referred to in previous plans due to the fact that in many instances they only trigger larger developments and ie. large areas of vegetation removal etc. This is a problem as the state triggers are very broad/generic and do not deal with smaller development types at a local level, particularly when it comes to our waterways, koalas and their well known corridors (Habitat Protection Overlay).	Review all triggers and go back to the old triggers local tools/mapping (ie. Habitat Protection Overlay) and local information, where possible to get the best outcomes for the community.
Coastal Protection Overlay - Erosion Prone Areas (Amity)	The requirements under the new City Plan for this area do not meet the needs of the ever changing environment in this area and that of the community who are constantly battling the erosion along Rainbow Channel and in the surrounding areas. Permanent structures, slab on ground or intensified treatment systems in these areas should not be allowable due to the the associated safety risks, not only to the properties and their owners but to those surrounding as well. Anyone who knows this area or has studied it's history wouldn't contemplate intensifying development within the erosion prone areas. It wasn't that long ago (1-2 years) Council lost a large portion of their parkland into the channel.	Existing requirements under the current plan should be carried into the new City Plan, no new permanent structures should be built in this area and an adequate definition including timeframes for removable or demountable buildings/structures should be included to prevent future erosion/impact issues/litigation.
Veg buffers to the bay	The current scheme requires set vegetated buffers to the bay (sensitive receiving environment) and if they aren't there naturally they are required to be planted. There doesn't seem to be such a provision in the new scheme.	Include in the new plan requirements for properties adjoining the bay that are developing, to retain/plant vegetated buffers to the bay setting a minimum of a 10m width.
Rezoning environmentally significant and sensitive receiving environments in Beveridge Road	Some of the vegetated areas in Beveridge Road (highly modified area) have been rezoned from Environmental Protection to Waterfront and Marine Industry. Some of these areas should have split Environmental/Waterfront and Marine Industry zonings to protect these fragile environments.	Review the zoning in these areas and have split Environmental/Waterfront and Marine Industry zonings where applicable.

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## 4.7 South East Thornlands Structure Plan

The Structure Plan was the result of many years planning and community input. It followed a statutory process including consideration of community submissions and state government review. Now we see it reduced to a few lines in an assessment table. Many of the features that the community worked hard and long to include have disappeared forever in the Draft City Plan. Such things as exclusion fencing and other environmental provisions. The nature of the Central Boulevard has been changed: "creates a grand avenue character, being 50m wide for the central boulevard". This was never supposed to be "grand"! It was designed as a green break between the interminable small lot housing for both people and wildlife. It was not supposed to have wide landscaped medians. It was supposed to retain as many of the existing trees on the site with a narrow road which could have wound around existing trees. This is another example of a plan being prepared by those who have no knowledge of the historical context of areas and misunderstanding earlier provisions. This is not acceptable and an insult to the community.

**RECOMMENDATION: Retain the Kinross Road and South East Thornlands Structure Plans as local plans within the City Plan.**

I trust these concerns will be addressed to the group's satisfaction,

Yours sincerely,



27 November 2015

Right to Information Review

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Thursday, 26 November 2015 12:59 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 305

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Environment

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of both wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to

publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Thursday, 26 November 2015 1:01 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 306

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Environment

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and

the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Monday, 23 November 2015 8:37 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 102

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5 - 23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Land use / housing / subdivision

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I am opposed to the rezoning of the land as described above.

road provides a habitat for many species. These are mainly birds and wallabies. One nondescript brown bird in particular has a song that sounds like it comes from the rainforest.

I have viewed the draft plan on your website and I cannot understand why the land is being rezoned. The block is bounded on two sides by large lots that transition urban into rural land. One other side is zoned as Environmental Management and opposite it is the Estate which comprises lots around 700m2. This proposed rezoning is out of step with the surrounding classifications. The proposed draft plans have the lot size at 400m2,

## Uploaded Submission Details

No Answer

## Disclosure Statement

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Tuesday, 24 November 2015 10:09 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 145

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

PARKINSON, QLD

**Postal Address State**

Que

**Postal Address Country**

Australia

**Email address**

No Answer

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 LIND STREET

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

0

**Plan Type**

No Answer

**Plan No**

No Answer

**Which of the following categories best describes the content of your submission?**

Environment

Land use / housing / subdivision

Regional planning and growth management

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, to low density residential. The land at 5-23 Lind Street is currently zoned as park residential

**Uploaded Submission Details**

No Answer

### Disclosure Statement

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the **Information Privacy Act 2009**. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Released

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Wednesday, 25 November 2015 8:54 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 218

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

**First Name**

**Surname (Family name)**

**Organisation**

No Answer

**Postal Address Street Line 1**

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

No Answer

**Postal Address Country**

No Answer

**Email address**

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer



**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

No Answer

**Plan Type**

No Answer

**Plan No**

No Answer

**Which of the following categories best describes the content of your submission?**

- Area / property specific
- Environment
- Infrastructure / transport / community facilities
- Land use / housing / subdivision
- Natural hazards
- Regional planning and growth management

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I am expressing my objection to the rezoning of 5-23 Lind Street Thornlands from park residential to low density residential. Detailed submission attached.

**Uploaded Submission Details**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d5e9ccb73dff7e5e16012db542f903fed66a0f54/file\\_answers/files/006/051/538/original/Lind\\_St\\_Rezoning.pdf?1448448828](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/d5e9ccb73dff7e5e16012db542f903fed66a0f54/file_answers/files/006/051/538/original/Lind_St_Rezoning.pdf?1448448828)

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Right to Information Released

Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163

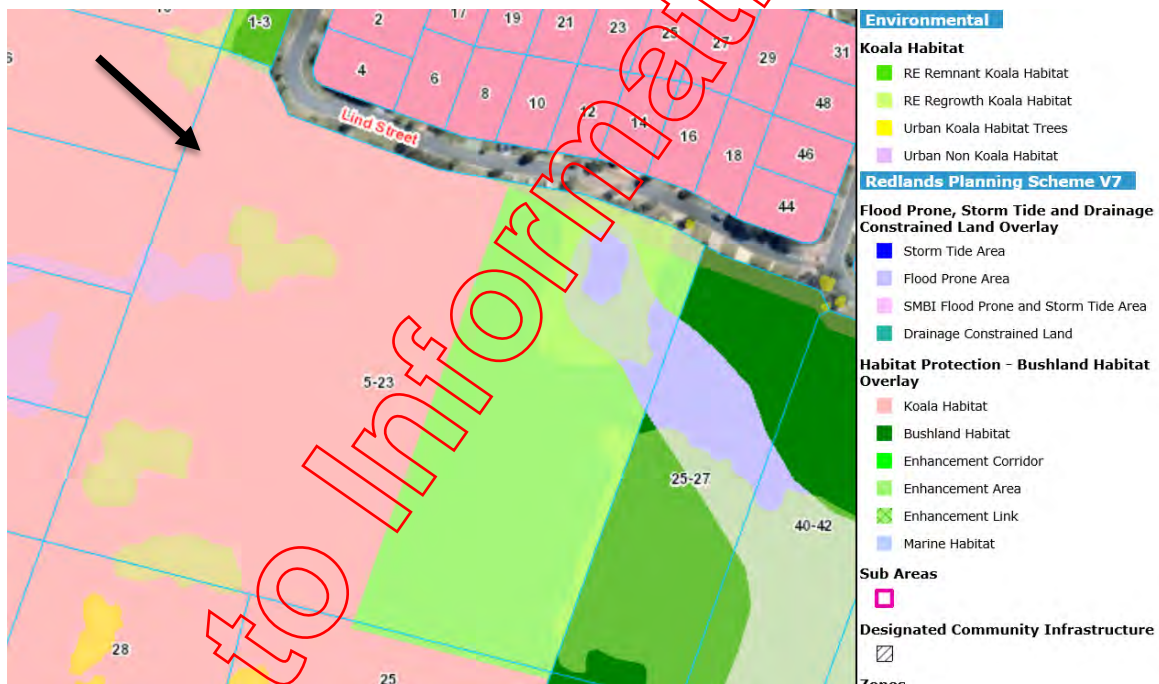
## OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3

### Current Overlay



The important existing overlays on the Redland City Council website for this land include:

- Koala Habitat & Re-Growth Koala Habitat
- Habitat Protection - Enhancement area
- Flood prone
- Medium Bushfire hazard

## Grounds for Objection

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, from Park Residential to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above.

The objection is based on the following:

### Environment

1. The current zoning of the section of Lind Street is - Park Residential. This is listed under the "Conservation" heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m<sup>2</sup> and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m<sup>2</sup>) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife, myself, my family, my neighbors and the surrounding existing landholders.
2. The land at 5-23 Lind Street backs on to acreage blocks which currently have building envelopes and environmental protection overlays. For example, trees cannot be cut down and building is restricted to portions of their total blocks. In essence, these are restrictions to ensure that those existing residents do not detrimentally impact on the character of the area and are a reflection of the importance of the wildlife area. The rezoning to low density significantly contrasts to the existing zoning of habitat protection as any development would result in the removal of habitat for wildlife, loss of green space and loss of amenity.
3. The block in question currently has a flood prone overlay. Water flows from the western side of the block to the north east to the storm water detention basin and provides a water source and habitat to the many Curlews, Water Fowl, Ducks, local Pheasants, Lorikeets, Cockatoos, (including Black Cockatoos), the local Wallaby population and Turtles. The proposed rezoning to low density would have a detrimental impact on the local wildlife and the amenity of the residents who live in the area.
4. The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of both wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents.
5. The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area.

6. The current zoning of Park Residential allows the retention of native plants. (4.17.7 (2) (d) (i) e.) As the native plants are consumed by the local fauna. For example, Wallabies eat the local grass and Cockatoos eat the Shee Oak trees. If the protection for the food of the wildlife is removed by lower density and even if it is taken away and later replaced by replanting in whatever vacant land remains left, the existing land based animals such as wallabies would either move or starve. The construction of 400m<sup>2</sup> blocks is not consistent with supporting local wildlife.
7. I note that the Enhancement Area for bushland has been removed from the Proposed Plan. The retention of this overlay is a fundamental barrier to the urban areas and a buffer between the Environmentally Significant zones to the east of the block. I note that the wallabies appear to require adequate distance to live in the area as the urban noise and movement scares them. It is crucial that this overlay remains so that the Environmentally Significant zone is fully usable for wildlife. Removing this Enhancement Area will result in the Environmentally Significant zone simply become the next buffer zone! It will result in the destruction of wildlife in this area.

#### Built Form and Density

8. The "Overall Outcomes for Park Residential Zone Code" as per 4.17.7 include 5 key characteristics, one of which is "Amenity". This includes "contributing to a visual transition between urban and rural or bushland areas". Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400m<sup>2</sup> block size, the zone would not provide the transition referred to. If 400m<sup>2</sup> blocks were to abut the existing acreages, there is no transition. The inclusion of Low Density Development of 400m<sup>2</sup> blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the estate.
9. Under 4.17.7 the Overall Outcomes for the Park Residential Zone require for the (b) Built Form and Density that (iv) "Building appearance is compatible with the preservation of semi-rural bushland setting". Given the acreage lots may have multiple lots abutting their property under a low density residential zone, the it would not be possible to preserve the appearance of a semi-rural bushland and clearly no transition from rural to urban.

#### Traffic, Parking, Emergency Vehicle and Service Vehicle Access

10. The proposed access to the Lind Street property is stated as being through "similar Low Density Residential". Given that low density can now include blocks as low as 400m<sup>2</sup>, the impact on the residents currently living on the access – Lind Street - could be considerable. The "similar" current blocks are approximately 700 m<sup>2</sup> with approximately 20 metre frontages. Given the low density blocks may be as small as 400m<sup>2</sup> the "similar" blocks are almost double in size and potentially double the street frontage. I consider the statement in the flyer in the City Plan is misleading when it states that "the site is .... accessed through a similar Low Density Residential area" as allowing 400m<sup>2</sup> lots (i.e. halving the lot size) is at odds with the existing development and should not be considered "similar".
11. At the time of purchasing, a covenant existed which restricted development to ensure the development standards and planning scheme intent was maintained for the area. The development of smaller size blocks with access roads from Lind Street will reduce the

tranquility of the area by the addition of considerably more traffic. Parking on streets at Lind Street is already a challenge with the narrow road only just sufficient for garbage truck pickup and emergency vehicle access. The additional proposed development will result in additional traffic movements and parking requirements which I believe would not be sufficiently catered for by the existing infrastructure.

12. The proposed rezoning allows smaller size blocks of 400m<sup>2</sup>. Given the total area of 37000 metres and that blocks could be as small as 400m<sup>2</sup>, it is possible that up to 92 blocks (less the provision of roads) could be built on that land. Given most families have two vehicles and traffic planning guidelines suggest nine traffic movements per car per day, the existing residents in the "Lind Street access" would be exposed to considerably more traffic volumes, traffic noise and vehicle lights. Based on the traffic movements, my family residing in a narrow residential street would be exposed to approximately 900 vehicle movements instead of the peaceful amenity of bush land frontage. This provides a considerable decrease in amenity for local residents.
13. The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. If residents were to park on either side of the road it would block it. Residents already currently park on the vacant side of Lind Street as a courtesy to prevent any impact on traffic. Given the rezoning may result in much smaller lot sizes, the access road will likely become very congested and existing residents would need to park on the road instead of the footpath as the vacant side of Lind Street would also be utilised by new residents or guests parking their cars on the road. This would block the street. Residents' safety could be at risk as emergency services vehicles such as ambulances and fire engines may be obstructed due to the congestion of vehicles and narrow roads.
14. Part of the area and the area south west of the Lind Street block is also zoned a medium bushfire hazard. The proposed rezoning to low density residential will logically increase the presence of vehicles in the area and with the very narrow residential streets, restrict the access to emergency vehicles if there was a fire, putting residents (including the additional proposed residents), dwellings, wildlife and nature at high risk.
15. The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfusz Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times. The addition of up to 100 - 200 new vehicles accessing this roundabout would adversely impact on the ability of residents to egress the estate. Given parents/carers dropping children off at school already park in Conley Avenue and Trundle Street this will create considerable traffic issues given the narrow streets. The increase in population and cars may endanger the safety of school aged children and their carers. In addition, previously during heavy downpours, this roundabout has flooded which has prevented two wheel drive vehicles from departing the estate.
16. As many residents work in Brisbane city, the provision of transport services is an important element for residents in the Lind Street surrounds. The only direct bus available for residents walking to a stop is the 273 (other further away stops require driving to the stop). The closest stop is on Moselle Drive. Given Ziegenfusz is already busy especially at peak work and school times and yet to be fully impacted by the increase in traffic volumes from the recent Pinklands developments, Ziegenfusz Road already very busy would be



difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegunfusz road.

#### Potential Flooding Impact

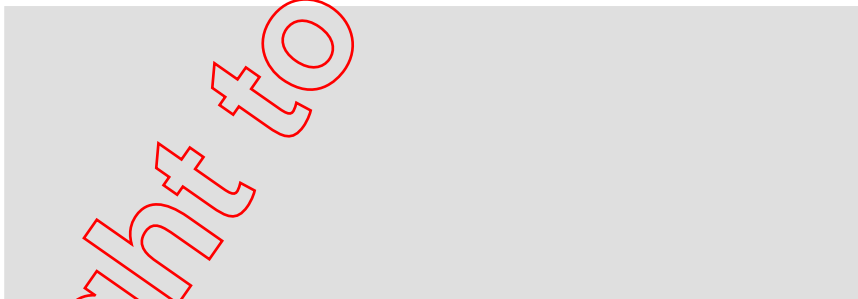
17. Given part of the lot is already marked as flood prone, the flow of water will be impacted by the developer and the eventual residences that are proposed to be built on the site. This may adversely impact on the existing adjacent residences and local watercourses as the timing of water flows down the hill will be altered. Although there has been no issue to date to the existing residences, altering the timing of water flows by any proposed development may create a flooding issue.
18. The area south of Lind Street does not have sewerage but instead relies on alternate treatment systems (septic). Residents have already invested in septic systems. A concern is held that they may be later requested to make a contribution to connect to the sewerage infrastructure that will be required to be constructed?

#### Summary

The current character of the estate is embodied by the prevalence of nature in an urban environment, children playing in the narrow suburban streets and low traffic volumes (except for the Conley Avenue in school times). The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife, reduce the ambience created by the green space and overall destroy the character of the estate for existing residents.

To be clear, I am not opposed to the development of the land in question with the **existing planning scheme, (6 x 6000m<sup>2</sup> acreage blocks with 2000m<sup>2</sup> building envelopes)** However rezoning the property to low density residential, which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the green spaces. Please do not destroy what we came here to enjoy.



**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Wednesday, 25 November 2015 8:58 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 219

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

No Answer

**Postal Address Country**

No Answer

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

No Answer

**Plan Type**

No Answer

**Plan No**

No Answer

**Which of the following categories best describes the content of your submission?**

- Area / property specific
- Environment
- Infrastructure / transport / community facilities
- Land use / housing / subdivision
- Natural hazards
- Regional planning and growth management
- Other / drafting

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**



I object to the rezoning of 5-23 Lind Street Thornlands from park residential to low density residential. Detailed submission attached.

**Uploaded Submission Details**

[https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/df64e1769922b67e42c3f9e79bf044b678f24d88/file\\_answers/files/006/051/565/original/Lind\\_St\\_Rezoning.pdf?1448449066](https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/df64e1769922b67e42c3f9e79bf044b678f24d88/file_answers/files/006/051/565/original/Lind_St_Rezoning.pdf?1448449066)

## Disclosure Statement

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Right to Information Release



Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163

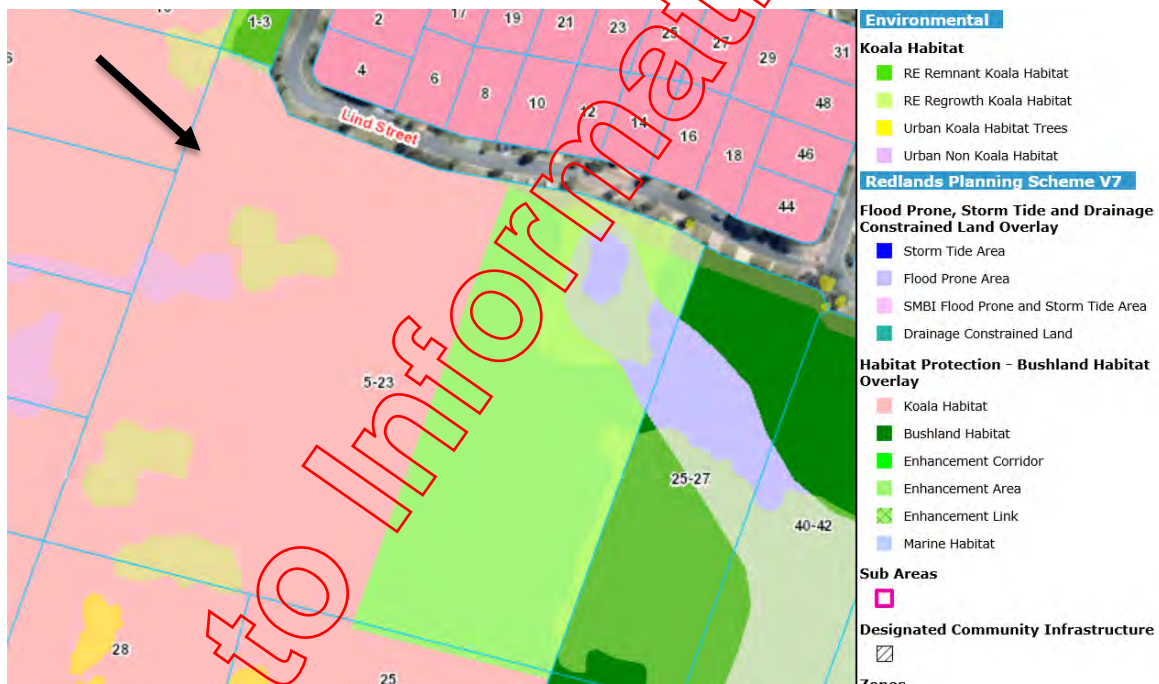
## OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3

### Current Overlay



The important existing overlays on the Redland City Council website for this land include:

- Koala Habitat & Re-Growth Koala Habitat
- Habitat Protection - Enhancement area
- Flood prone
- Medium Bushfire hazard

## Grounds for Objection

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, from Park Residential to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above.

The objection is based on the following:

### Environment

1. The current zoning of the section of Lind Street is - Park Residential. This is listed under the "Conservation" heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m<sup>2</sup> and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m<sup>2</sup>) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife, myself, my family, my neighbors and the surrounding existing landholders.
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#### Built Form and Density

8. The "Overall Outcomes for Park Residential Zone Code" as per 4.17.7 include 5 key characteristics, one of which is "Amenity". This includes "contributing to a visual transition between urban and rural or bushland areas". Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400m<sup>2</sup> block size, the zone would not provide the transition referred to. If 400m<sup>2</sup> blocks were to abut the existing acreages, there is no transition. The inclusion of Low Density Development of 400m<sup>2</sup> blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the estate.
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difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegunfusz road.

#### Potential Flooding Impact

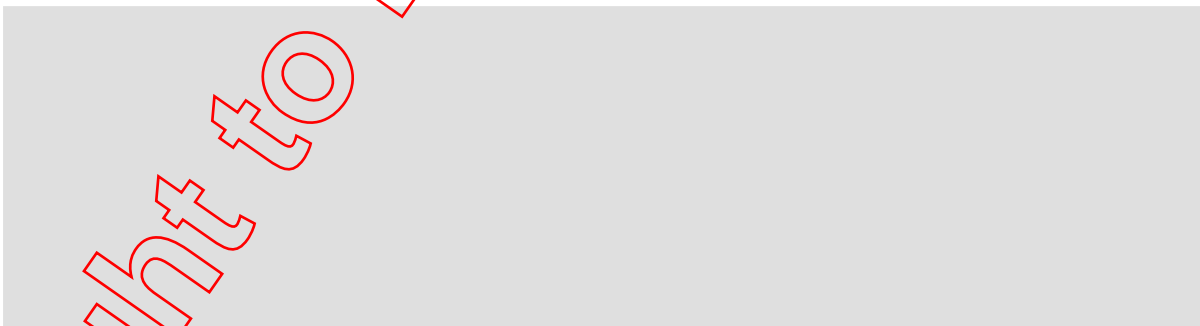
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18. The area south of Lind Street does not have sewerage but instead relies on alternate treatment systems (septic). Residents have already invested in septic systems. A concern is held that they may be later requested to make a contribution to connect to the sewerage infrastructure that will be required to be constructed?

#### Summary

The current character of the estate is embodied by the prevalence of nature in an urban environment, children playing in the narrow suburban streets and low traffic volumes (except for the Conley Avenue in school times). The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife, reduce the ambience created by the green space and overall destroy the character of the estate for existing residents.

To be clear, I am not opposed to the development of the land in question with the **existing planning scheme, (6 x 6000m<sup>2</sup> acreage blocks with 2000m<sup>2</sup> building envelopes)** However rezoning the property to low density residential, which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the green spaces. Please do not destroy what we came here to enjoy.





**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Wednesday, 25 November 2015 11:40 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 238

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

QLD

**Postal Address Country**

As above

**Email address**

No Answer

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

Lind Street

**Property Address Street Line 2**

5-23

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

No Answer

**Plan Type**

No Answer

**Plan No**

249470

**Which of the following categories best describes the content of your submission?**

- Area / property specific
- Centres and economy
- Environment
- Infrastructure / transport / community facilities
- Land use / housing / subdivision
- Natural hazards
- Regional planning and growth management
- Other / drafting

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

As a Rate payer and local resident, I strongly object to the current council process and attitude of both the Mayor and some Councillors in respect to the level of non-assistance and miss- information in addressing such a serious issue that impacts on the local residents as well as other similar Redlands "planning" hot spots. It would appear that Council are preferencing land developers and making it very difficult for ratepayers to view and review the impacts of their decisions. Also, unless proven to the contrary, I also have doubts that Council will actually read/consider or respond to my objection as we have had little or no assistance from our Division 3 Councillor in this regard.. In respect to my objection on Compliance: • "Overall Outcomes for Park Residential Zone Code" as per 4.17.7 include 5 key

characteristics, one of which is "Amenity". This includes "contributing to a visual transition between urban and rural or bush land areas". Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400 m2 block size, the zone would not provide the transition referred to. If 400 m2 blocks were to abut the existing acreages, there is no transition. • The inclusion of Low Density Development of 400 m2 blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the surrounding estates. • Under 4.17.7 the Overall Outcomes for the Park Residential Zone require for the (b) Built Form and Density that (iv) "Building appearance is compatible with the preservation of semi-rural bush land setting". Given the acreage lots may have multiple lots abutting their property under a low density residential zone, the it would not be possible to preserve the appearance of a semi-rural bush land and clearly no transition from rural to urban. Other Objection issues: •

I ask that the present Councillors as elected servants to ALL rate payers must not allow the 3.7ha property south of Lind Street, Thornlands, to be zoned Low Density Residential as

from the Land Agent and Council that the parcel of land in question was designated for "larger blocks".

The minimum block size should be comparable to existing blocks i.e. with frontages of not less than 20 m and an area of not less than 600 sq m. • Also for new developments, the road ways should be wider to properly accommodate local traffic as well as emergency service vehicles.

Thornlands Qld

### Uploaded Submission Details

No Answer

### Disclosure Statement

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Thursday, 26 November 2015 12:48 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 301

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

4164

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Environment

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

1. The current zoning of the section of Lind Street is - Park Residential. This is listed under the "Conservation" heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m2 and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m2) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife, myself, my family, my neighbors and the surrounding existing landholders.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**



If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the **Information Privacy Act 2009**. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Released

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Thursday, 26 November 2015 12:56 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 303

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

4164

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Environment

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

The land at 5-23 Lind Street backs on to acreage blocks which currently have building envelopes and environmental protection overlays. For example, trees cannot be cut down and building is restricted to portions of their total blocks. In essence, these are restrictions to ensure that those existing residents do not detrimentally impact on the character of the area and are a reflection of the importance of the wildlife area. The rezoning to low density significantly contrasts to the existing zoning of habitat protection as any development would result in the removal of habitat for wildlife, loss of green space and loss of amenity.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government

guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the **Information Privacy Act 2009**. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Thursday, 26 November 2015 12:58 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 304

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

4164

**Email address**

[Redacted]

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Environment

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

The block in question currently has a flood prone overlay. Water flows from the western side of the block to the north east to the storm water detention basin and provides a water source and habitat to the many Curlews, Water Fowl, Ducks, local Pheasants, Lorikeets, Cockatoos, (including Black Cockatoos), the local Wallaby population and Turtles. The proposed rezoning to low density would have a detrimental impact on the local wildlife and the amenity of the residents who live in the area.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to

publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

✂ **Clip & Send To:**

Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
Reply Paid 21  
CLEVELAND QLD 4163



Dear Sir

I write to lodge my objection to the Draft Redland City Plan 2015. The facts and circumstances supporting my objection are: (1) the Redlands Land Supply Review 2014 (Urbis) shows there is **adequate land already zoned** to accommodate projected population growth to 2041; (2) the Redlands 2030 Community Plan seeks to **determine the limits** of population growth; and (3) the State Government has confirmed that Councils may revise dwelling targets (**reduce levels of population growth**) should they wish to do so.

**I STRONGLY OBJECT TO:**

1. **Rezoning and sale of Council-owned parks, bushland & open space** throughout the Redlands which will reduce our greenspace amenity, destroy koala habitat and intensify development in already-developed urban areas.
2. **Further densification through subdivision ("infill")** of the heavily developed urban areas of the Redlands when there is enough land already designated to accommodate population growth.
3. **Removal of all habitat/ tree protection** on lots under 2000m2 as this comprises most of the Redlands' leafy urban areas – where our urban koalas live.
4. **Further expansion of small lot housing developments** as planned in the area between Bunker Road and Double Jump Road, Victoria Point.
5. **Removal of habitat/ tree protection** on properties in the Rural Zone, enabling the clearing of 2500m2 of bush per property without Council control or approval.
6. **Designation of huge tracts of rural land** in Thornlands (area bounded by Taylor Road, Woodlands Drive & Springacre Road) AND in Southern Redland Bay as future urban growth investigation areas – ie, more urban expansion.
7. **Changes to the Rural Zone** which allow extra dwellings, new uses and associated clearing without Council control and approval (including the creeklines and significant, old growth habitat) and which, if abused, could lead to systematic degradation of Redlands' rural lands as a precursor to even more urbanisation.
8. **Removal of the Conservation Zone and the Environmental Protection Zone** from private properties, leaving most of Redlands' highly important and sensitive environmental areas unprotected and subject to clearing.

9. Further (own words) NO 400 sq.mt Lots IN  
only Acres [Redacted]

Signature [Redacted]  
Name [Redacted]  
Street Address [Redacted]  
Suburb [Redacted]

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Tuesday, 24 November 2015 7:46 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission23

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

qld

**Postal Address Country**

Australia

**Email address**

No Answer

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Land use / housing / subdivision

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

please stop putting houses

It 's a beautiful area and I like the animals.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.



# Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Friday, 27 November 2015 7:24 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission345

**Categories:** Purple Category

Anonymous User just submitted the survey 'City Plan Submission' with the responses below

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

## Property Details

Does your submission relate to a specific property? If so, please provide the details of the property

### Property Address Street Line 1

5-23 Lind street

### Property Address Street Line 2

No Answer

### Property Address Suburb

THORNLANDS, QLD

### Lot number

800

### Plan Type

SP

### Plan No

155697

### Which of the following categories best describes the content of your submission?

Land use / housing / subdivision

## Submission Details

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

## Your Submission Details

I want to object to the change in the zoning of the land My biggest concern is the increase in traffic especially around school time. There are two schools in the area and it gets very congested already. My family enjoy the wildlife in the area due to the dam across the road and the open space. The proposed rezoning is not consistent with the surrounding blocks of land and would be out of place. Thank you

## Uploaded Submission Details

No Answer

## Disclosure Statement

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the **Information Privacy Act 2009**. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

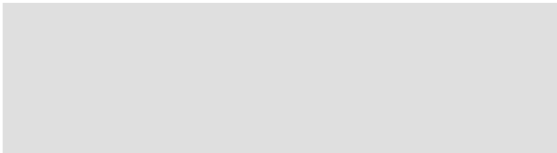
Right to Information Released

**Carissa Bell**

---

**From:** [REDACTED]  
**Sent:** Thursday, 26 November 2015 3:28 PM  
**To:** Corporate eMailbox  
**Subject:** Draft Redland City Plan 2015 Submission [REDACTED]  
**Attachments:** Submission Redland City Plan 2015.Lind St.doc

Please find attached Draft City Plan 2015 Submission  
Thank you



Right to Information Release



**Carissa Bell**

---

**From:** [REDACTED]  
**Sent:** Wednesday, 25 November 2015 3:38 PM  
**To:** Corporate eMailbox  
**Subject:** Draft Redland City Plan 2015 [REDACTED]  
**Attachments:** RCC Objection to Rezoning.docx

Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council

Dear Sir,  
Please find attached my objection to the Rezoning of 5-23 Lind Street, Thornlands as Low Density Residential. I would appreciate my attached Objection being listed with other Objections pertaining to this matter. If telephone contact is required [REDACTED] at any time convenient to you.

Regards,  
[REDACTED]

Right to Information Release

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Wednesday, 18 November 2015 10:14 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission 54

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

Nil

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

QLD

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Area / property specific

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I believe the subject property should be included in the LDR2 precinct to preserve the amenity of adjoining properties to the west and south, and to avoid adverse traffic/movement situations on Lind Street and the roundabout with Ziegenfusz Road, and most importantly to facilitate safe wildlife movement and preservation of habitat in the adjoining environmentally significant land to the east. LDR2 provides POs which support retention of habitat, and that is important in this area. Leaving the area without a protecting precinct would permit subdivision to 400m2 and restrict the safe movement of wildlife from the properties on Trundle Road through to the corridor to the east. [REDACTED] regularly see wallabies and significant birdlife in that area. I understand the need to accommodate additional people, but please ensure this does not compromise the values that makes this area special.

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the **Information Privacy Act 2009**. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Released

**Carissa Bell**

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**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Monday, 23 November 2015 8:15 PM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission12

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

REDLAND BAY, QLD

**Postal Address State**

QLD

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

No Answer

**Plan Type**

No Answer

**Plan No**

No Answer

**Which of the following categories best describes the content of your submission?**

- Area / property specific
- Environment
- Land use / housing / subdivision
- Regional planning and growth management

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

Chief Executive Officer Attention: Draft Redland City Plan 2015 Redland City Council PO Box 21 Cleveland, QLD 4163  
**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**  
The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street. A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.  
Property Number: 249470 Legal Description: Lot 800 SP 155697 Division Number: 3  
Grounds for Objection Lind Street current zoning in PD On-Line (click to enlarge) Lind Street current zoning in PD On-Line (click to enlarge) I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above. The objection is based on the following: Environment 1. The current zoning of the section

of Lind Street is – Park Residential. This is listed under the “Conservation” heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m<sup>2</sup> and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m<sup>2</sup>) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife, myself, my family, my neighbors and the surrounding existing landholders. Current overlays (click to enlarge) Current overlays (click to enlarge) 2. The land at 5-23 Lind Street backs on to acreage blocks which currently have building envelopes and environmental protection overlays. For example, trees cannot be cut down and building is restricted to portions of their total blocks. In essence, these are restrictions to ensure that those existing residents do not detrimentally impact on the character of the area and are a reflection of the importance of the wildlife area. The rezoning to low density significantly contrasts to the existing zoning of habitat protection as any development would result in the removal of habitat for wildlife, loss of green space and loss of amenity. 3. The block in question currently has a flood prone overlay. Water flows from the western side of the block to the north east to the storm water detention basin and provides a water source and habitat to the many Curlews, Water Fowl, Ducks, local Pheasants, Lorikeets, Cockatoos, (including Black Cockatoos), the local Wallaby population and Turtles. The proposed rezoning to low density would have a detrimental impact on the local wildlife and the amenity of the residents who live in the area. 4. The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of both wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents. 5. The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area. 6. The current zoning of Park Residential allows the retention of native plants. (4.17.7 (2) (d) (i) e.) As the native plants are consumed by the local fauna. For example, Wallabies eat the local grass and Cockatoos eat the Shee Oak trees. If the protection for the food of the wildlife is removed by lower density and even if it is taken away and later replaced by replanting in whatever vacant land remains left, the existing land based animals such as wallabies would either move or starve. The construction of 400m<sup>2</sup> blocks is not consistent with supporting local wildlife. 7. I note that the Enhancement Area for bushland has been removed from the Proposed Plan. The retention of this overlay is a fundamental barrier to the urban areas and a buffer between the Environmentally Significant zones to the east of the block. I note that the wallabies appear to require adequate distance to live in the area as the urban noise and movement scares them. It is crucial that this overlay remains so that the Environmentally Significant zone is fully usable for wildlife. Removing this Enhancement Area will result in the Environmentally Significant zone simply become the next buffer zone! It will result in the destruction of wildlife in this area. Built Form and Density Lind Street proposed zoning in the Draft City Plan showing a large block excluded from LDR2 zoning (click to enlarge) Lind Street proposed zoning in the Draft City Plan showing a large block excluded from LDR2 zoning (click to enlarge) 8. The “Overall Outcomes for Park Residential Zone Code” as per 4.17.7 include 5 key characteristics, one of which is “Amenity”. This includes “contributing to a visual transition between urban and rural or bushland areas”. Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400m<sup>2</sup> block size, the zone would not provide the transition referred to. If 400m<sup>2</sup> blocks were to abut the existing acreages, there is no transition. The inclusion of Low Density Development of 400m<sup>2</sup> blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the estate. 9. Under 4.17.7 the Overall Outcomes for the Park Residential Zone require for the (b) Built Form and Density that (iv) “Building appearance is compatible with the preservation of semi-rural bushland setting”. Given the acreage lots may have multiple lots abutting their property under a low density residential zone, the it would not be possible to preserve the appearance of a semi-rural bushland and clearly no transition from rural to urban. Traffic, Parking, Emergency Vehicle and Service Vehicle Access 10. The proposed access to the Lind Street property is stated as being through “similar Low Density Residential”. Given that low density can now include blocks as low as 400m<sup>2</sup>, the impact on the residents currently living

on the access – Lind Street – could be considerable. The “similar” current blocks are approximately 700 m<sup>2</sup> with approximately 20 metre frontages. Given the low density blocks may be as small as 400m<sup>2</sup> the “similar” blocks are almost double in size and potentially double the street frontage. I consider the statement in the flyer in the City Plan is misleading when it states that “the site is ... accessed through a similar Low Density Residential area” as allowing 400m<sup>2</sup> lots (i.e. halving the lot size) is at odds with the existing development and should not be considered “similar”. 11. At the time of purchasing, a covenant existed which restricted development to ensure the development standards and planning scheme intent was maintained for the area. The development of smaller size blocks with access roads from Lind Street will reduce the tranquility of the area by the addition of considerably more traffic. Parking on streets at Lind Street is already a challenge with the narrow road only just sufficient for garbage truck pickup and emergency vehicle access. The additional proposed development will result in additional traffic movements and parking requirements which I believe would not be sufficiently catered for by the existing infrastructure. 12. The proposed rezoning allows smaller size blocks of 400m<sup>2</sup>. Given the total area of 37000 metres and that blocks could be as small as 400m<sup>2</sup>, it is possible that up to 92 blocks (less the provision of roads) could be built on that land. Given most families have two vehicles and traffic planning guidelines suggest nine traffic movements per car per day, the existing residents in the “Lind Street access” would be exposed to considerably more traffic volumes, traffic noise and vehicle lights. Based on the traffic movements, my family residing in a narrow residential street would be exposed to approximately 900 vehicle movements instead of the peaceful amenity of bush land frontage. This provides a considerable decrease in amenity for local residents. 13. The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. If residents were to park on either side of the road it would block it. Residents already currently park on the vacant side of Lind Street as a courtesy to prevent any impact on traffic. Given the rezoning may result in much smaller lot sizes, the access road will likely become very congested and existing residents would need to park on the road instead of the footpath as the vacant side of Lind Street would also be utilised by new residents or guests parking their cars on the road. This would block the street. Residents’ safety could be at risk as emergency services vehicles such as ambulances and fire engines may be obstructed due to the congestion of vehicles and narrow roads. 14. Part of the area and the area south west of the Lind Street block is also zoned a medium bushfire hazard. The proposed rezoning to low density residential will logically increase the presence of vehicles in the area and with the very narrow residential streets, restrict the access to emergency vehicles if there was a fire, putting residents (including the additional proposed residents), dwellings, wildlife and nature at high risk. 15. The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfusz Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times. The addition of up to 100 – 200 new vehicles accessing this roundabout would adversely impact on the ability of residents to egress the estate. Given parents/carers dropping children off at school already park in Conley Avenue and Trundle Street this will create considerable traffic issues given the narrow streets. The increase in population and cars may endanger the safety of school aged children and their carers. In addition, previously during heavy downpours, this roundabout has flooded which has prevented two wheel drive vehicles from departing the estate. 16. As many residents work in Brisbane city, the provision of transport services is an important element for residents in the Lind Street surrounds. The only direct bus available for residents walking to a stop is the 273 (other further away stops require driving to the stop). The closest stop is on Moselle Drive. Given Ziegenfusz is already busy especially at peak work and school times and yet to be fully impacted by the increase in traffic volumes from the recent Pinklands developments, Ziegenfusz Road already very busy would be difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegenfusz road. Potential Flooding Impact 17. Given part of the lot is already marked as flood prone, the flow of water will be impacted by the developer and the eventual residences that are proposed to be built on the site. This may adversely impact on the existing adjacent residences and local watercourses as the timing of water flows down the hill will be altered. Although there has been no issue to date to the existing residences, altering the timing of water flows by any proposed development may create a flooding issue. 18. The area south of Lind Street does not have sewerage but instead relies on alternate treatment systems (septic). Residents have already invested in septic systems. A concern is held that they may be later requested to make a contribution to connect to the sewerage infrastructure that will be required to be constructed? Summary The current character of the estate is embodied by the prevalence of nature in an urban environment, children playing in

the narrow suburban streets and low traffic volumes (except for the Conley Avenue in school times). The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife, reduce the ambience created by the green space and overall destroy the character of the estate for existing residents. To be clear, I am not opposed to the development of the land in question with the existing planning scheme. However rezoning the property to low density residential which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks. People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the green spaces. Please do not destroy what we came here to enjoy.

### Uploaded Submission Details

No Answer

### Disclosure Statement

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Right to Information Release

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Tuesday, 24 November 2015 7:33 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission20

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

ALEXANDRA HILLS, QLD

**Postal Address State**

qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5 - 23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Land use / housing / subdivision

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I am a resident of Alexandra Hills My family and I are concerned with the Redland City Draft Plan and object. My main concern is the level of development intensity in the Redlands. The development will change the feel of the area if housing is too dense. The location contains lots of wildlife my family love to see Traffic will be increased considerably during peak times in the estate. I am concerned because this development may affect the whole of Redlands not Just where I will be living. Councils pro development push will destroy the great feel of the Redland area. Thanks you

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

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Right to Information Released

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Tuesday, 24 November 2015 7:38 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission21

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

[Redacted]

**Postal Address State**

Qld

**Postal Address Country**

Australia

**Email address**

[Redacted]

**Property Details**

Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

SP

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Land use / housing / subdivision

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

Just a quick note to let you know that I oppose the development in Lind Street. [redacted] [redacted] are worried by the development push in the redland city. Block sizes are becoming too small and the wildlife will be effected [redacted]

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and

the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

Right to Information Release

**Carissa Bell**

---

**From:** Your Say Redlands <notifications@engagementhq.com>  
**Sent:** Tuesday, 24 November 2015 7:42 AM  
**To:** Corporate eMailbox  
**Subject:** Anonymous User completed City Plan Submission22

Anonymous User just submitted the survey 'City Plan Submission' with the responses below.

**Your Details**

**Title**

[Redacted]

**First Name**

[Redacted]

**Surname (Family name)**

[Redacted]

**Organisation**

No Answer

**Postal Address Street Line 1**

[Redacted]

**Postal Address Street Line 2**

No Answer

**Postal Address Suburb**

THORNLANDS, QLD

**Postal Address State**

Qld

**Postal Address Country**

Australia

**Email address**

No Answer

**Property Details**



Does your submission relate to a specific property? If so, please provide the details of the property

**Property Address Street Line 1**

5-23 Lind Street

**Property Address Street Line 2**

No Answer

**Property Address Suburb**

THORNLANDS, QLD

**Lot number**

800

**Plan Type**

sp

**Plan No**

155697

**Which of the following categories best describes the content of your submission?**

Infrastructure / transport / community facilities

**Submission Details**

Please provide the details of your submission. Where relevant, please include: - Aspects of the Draft City Plan 2015 that you support or object to; - Include the grounds (reasons) for the submission and the facts and circumstances relied on in support of the grounds; - References to specific sections of the Draft City Plan 2015

**Your Submission Details**

I don't want you to chase the wildlife away

**Uploaded Submission Details**

No Answer

**Disclosure Statement**

If you wish to make a formal submission you will need to provide your personal details. Your name and address are required for your online submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in the Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.

# Right to Information Release

**Make sure you understand how the planning scheme affects your property and have your say on future planning for the City. If we've got it right let us know, if we can make it better, tell us how.**

Now is the time to get involved with Draft Redland City Plan 2015. Lodge a submission during the public consultation period which closes at 4:30 on 27 November, 2015.

**Make your say count** - under the *Sustainable Planning Act 2009*, for a submission to be considered it must be 'properly made', which means submissions must:

- be received during the public consultation period;

- be in writing and, unless the submission is lodged electronically, be signed by each person who made the submission;
- state the name and residential or business address of each person who made the submission; and
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds.

**Save time by lodging your submission electronically, you can even attach your submission as a pdf or word document. The electronic submission form can be found at [www.redland.qld.gov.au/cityplan](http://www.redland.qld.gov.au/cityplan)**

## Your details

## Does your submission relate to a specific property? If so, please provide the details of the property

Address 1:

Address 2:

Suburb:

### Property description (found on your rates notice - optional):

Lot number:

Plan Type:

/Plan No:

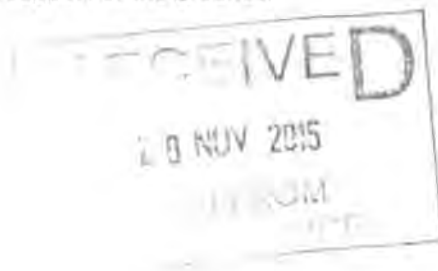
## Which of the following categories best describes the content of your submission? You can tick more than one

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Area / property specific | <input type="checkbox"/> Infrastructure / transport / community facilities | <input type="checkbox"/> Natural hazards                         |
| <input type="checkbox"/> Centres and economy      | <input checked="" type="checkbox"/> Land use / housing / subdivision       | <input type="checkbox"/> Regional planning and growth management |
| <input type="checkbox"/> Environment              |  | <input type="checkbox"/> Other / drafting                        |

## Submission details - please provide the details of your submission, including:

- Specific sections of Draft Redland City Plan 2015 that you support or object to
- Grounds (reasons) for the submission, and the facts and circumstances relied on in support of the grounds.

ATTACHED



please turn over

Draft Information Release

Please indicate if you have attached more information

## Make your submission

**Online:** [www.redland.qld.gov.au/cityplan](http://www.redland.qld.gov.au/cityplan)

**Email:** [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au) (please add "City Plan Submission", in the subject line).

### By Mail:

Chief Executive Officer  
Att: Draft Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland Qld 4163

### Customer service centres:

**Cleveland:**  
Cnr Bloomfield and Middle Streets  
Cleveland 4163  
Monday-Friday, 8.30am to 4.30pm  
Saturday and Sunday, closed

### Capalaba:

Noeleen St, Capalaba Place  
(adjacent to Capalaba bus station  
and library)  
Monday-Friday, 8.30am to 4.30pm  
Saturday and Sunday, closed

**Disclosure Statement:** If you wish to make a formal submission you will need to provide your personal details. Your name, address, and signature (if not an online submission) are required for your submission to be considered "properly made" under State Government guidelines. If you are making the submission on behalf of an organisation, Council reserves the right to publish the details of that organisation in Draft Redland City Plan 2015 submission reporting. Your personal information will otherwise be treated in accordance with Council's Information Privacy Policy and the *Information Privacy Act 2009*. Your personal information won't be published or provided to any other person or agency without your consent unless we are required by law to do so.



Housing



Economy



Safety



Environment



Infrastructure

Visit [www.redland.qld.gov.au/cityplan](http://www.redland.qld.gov.au/cityplan)



Redland  
CITY COUNCIL



## Regarding Proposed Rezoning 3.7ha Land

### 5-23 Lind Street, Thornlands

You may, or may not be aware, that Redland City Council is proposing to rezone the 3.7 ha block South of Lind Street, from Park Residential (small acreage allotments) to Low Density Residential.

**Low Density Residential consists of blocks from as small as 400m<sup>2</sup>, potentially adding up to 100 new dwellings to our neighborhood.**

This rezoning has caused concern as :

- The proposed area is a koala habitat and Enhancement Corridor for Bushland Habitat Protection.
- Loss of our local wildlife and their habitat (Wallabies, Curlews, Coucal Pheasant, Cockatoos, Black Cockatoo—a local endangered species, Water Fowl, Lorikeets)
- The block in question currently has a flood prone overlay. Water flows to the storm water dam and provides a water source and habitat for the above mentioned species
- Part of the land is zoned medium bushfire hazard overlay.
- Surrounding acreage properties possess Building Envelopes and Bushland Protection Overlays restricting dwelling size and land clearing.
- The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfusz Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times.
- An additional 100-200 cars per day on already heavily congested roads
- The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. Parking on both sides of the street currently blocks all access
- Increased noise and air pollution

***The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife and overall destroy the character of the estate for existing residents.***

***People come to the Redlands to get out of the cramped city living and enjoy the green open space.***





Public Information Release

Please indicate if you have attached more information

### Make your submission

**Online:** [www.redland.qld.gov.au/cityplan](http://www.redland.qld.gov.au/cityplan)

**Email:** [rcc@redland.qld.gov.au](mailto:rcc@redland.qld.gov.au) (please add "City Plan Submission", in the subject line).

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Cleveland 4163  
Monday-Friday, 8.30am to 4.30pm  
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Noeleen St, Capalaba Place  
(adjacent to Capalaba bus station  
and library)  
Monday-Friday, 8.30am to 4.30pm  
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✂ Clip & Send To:



Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
Reply Paid 21  
CLEVELAND QLD 4163

Dear Sir

I write to lodge my objection to the Draft Redland City Plan 2015. The facts and circumstances supporting my objection are: (1) the Redlands Land Supply Review 2014 (Urbis) shows there is **adequate land already zoned** to accommodate projected population growth to 2041; (2) the Redlands 2030 Community Plan seeks to **determine the limits** of population growth; and (3) the State Government has confirmed that Councils may revise dwelling targets (**reduce levels of population growth**) should they wish to do so.

**I STRONGLY OBJECT TO:**

1. **Rezoning and sale of Council-owned parks, bushland & open space** throughout the Redlands which will reduce our greenspace amenity, destroy koala habitat and intensify development in already-developed urban areas.
2. **Further densification through subdivision** ('infill') of the heavily developed urban areas of the Redlands when there is enough land already designated to accommodate population growth.
3. **Removal of all habitat/ tree protection** on lots under 2000m<sup>2</sup> as this comprises most of the Redlands' leafy urban areas – where our urban koalas live.
4. **Further expansion of small lot housing developments** as planned in the area between Bunker Road and Double Jump Road, Victoria Point.
5. **Removal of habitat/ tree protection** on properties in the Rural Zone, enabling the clearing of 2500m<sup>2</sup> of bush per property without Council control or approval.
6. **Designation of huge tracts of rural land** in Thornlands (area bounded by Taylor Road, Woodlands Drive & Springacre Road) AND in Southern Redland Bay as future urban growth investigation areas – ie, more urban expansion.
7. **Changes to the Rural Zone** which allow extra dwellings, new uses and associated clearing without Council control and approval (including the creeklines and significant, old growth habitat) and which, if abused, could lead to systematic degradation of Redlands' rural lands as a precursor to even more urbanisation.
8. **Removal of the Conservation Zone** and the **Environmental Protection Zone** from private properties, leaving most of Redlands' highly important and sensitive environmental areas unprotected and subject to clearing.



✂ Clip & Send To:

Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
Reply Paid 21  
CLEVELAND QLD 4163

REDLAND CITY COUNCIL

DATE RECEIVED

19 NOV 2015

Dear Sir

CUSTOMER SERVICE

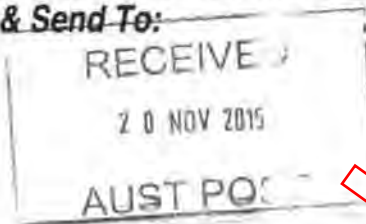
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8. **Removal of the Conservation Zone and the Environmental Protection Zone** from private properties, leaving most of Redlands' highly important and sensitive environmental areas unprotected and subject to clearing.
9. **Further** (own words) - **REZONING OF SMALL ACREAGE**

LAND BEHIND ST THORNLANDS - L.D. RESIDENTIAL

✂ **Clip & Send To:**



Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
Reply Paid 21  
CLEVELAND QLD 4163

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7. **Changes to the Rural Zone** which allow extra dwellings, new uses and associated clearing without Council control and approval (including the creeklines and significant, old growth habitat) and which, if abused, could lead to systematic degradation of Redlands' rural lands as a precursor to even more urbanisation.
8. **Removal of the Conservation Zone and the Environmental Protection Zone** from private properties, leaving most of Redlands' highly important and sensitive environmental areas unprotected and subject to clearing.
9. **Further** (own words) - IN PARTICULAR PROPOSED REZONING

OF 5-23 KIND ST THORNLANDS



✂ **Clip & Send To:**

Chief Executive Officer  
Attention: Draft Redland City Plan 2015  
Redland City Council  
Reply Paid 21  
CLEVELAND QLD 4163



Dear Sir

I write to lodge my objection to the Draft Redland City Plan 2015. The facts and circumstances supporting my objection are: (1) the Redlands Land Supply Review 2014 (Urbis) shows **there is adequate land already zoned** to accommodate projected population growth to 2041; (2) the Redlands 2030 Community Plan seeks to **determine the limits** of population growth; and (3) the State Government has confirmed that Councils may revise dwelling targets (**reduce levels of population growth**) should they wish to do so.

**I STRONGLY OBJECT TO:**

1. **Rezoning and sale of Council-owned parks, bushland & open space** throughout the Redlands which will reduce our greenspace amenity, destroy koala habitat and intensify development in already-developed urban areas.
2. **Further densification through subdivision** ("infill") of the heavily developed urban areas of the Redlands when there is enough land already designated to accommodate population growth.
3. **Removal of all habitat/ tree protection** on lots under 2000m<sup>2</sup> as this comprises most of the Redlands' leafy urban areas – where our urban koalas live.
4. **Further expansion of small lot housing developments** as planned in the area between Bunker Road and Double Jump Road, Victoria Point.
5. **Removal of habitat/ tree protection** on properties in the Rural Zone, enabling the clearing of 2500m<sup>2</sup> of bush per property without Council control or approval.
6. **Designation of huge tracts of rural land** in Thornlands (area bounded by Taylor Road, Woodlands Drive & Springacre Road) AND in Southern Redland Bay as future urban growth investigation areas – ie, more urban expansion.
7. **Changes to the Rural Zone** which allow extra dwellings, new uses and associated clearing without Council control and approval (including the creeklines and significant, old growth habitat) and which, if abused, could lead to systematic degradation of Redlands' rural lands as a precursor to even more urbanisation.
8. **Removal of the Conservation Zone and the Environmental Protection Zone** from private properties, leaving most of Redlands' highly important and sensitive environmental areas unprotected and subject to clearing.

will be required to be constructed?

## Summary

The current character of the estate is embodied by the prevalence of nature in an urban environment, children playing in the narrow suburban streets and low traffic volumes (except for the Conley Avenue in school times). The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife, reduce the ambience created by the green space and overall destroy the character of the estate for existing residents.

To be clear, I am not opposed to the development of the land in question with the existing planning scheme. However rezoning the property to low density residential which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the green spaces.

Please do not destroy what we came here to enjoy.



## Objections to City Plan rezoning – Lind Street Thornlands



Community gathering to discuss the council's proposal to rezone land (behind the people) in Lind Street, Thornlands

### Residents gather to discuss Draft City Plan

**A**bout 45 residents gathered in Lind Street, Thornlands this afternoon to discuss the Redland City Council's Draft City Plan.

Of particular concern is a proposal that part of Lind Street be rezoned from minimum block size of 6,000 sqm to allow residential development with an average lot size of 400 sqm.

Local residents discussed the proposed rezoning for this area and its likely impacts which include loss of significant trees and a huge increase in traffic volumes.



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(<http://redlands2030.net/swag-says-enjoy-dont-destroy/>)  
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Community gives red light to Draft City Plan  
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Secretive plans for rezoning and sale of 16 parks revealed in Draft City Plan  
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In "City Plan 2015"

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**To The Chief Executive Officer,**

**Attention Draft Redland city Plan 2015**

**Redlands City Council**

**Reply Paid 21**

**Cleveland QLD 4163.**



**Strongly Object to the Following.**

**The Mayor and Councillors having closed meetings about**

**What they think is best for the people of Redlands City.**

**We have had to make sacrifice's to live here and when it came time to have this land redeveloped as the rates were becoming sky high. We had to comply with council requests.**

**The idea that you have to rezone our land into 400 square metre blocks. There is no support for this to happen from council. Where does the wildlife go? What will happen to the water course in the middle of all this?**

**You not only want to rezone the lots in Lind Street it show that you want to rezone from Boundary Road to Zigunfusz Road.**



**Right to Information**



I find this Mayor and Council to be just money grabbing and do not care what really happens to this beautiful City. You all should be made accountable.

Signature:-

[Redacted signature area]

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Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163



I object to the rezoning of 5-23 Lind Street Thornlands (Lot 800 Plan SP155697) from Park Residential Zone to Low Density Residential Zone as part of Redland City Plan 2015.

This objection is based upon

- a) Inadequate rezoning procedures
- b) Environmental concerns
- c) Bushfire Hazard
- d) Built Form and Density
- e) Traffic, parking, emergency vehicle and service vehicle access
- f) Flooding and Stormwater



The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3



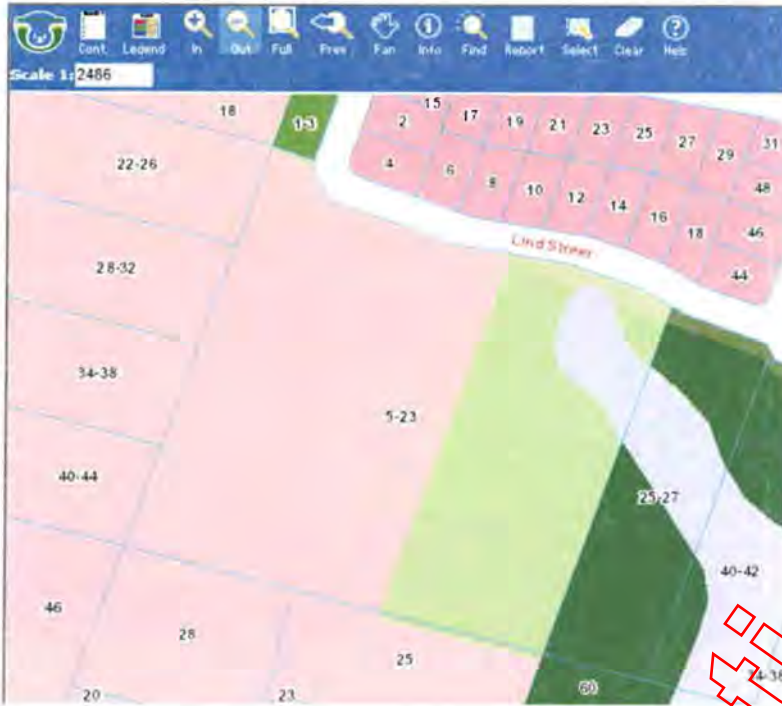
My desired outcomes would be

1. Rejection of the rezoning and maintenance of the current development plan with 6000m2 lots (LDR2)
2. Modification of the rezoning to LDR1 zone with 2000m2 lots
3. [REDACTED] rezoning to extend the development parcel

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## Current Overlay



The existing overlays on the Redland City Council website for this land include:

- Koala Habitat
- Habitat Protection - Enhancement area
- Flood prone
- Medium Bushfire hazard

- Koala Habitat
- Bushland Habitat
- Enhancement Corridor
- Enhancement Area

### a. Inadequate rezoning procedures.

(i) Normal processes were followed to develop the site into the approved six lot development from May 2004 until now, existing in a few different Strategic Plans as a Park Residential Zone. The current proposal is for a Zoning change from Park Residential Zone (RPS V7 or the equivalent LDR2 Zone in Redland City Plan 2015) to LDR producing new lots 1/15th of the currently approved size.

In discussion with a Redland Town Planner, I was informed that this current rezoning submission appears to be based upon a letter of request from the land owners, Mr KN and Mrs MA Lind of Manly. No Reconfiguration Plan or Development Plan for the reconfigured lots has been presented.

(ii) Rezoning the land without due process circumvents significant checks and balances which are in place to preserve the features of the environment and bushland habitat values. This is governed by State and Local laws. For example no Ecological or Environmental Assessments have been performed (Policies 4 and 5), nor a Social and Economic Impact Assessment (Policy 12).

(iii) The Bushfire Hazard overlay has changed from RPS V7 to CityPlan 2015 for no explicable reason. The RPS V7 overlay currently encompasses the eastern quarter of the Lot as a medium bushfire hazard which imposes significant safety measures (RPS V7 Policy 1, CityPlan 8.2.2) on any development plans. The trees have continued to grow, so the risk is increasing with time.

(iv) Delayed development.

An extension of an existing development approval was issued in 2011, (Archive 2011/28092011).

This was after extensions in June 2008 for two years, and July 2010 for one year, and two years again in 2011. I am not aware of any extensions since then. Infrastructure contributions were paid 24/05/2010. Comment was made that although a two year extension was granted in 2011, they should have completed civil and environmental works within 12 months.

(v) The recent approval of the Serpentine Creek Road development in southern Redland Bay of 4000 homes, in conjunction with the South-East Thornlands and Kinross developments removes pressure for smaller lot developments. Due process for infill should be observed.

(vi) Rezoning this Lot would not have been possible via a simple letter without the formal processes if applied against the RPS V7 if in effect, or against the proposed CityPlan 2015 if in full effect, so why should it be considered without due process just because there is a change-over between the two plans.



**b. Environment**

(i) Under RPS V7 this is zoned Parkland Residential, and was granted a development permit for a Reconfiguration of a Lot to create six new lots in May 2004. The details of the development submission are found in the August 2005 Workshop 06 item 27. It remained approved as a Park Residential development until this proposal in the CityPlan 2015.

The Officer Comments in Workshop 06.27 state it:

- is a Special Protection Area
- is in a wider locality of established Park Residential development
- adjoins a large area of bushland habitat
- provides an inter-urban break between Cleveland and Thornlands
- forms a greenbelt between the two communities
- provides a transition between urban residential development and adjoining areas with significant environmental and bushland habitat values
- preserves semi-rural bushland setting
- reduces impacts on scenic amenity and environmental values
- is compatible and consistent with existing and expected development in the surrounding semi-rural area
- increasing the density would increase urbanisation and compromise transition to bushland

“The site has a Preferred Dominant Land Use of Park Residential and Special Protection Area in the 1998 Strategic Plan. The draft scheme retains the Park Residential Zone over the wider locality that has established Park Residential development. While the subject site adjoins urban residential development, it is also adjacent to a large area of bushland habitat.

The established park residential area, in combination with its environmental values and landscape setting, serves as an inter-urban break between the more densely settled urban communities of Cleveland/Thornlands and Victoria Point. It forms part of a greenbelt between these two areas which helps to physically define these different communities. Park residential development on the site provides a transition between urban residential development and adjoining areas with significant environmental and bushland habitat values.”

and

“The zone preserves semi-rural bushland settings and reduces impacts on scenic amenity and environmental values, by ensuring uses and other development in the zone are compatible and consistent with the existing and expected development in the surrounding semi-rural area. Increasing the density of the proposed zoning of the subject site would increase urbanisation and compromise the gradual transition from urban areas to bushland habitat areas; and reduce the inter-urban break function of the park residential area.”

The Summary states:

“To ensure future development of the subject site maintains the environmental values of the area; preserves the greenbelt between urban areas, and is consistent with the density of adjoining existing park residential development, it is recommended the proposed Park Residential Zone be retained.”



The Archive 2011/28092011 states the councils position that the site is:

- included in the High Value Rehabilitation area in an assessable development area.
- within an area classified as Protected Koala Bushland Habitat
- has Overlays of Bushfire Hazard, Bushland Habitat Protection, Flood Storm and Drainage Constrained Land as above

(ii) The rezoning conflicts with multiple Desired Environmental Outcomes (RPS V7 Part 3)

### 3.1.2 Natural Environment

Conflicts with 3.1.2 (1)(a)(i) a wide range of natural ecosystems



b. *remnant ecosystems*. There are multiple old trees despite previous clearing efforts by the owners. These are recognised on the Environmental Significance Overlay in the interactive map

c. *a natural corridor linkage between conservation areas*

e. it is a recognised *koala habitat* on the Overlays

f. recognised areas of *locally significant patches* on the Overlay including clumps of and individual trees, as well as the bush surrounding the stormwater run-off dam

3.1.2 (1)(b) (ii) the eastern end of the lot includes a flood plain based on the overlays, preventing *the placement of fill or other potentially damaging activities within flood plains*. Lots 88 and 89 of the current development plan are partially affected by Q100 flooding

3.1.2(1)(c) no comprehensive assessment of the area has been made

This would be required under RPS V7 Part 11 Policy 4 Ecological impacts, which has not been performed as far as any residents are aware. The conduction of an assessment should be plainly obvious due to the need for a site survey 4.6.1(3) producing an Ecological Site Assessment, based upon the area being *Flood Prone* 4.3.1(1)(iv), and 4.3.1(1)(b)(i) *likely to result in adverse impact on ecological values* and (ii) *located in an area with significant ecological values* as previously established.

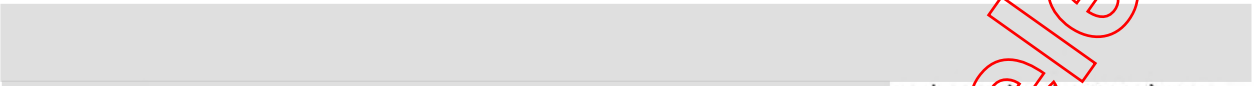
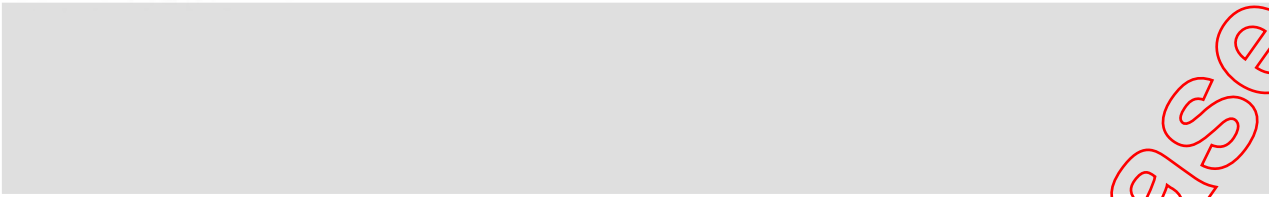
I understand this is required for a development/reconfiguration proposal, but this information should also be available prior to the Council rezoning the site as well.

On a daily basis we see a wide variety of wallabies and what appear to be large kangaroos, multiple bird species including white and black cockatoo's, curlews, rosellas, and kookaburras. Some of these are listed as vulnerable and iconic. There are old growth eucalypts with koala significance as well, as recognised by its inclusion in the koala habitat overlay.





c. Bushfire Hazard



and required attendance from the Fire Service on three occasions over two days. Access to the area was limited from Korsmann Drive due to the vehicle size, so it was accessed from Lind Street across this Lot. Not only would a development be at risk if the bushfire overlays are not restored and protections imposed, but lack of access to this bush via easements puts multiple established properties at risk as well.



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d. Built Form and Density

-RPS V7 3.1.3 Character and Identity

(1)(b)(iv) *incorporating a building height, scale and range of residential uses that reflect the local context and location characteristics*

-The block is bounded on all three sides by acreage properties of approximately 6000 to 8500m<sup>2</sup>. The current Park residential zoning is the obvious *local context*. The houses on the northern side of Lind Street are 700-800m<sup>2</sup> blocks, so rezoning to low density residential with the potential for even smaller blocks is a huge departure from the *local context and location characteristics*. These 700-800m<sup>2</sup> blocks are not even in keeping with the local context of the southern side of Lind Street, let alone 400m<sup>2</sup> blocks.

-The Officer Comments in Workshop 06.27 2005 relevant to this are stated above.

-LDR2 at 6000m<sup>2</sup> is the equivalent current and preferred zoning. Provisions are also made in the CityPlan 2015 for LDR1 zoning, which also attempts to minimise the environmental impact of the development. This may be a more appropriate way to rezone the land if required, but would need to be in keeping with the amenity of the area.

-RPS V7 3.1.6 Essential services. There are no current provisions for sewerage south of Lind Street. The surrounding properties all rely on septic systems (BioCycle etc) which is not compatible with LDR buildings, requiring significant infrastructure changes as this is lower than the surrounding sewerage systems. The statement that it *can be serviced by existing infrastructure* is misleading in this context, but will be possible.

e. Traffic, Parking, Emergency and Service vehicle access

-currently the area is accessed by 6 metre wide roads, classified as an "Access Place" as there are no pedestrian paths or shared use path (RPS V7 Part 9 Schedule 6)

-Access Place's are designed to deal with 15 homes and a maximum of 150 vehicle transits per day (RPS V7 Schedule 9 Part 6)

-an LDR development will add up to 93 dwellings, and projected vehicle movements of 6.5 per dwelling resulting in up to 605 additional movements per day

-an LDR2 development results in up to an additional 39 vehicle movements per day

-an LDR1 development results in up to an additional 117 vehicle movements per day

-any option other than an LDR2 development should trigger a road and footpath upgrade



-any added vehicle movements will cause congestion at the roundabout at Ziegenfusz Road, particularly at school times

-it is impossible to leave the estate without passing through a school zone, adding to traffic dangers

-the roads are too small to accommodate busses, particularly the corner of Conley and Lind Street, with no access through other estate roads due to traffic calming devices

-the nearest bus stop is hundreds of meters away, making a small lot unviable for anyone who does not drive, which will increase the road congestion

-access to the bushland reserve needs to be maintained for fire control

#### f. Flooding and Stormwater

-there is a flood overlay affecting part of the lot, specifically lots 88 and 89 of the current development plan



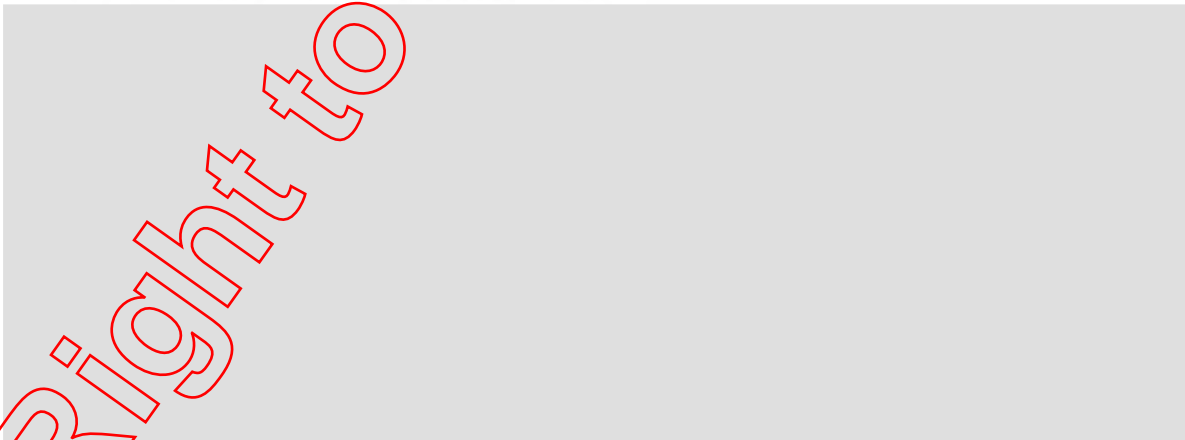
-the storm-water dam is a wildlife watering hole, and is recognised on the overlays as a locally significant vegetation area





- the city maps show the major stormwater pipes further down on Gretchen circuit, requiring significant infrastructure changes

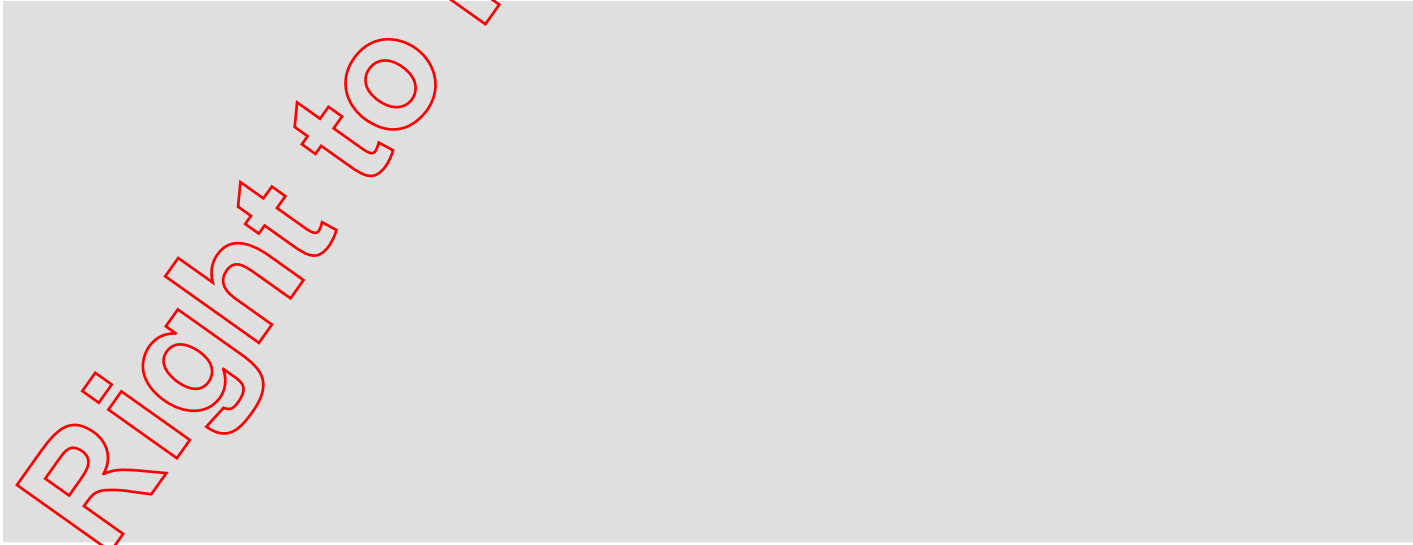
I have attached the supporting documents.







- the city maps show the major stormwater pipes further down on Gretchen circuit, requiring significant infrastructure changes





## Regarding Proposed Rezoning 3.7ha Land

### 5-23 Lind Street, Thornlands

You may, or may not be aware, that Redland City Council is proposing to rezone the 3.7 ha block South of Lind Street, from Park Residential (small acreage allotments) to Low Density Residential.

**Low Density Residential consists of blocks from as small as 400m<sup>2</sup>, potentially adding up to 100 new dwellings to our neighborhood.**

This rezoning has caused concern as :

- The proposed area is a koala habitat and Enhancement Corridor for Bushland Habitat Protection.
- Loss of our local wildlife and their habitat (Wallabies, Curlews, Coucal Pheasant, Cockatoos, Black Cockatoo—a local endangered species, Water Fowl, Lorikeets)
- The block in question currently has a flood prone overlay. Water flows to the storm water dam and provides a water source and habitat for the above mentioned species.
- Part of the land is zoned medium bushfire hazard overlay.
- Surrounding acreage properties possess Building Envelopes and Bushland Protection Overlays restricting dwelling size and land clearing.
- The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfuss Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times.
- An additional 100-200 cars per day on already heavily congested roads
- The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. Parking on both sides of the street currently blocks all access.
- Increased noise and air pollution

***The proposed rezoning will increase noise, increase traffic volumes, reduce the presence of local wildlife and overall destroy the character of the estate for existing residents.***

***People come to the Redlands to get out of the cramped city living and enjoy the green open space.***

Chief Executive Officer  
 Attention: **Draft** Redland City Plan 2015  
 Redland City Council  
 PO Box 21  
 Cleveland, QLD 4163

**REDLAND CITY COUNCIL**  
 DATE RECEIVED  
 23 NOV 2015  
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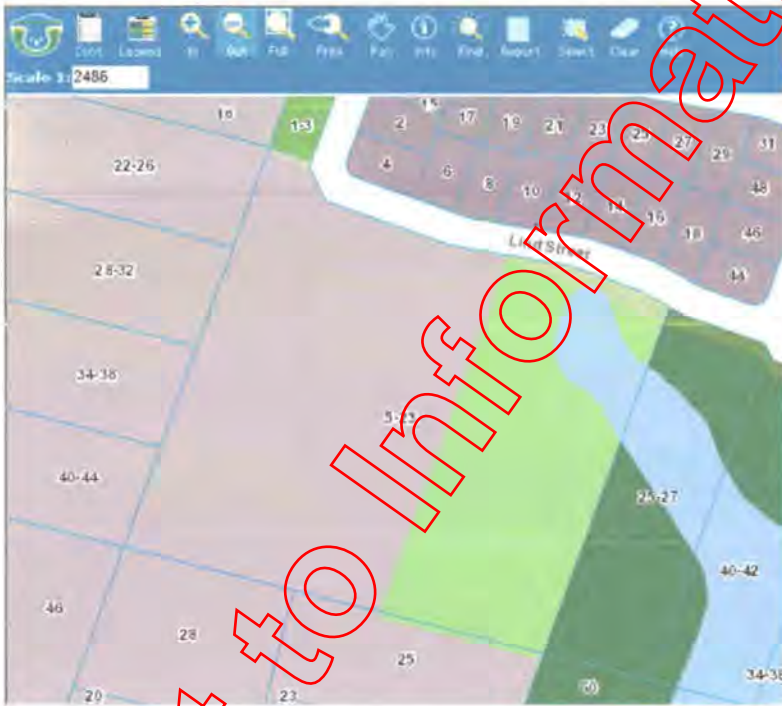
**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
 Legal Description: Lot 800 SP 155697  
 Division Number: 3

**Current Overlay**



The existing overlays on the Redland City Council website for this land include:

- Koala Habitat
- Habitat Protection - Enhancement area
- Flood prone
- Medium Bushfire hazard

**Habitat Protection - Bushland Habitat Overlay**

- Koala Habitat
- Bushland Habitat
- Enhancement Corridor
- Enhancement Area

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## Grounds for Objection

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above.

The objection is based on the following:

### Environment

1. The current zoning of the section of Lind Street is - Park Residential. This is listed under the "Conservation" heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m<sup>2</sup> and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m<sup>2</sup>) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife, myself, my family, my neighbors and the surrounding existing landholders.
2. The land at 5-23 Lind Street backs on to acreage blocks which currently have building envelopes and environmental protection overlays. For example, trees cannot be cut down and building is restricted to portions of their total blocks. In essence, these are restrictions to ensure that those existing residents do not detrimentally impact on the character of the area and are a reflection of the importance of the wildlife area. The rezoning to low density significantly contrasts to the existing zoning of habitat protection as any development would result in the removal of habitat for wildlife, loss of green space and loss of amenity.
3. The block in question currently has a flood prone overlay. Water flows from the western side of the block to the north east to the storm water detention basin and provides a water source and habitat to the many Curlews, Water Fowl, Ducks, local Pheasants, Lorikeets, Cockatoos, (including Black Cockatoos), the local Wallaby population and Turtles. The proposed rezoning to low density would have a detrimental impact on the local wildlife and the amenity of the residents who live in the area.
4. The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of both wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents.
5. The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area.



6. The current zoning of Park Residential allows the retention of native plants. (4.17.7 (2) (d) (i) e.) As the native plants are consumed by the local fauna. For example, Wallabies eat the local grass and Cockatoos eat the Shee Oak trees. If the protection for the food of the wildlife is removed by lower density and even if it is taken away and later replaced by replanting in whatever vacant land remains left, the existing land based animals such as wallabies would either move or starve. The construction of 400m<sup>2</sup> blocks is not consistent with supporting local wildlife.
7. I note that the Enhancement Area for bushland has been removed from the Proposed Plan. The retention of this overlay is a fundamental barrier to the urban areas and a buffer between the Environmentally Significant zones to the east of the block. I note that the wallabies appear to require adequate distance to live in the area as the urban noise and movement scares them. It is crucial that this overlay remains so that the Environmentally Significant zone is fully usable for wildlife. Removing this Enhancement Area will result in the Environmentally Significant zone simply become the next buffer zone! It will result in the destruction of wildlife in this area.

#### Built Form and Density

8. The "Overall Outcomes for Park Residential Zone Code" as per 4.17.7 include 5 key characteristics, one of which is "Amenity". This includes "contributing to a visual transition between urban and rural or bushland areas". Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400m<sup>2</sup> block size, the zone would not provide the transition referred to. If 400m<sup>2</sup> blocks were to abut the existing acreages, there is no transition. The inclusion of Low Density Development of 400m<sup>2</sup> blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the estate.
9. Under 4.17.7 the Overall Outcomes for the Park Residential Zone require for the (b) Built Form and Density that (iv) "Building appearance is compatible with the preservation of semi-rural bushland setting". Given the acreage lots may have multiple lots abutting their property under a low density residential zone, the it would not be possible to preserve the appearance of a semi-rural bushland and clearly no transition from rural to urban.

#### Traffic, Parking, Emergency Vehicle and Service Vehicle Access

10. The proposed access to the Lind Street property is stated as being through "similar Low Density Residential". Given that low density can now include blocks as low as 400m<sup>2</sup>, the impact on the residents currently living on the access – Lind Street - could be considerable. The "similar" current blocks are approximately 700 m<sup>2</sup> with approximately 20 metre frontages. Given the low density blocks may be as small as 400m<sup>2</sup> the "similar" blocks are almost double in size and potentially double the street frontage. I consider the statement in the flyer in the City Plan is misleading when it states that "the site is .... accessed through a similar Low Density Residential area" as allowing 400m<sup>2</sup> lots (i.e. halving the lot size) is at odds with the existing development and should not be considered "similar".
11. At the time of purchasing, a covenant existed which restricted development to ensure the development standards and planning scheme intent was maintained for the area. The development of smaller size blocks with access roads from Lind Street will reduce the



tranquility of the area by the addition of considerably more traffic. Parking on streets at Lind Street is already a challenge with the narrow road only just sufficient for garbage truck pickup and emergency vehicle access. The additional proposed development will result in additional traffic movements and parking requirements which I believe would not be sufficiently catered for by the existing infrastructure.

12. The proposed rezoning allows smaller size blocks of 400m<sup>2</sup>. Given the total area of 37000 metres and that blocks could be as small as 400m<sup>2</sup>, it is possible that up to 92 blocks (less the provision of roads) could be built on that land. Given most families have two vehicles and traffic planning guidelines suggest nine traffic movements per car per day, the existing residents in the "Lind Street access" would be exposed to considerably more traffic volumes, traffic noise and vehicle lights. Based on the traffic movements, my family residing in a narrow residential street would be exposed to approximately 900 vehicle movements instead of the peaceful amenity of bush land frontage. This provides a considerable decrease in amenity for local residents.
13. The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. If residents were to park on either side of the road it would block it. Residents already currently park on the vacant side of Lind Street as a courtesy to prevent any impact on traffic. Given the rezoning may result in much smaller lot sizes, the access road will likely become very congested and existing residents would need to park on the road instead of the footpath as the vacant side of Lind Street would also be utilised by new residents or guests parking their cars on the road. This would block the street. Residents' safety could be at risk as emergency services vehicles such as ambulances and fire engines may be obstructed due to the congestion of vehicles and narrow roads.
14. Part of the area and the area south west of the Lind Street block is also zoned a medium bushfire hazard. The proposed rezoning to low density residential will logically increase the presence of vehicles in the area and with the very narrow residential streets, restrict the access to emergency vehicles if there was a fire, putting residents (including the additional proposed residents), dwellings, wildlife and nature at high risk.
15. The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfusz Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times. The addition of up to 100 - 200 new vehicles accessing this roundabout would adversely impact on the ability of residents to egress the estate. Given parents/carers dropping children off at school already park in Conley Avenue and Trundle Street this will create considerable traffic issues given the narrow streets. The increase in population and cars may endanger the safety of school aged children and their carers. In addition, previously during heavy downpours, this roundabout has flooded which has prevented two wheel drive vehicles from departing the estate.
16. As many residents work in Brisbane city, the provision of transport services is an important element for residents in the Lind Street surrounds. The only direct bus available for residents walking to a stop is the 273 (other further away stops require driving to the stop). The closest stop is on Moselle Drive. Given Ziegenfusz is already busy especially at peak work and school times and yet to be fully impacted by the increase in traffic volumes from the recent Pinklands developments, Ziegenfusz Road already very busy would be



difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegunfusz road.

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17. Given part of the lot is already marked as flood prone, the flow of water will be impacted by the developer and the eventual residences that are proposed to be built on the site. This may adversely impact on the existing adjacent residences and local watercourses as the timing of water flows down the hill will be altered. Although there has been no issue to date to the existing residences, altering the timing of water flows by any proposed development may create a flooding issue.
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To be clear, I am not opposed to the development of the land in question with the existing planning scheme. However rezoning the property to low density residential which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks.

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Signed

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Address

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Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163

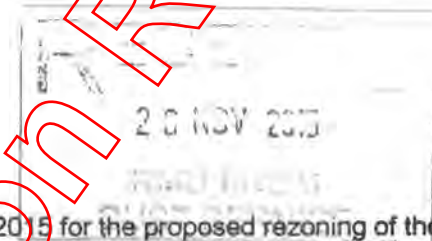


**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3



**Grounds for Objection**

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above.

The objection is based on the following:

**Potential Flooding Impact**

1. Given part of the lot is already marked as flood prone, the flow of water will be impacted by the developer and the eventual residences that are proposed to be built on the site. This may adversely impact on the existing adjacent residences and local watercourses as the timing of water flows down the hill will be altered. Although there has been no issue to date to the existing residences, altering the timing of water flows by any proposed development may create a flooding issue.
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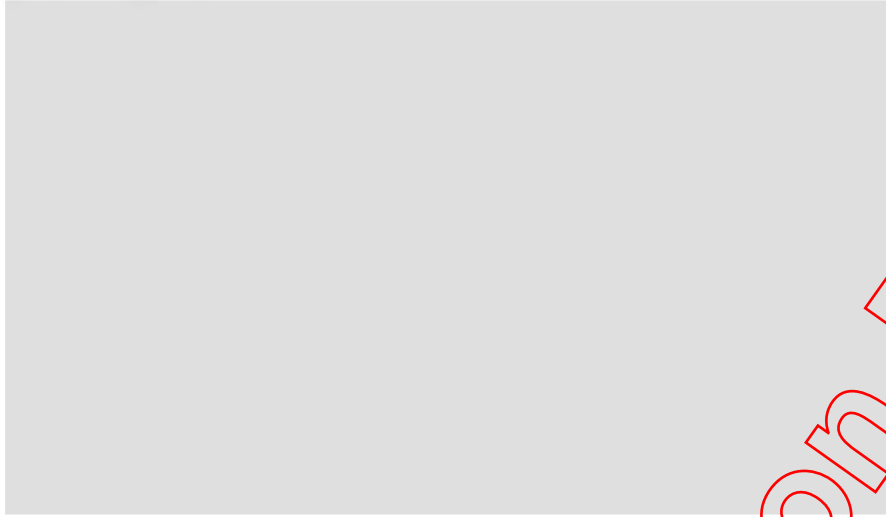
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I also expect both the Mayor and Local Councilors MUST always preserve and work for the rights of the majority of ratepayers. These basic rights and aspirations of ratepayers should not be abrogated nor diminished in any respect by the pressures exerted on individual Councilors by property developers or others and/or through any personal interpretations of the relevant acts and processes.

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the existing green spaces.

Therefore, I ask that the present Councilors as elected servants to all ratepayers, must not allow the 3.7ha property south of Lind Street, Thornlands, to be zoned Low Density Residential as we do not want to lose living and residential expectations that we came here to enjoy some 25 years ago.



Right to Information Release



Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163

REDLAND CITY COUNCIL

DATE RECEIVED

25 NOV 2015

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The objection is based on the following:

1. The current zoning of the section of Lind Street is Park Residential. This is listed under the "Conservation" heading on the Redland Planning maps. Indeed, it is listed as Koala habitat. The rezoning to low density residential may result in blocks that are as little as 400m<sup>2</sup> and therefore out of step with the character of the surrounding development which consists of tree filled acreage on all three adjoining sides of the block in question and larger residential blocks (approximately 700m<sup>2</sup>) on the other side of the road. The rezoning to low density residential has a high potential to adversely impact on the ability of the area to protect the local wildlife. Rezoning would significantly inhibit the movement of wildlife through this green space as a result of increased fencing and loss of habitat. This would result in a loss of amenity for local wildlife myself, my family, my neighbors and the surrounding existing landholders.
2. The land at 5-23 Lind Street backs on to acreage blocks which currently have building envelopes and environmental protection overlays. For example, trees cannot be cut down and building is restricted to portions of their total blocks. In essence, these are restrictions to ensure that those existing residents do not detrimentally impact on the character of the area and are a reflection of the importance of the wildlife area. The rezoning to low density significantly contrasts to the existing zoning of habitat protection as any development would result in the removal of habitat for wildlife, loss of green space and loss of amenity.
3. The block in question currently has a flood prone overlay. Water flows from the western side of the block to the north east to the storm water detention basin and provides a water source and habitat to the many Curlews, Water Fowl, Ducks, local Pheasants, and Lorikeets, Cockatoos, (including Black Cockatoos), the local Wallaby population and Turtles. The proposed rezoning to low density would have a detrimental impact on the local wildlife and the amenity of the residents who live in the area.



4. The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents.
5. The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area.
6. The current zoning of Park Residential allows the retention of native plants. (4.17.7 (2) (d) (i) e.) As the native plants are consumed by the local fauna. For example, Wallabies eat the local grass and Cockatoos eat the Shee Oak trees. If the protection for the food of the wildlife is removed by lower density and even if it is taken away and later replaced by replanting in whatever vacant land remains left, the existing land based animals such as wallabies would either move or starve. The construction of 400m2 blocks is not consistent with supporting local wildlife.
7. I note that the Enhancement Area for bushland has been removed from the Proposed Plan. The retention of this overlay is a fundamental barrier to the urban areas and a buffer between the Environmentally Significant zones to the east of the block. I note that the wallabies appear to require adequate distance to live in the area as the urban noise and movement scares them. It is crucial that this overlay remains so that the Environmentally Significant zone is fully usable for wildlife. Removing this Enhancement Area will result in the Environmentally Significant zone simply become the next buffer zone! It will result in the destruction of wildlife in this area.
8. I also object to the following misleading statement "The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area."
  - o "Existing infrastructure" is demonstrably inadequate and was based on the ability to service only 20 or so "large" blocks some 10 years ago.
  - o Council has allowed the infestation and promulgation of "Similar Low Density Residential areas" which are against the wishes and desires of the majority of ratepayers. These developments will fast become "slum type" areas and have already adversely impacted on the property values of nearby residents that have purchased standard residential blocks in good faith.
9. We have not been given proper nor expected Council representation.

I also expect both the Mayor and Local Councilors MUST always preserve and work for the rights of the majority of ratepayers. These basic rights and aspirations of ratepayers should not be abrogated nor diminished in any respect by the pressures exerted on individual Councilors by property developers or others and/or through any personal interpretations of the relevant acts and processes.

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Chief Executive Officer

Redland City Council

P.O. Box 21

CLEVELAND QLD 4163

Attention: Draft Redland City Plan 2015

**OBJECTION TO REZONING 5 – 23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

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Dear Sir

I wish to strongly object to the proposed change from Park Residential (6000sq m) which include Building envelopes and environmental protection overlays, to Low Density Residential (400sq m) lots. As an immediate neighbor to this site we are of the view that the change in zoning will have a serious impact on the environment, the character of the area and our standard of lifestyle.

The proposed access to the Lind Street property is stated as being through "similar Low Density Residential". Given that the "similar" current blocks north of Lind Street are approximately 700 – 800 sq m and the proposed size is 400 sq m I can't see any similarity between the two.

I believe that the rezoning to Low Density Residential would be in direct contravention of the zoning I must abide by. There are currently 14 large gum trees within 50 meters of our property and under the new zoning they will be removed. This area is also the habitat of a wide range of wildlife e.g. Wallabies Possums Koalas Lizards Turtles Curlews Water Fowl Ducks Local Pheasants Lorikeets Black & White Cockatoos Kookaburras Magpies Butcher Birds and Snakes.

This parcel of land that is proposed to be rezoned is surrounded on three sides by Park Residential Lots with areas of 6000 sq m and larger. These properties have Fauna Friendly fencing that allows the resident wildlife to move freely about the area. This will change dramatically with 400 sq m lots right in the middle. Under our zoning dogs and cats are not permitted to roam freely and must be locked up at night. Under the proposed new zoning there will be no restrictions on dogs and cats. These animals will be able to roam freely and we will have no way of preventing them from entering our property and killing the protected wildlife.

Drainage and storm water flow is another of my concerns. When we have heavy rain the water flows from this property through our land to the creek below. On a number of occasions I have had storm water inundate our pool and coming very close to entering my home at the back door. One can only imagine how much more water will be generated by the houses on the 400 sq m blocks. When the

Right to Information Release

Grosvenor Park Estate was developed (north of Lind Street in 2007) Council had concerns then as to the effect of storm water runoff to surrounding proprieties. This can only make matters worse.

Since the opening of Bayview State School in Ziegenfusz Road traffic has impacted this area especially at the beginning and end of school. During these times it is very difficult to enter or leave Trundle Road. The proposed development would greatly increase the traffic on Ziegenfusz Road as the proposed development would require cars to access this site via the roundabout on Conley Avenue Vintage Drive and Ziegenfusz Road. Given parents/careers dropping children off at school already park in Conley Avenue Vintage Drive and Trundle Road this will create considerable safety and traffic issues given the increased amount of traffic and the narrow streets.

I have lived and paid rates to Redland City Council for the past 43 years and have now retired on property where we have peace and quiet. We hope and pray that common sense will apply in this case and that this area of land will remain Park Residential (6000 sq m) blocks as originally zoned.

I object very strongly that the character of the area and Redlands City in general is being changed to just another Brisbane suburb. Australia is promoting a healthy lifestyle and the reduction of block size to 400 sq m is eliminating the backyard of Australian Homes. Also the rezoning of Parks in the Redland City Council area is also contributing to the loss of the Australian way of life. Redland City should show the rest of Australia that we are and always have been a better place to live by putting the lifestyle of their residents first rather than following the rest. We must consider the lifestyle of our grandchildren and their children to come.





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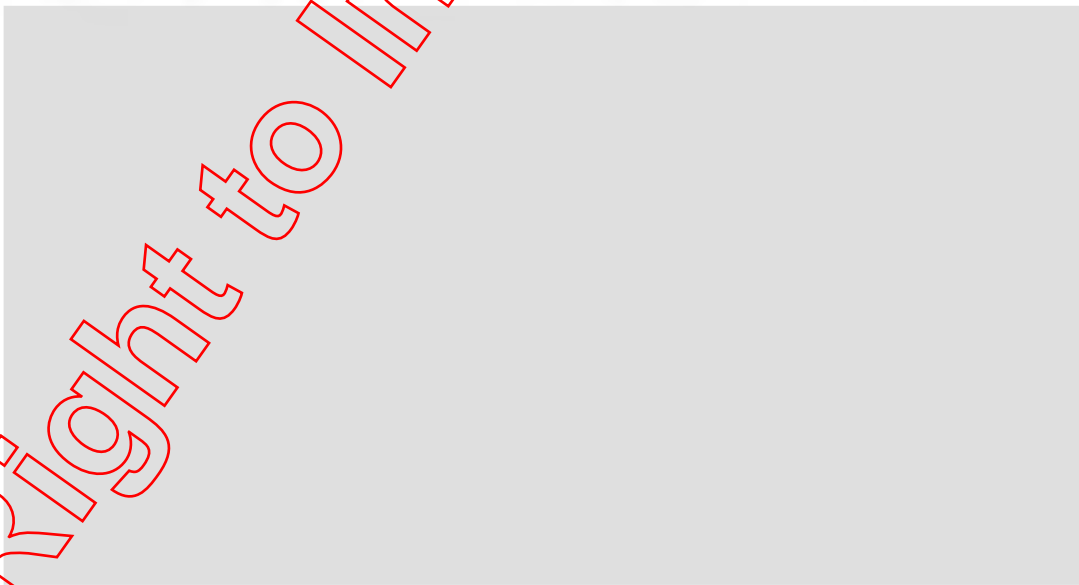
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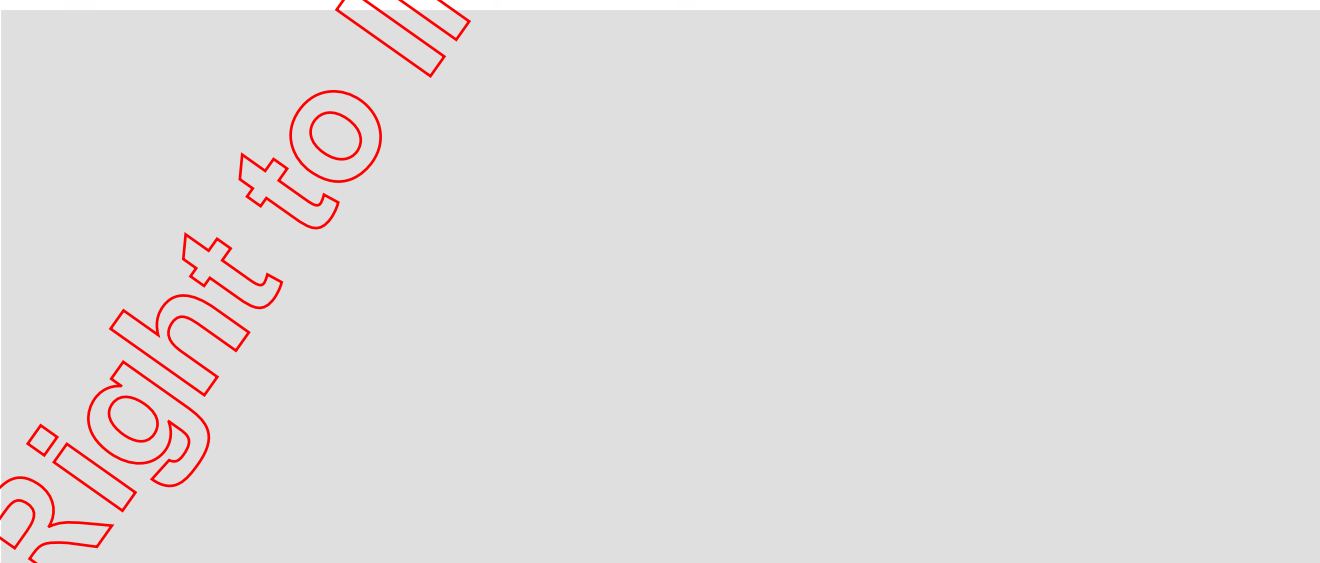
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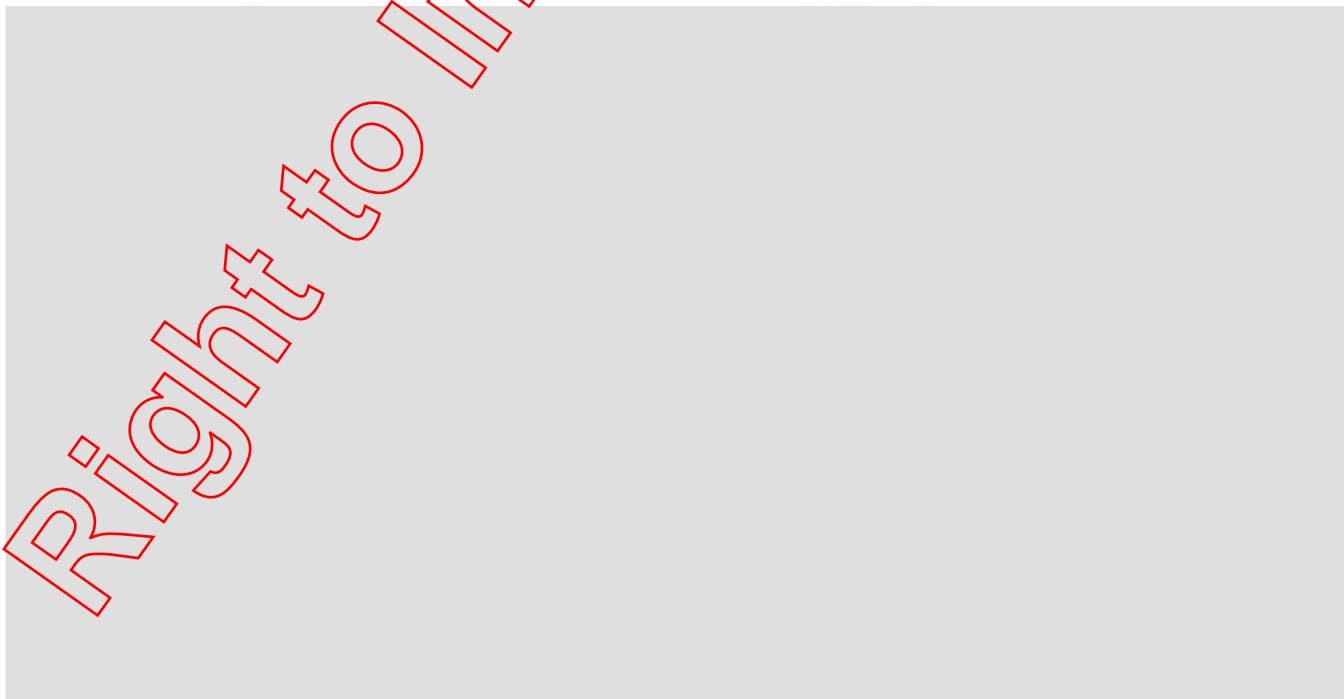
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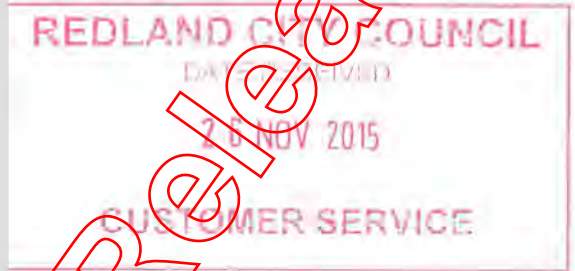
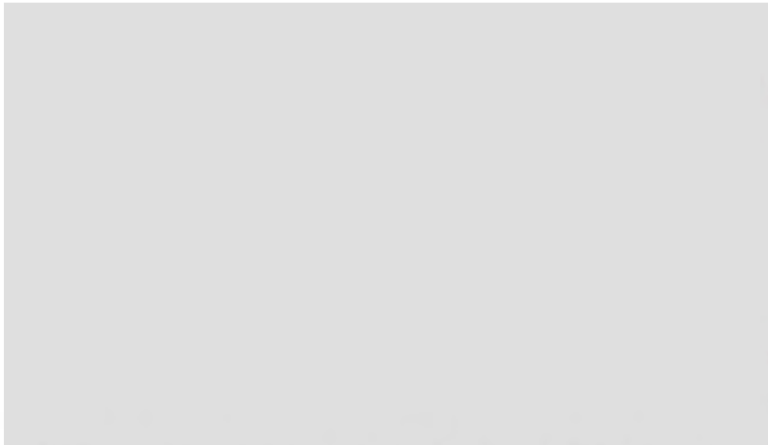
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Submission regarding Redland City Council Draft City Plan 2015



Please find below my OBJECTIONS to the Draft City Plan 2015.

**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.

Property Number: 249470

Legal Description: Lot 800 SP 155697

Division Number: 3

**Grounds for Objection**



Lind Street current zoning in PD On-Line (click to enlarge)

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, to low density residential. The land at 5-23 Lind Street is currently

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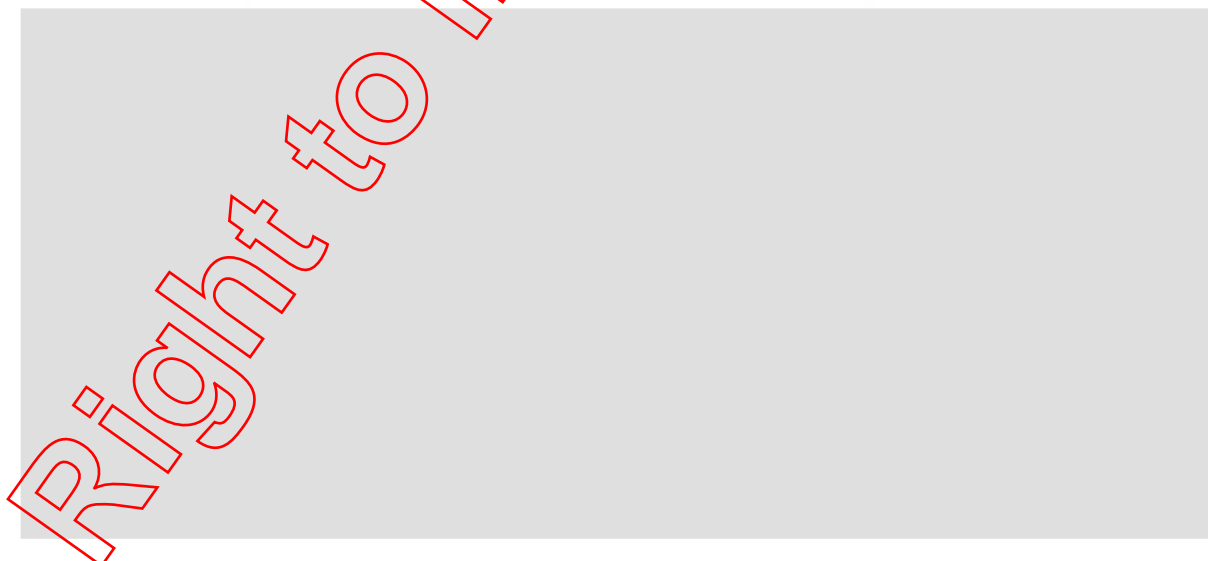
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Right to Information Release

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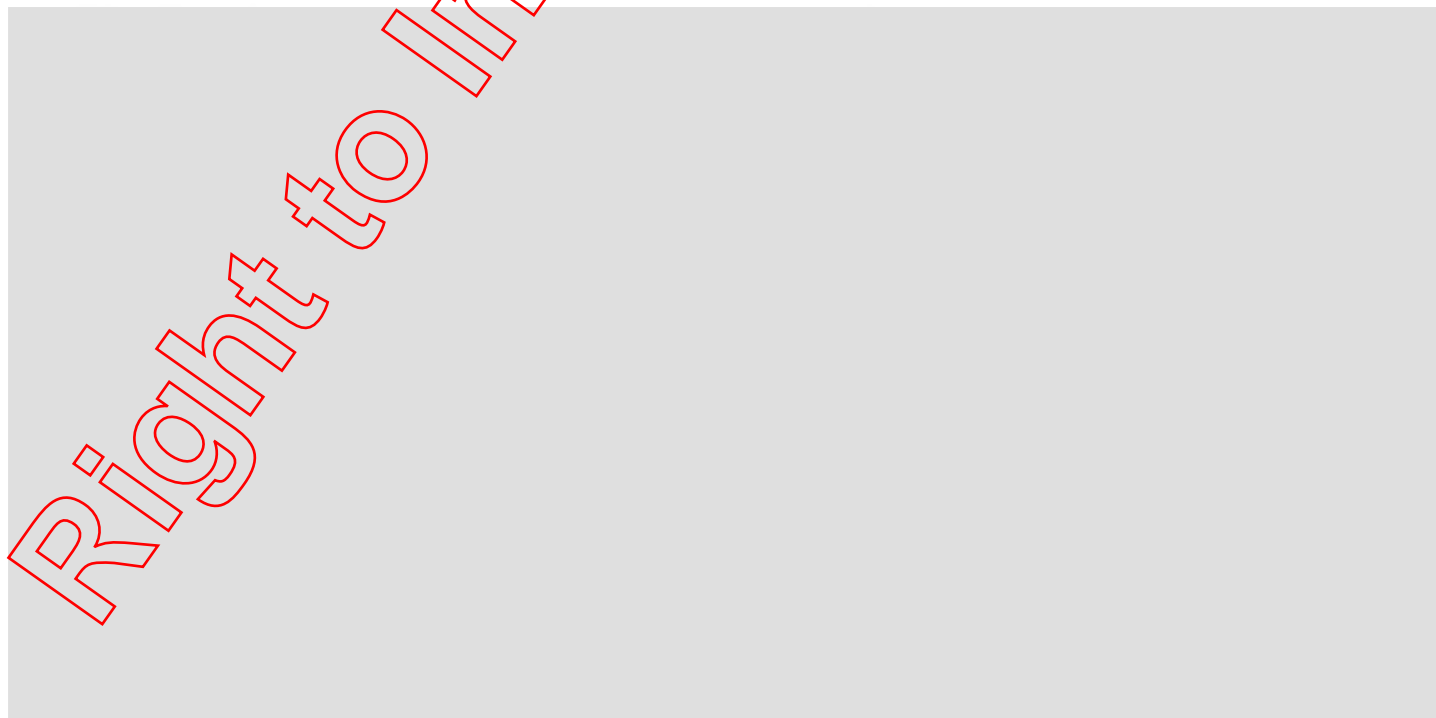
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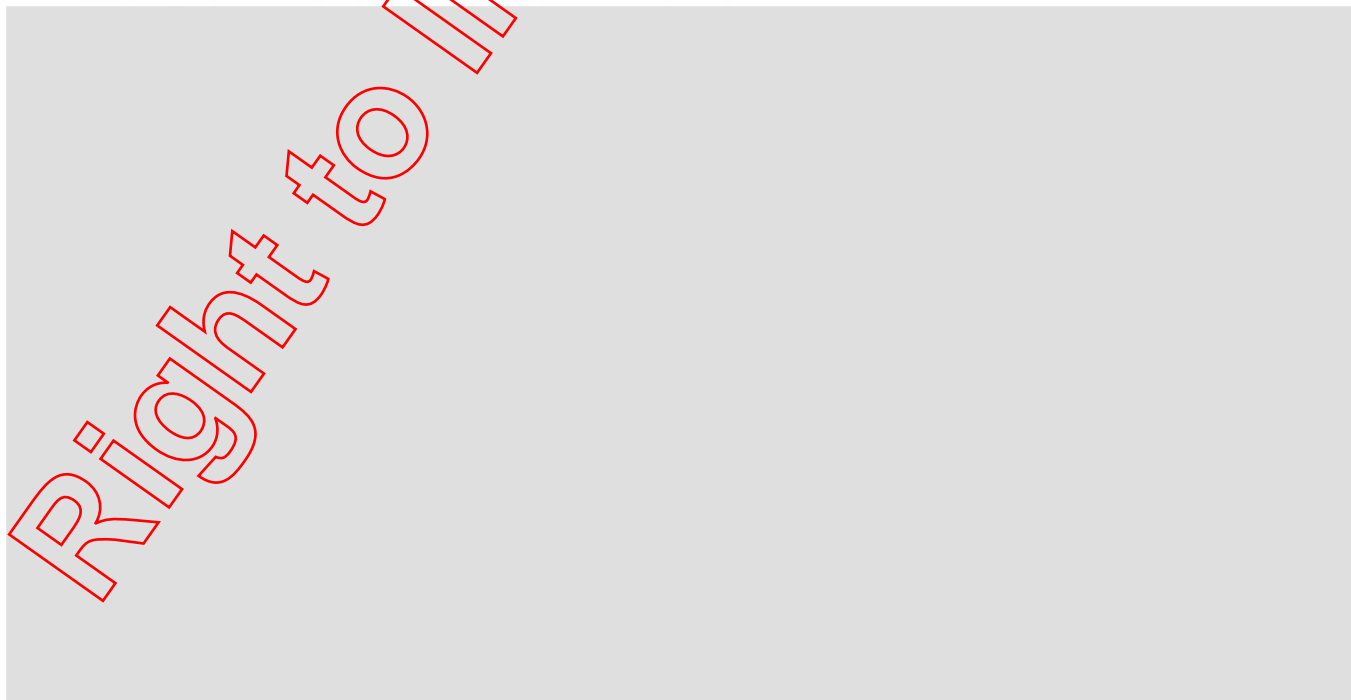
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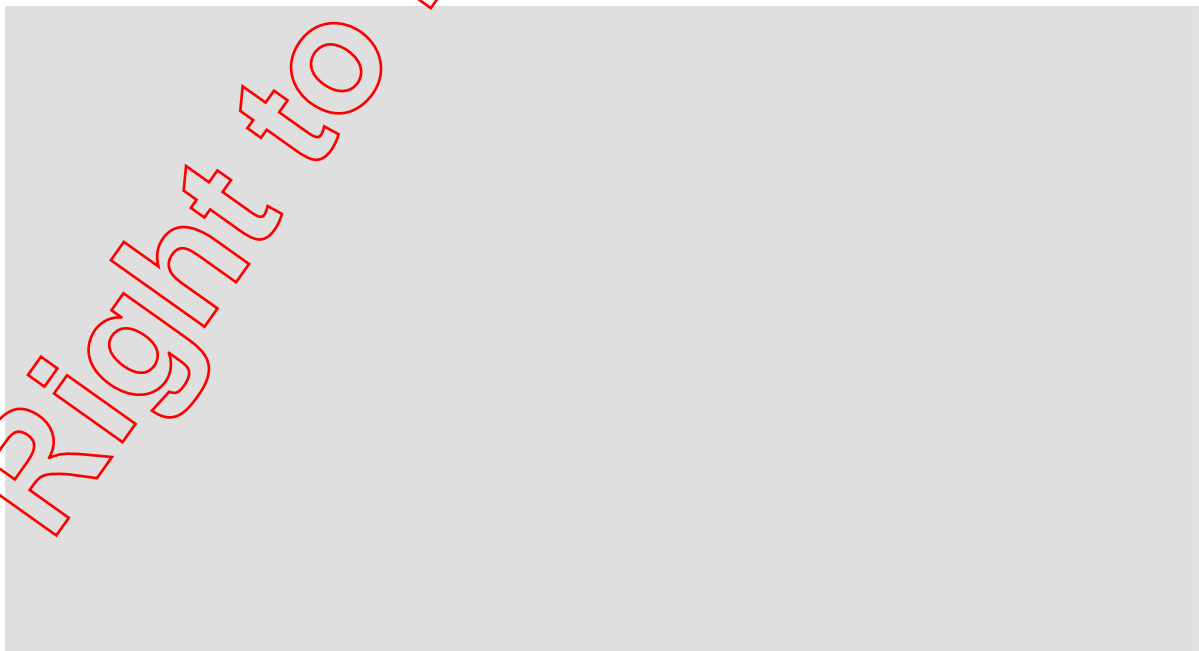
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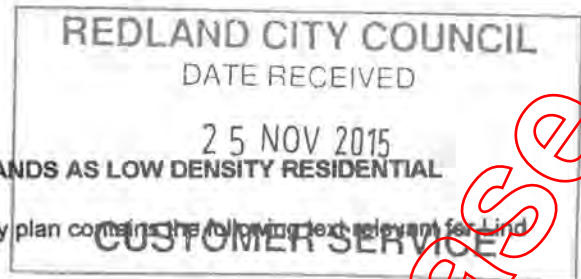
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CITY COUNCIL

Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163



**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3

**Grounds for Objection**

I am writing to lodge an objection to the Draft Redland City Plan 2015 for the proposed rezoning of the said 3.7 hectare property south of Lind Street, Thornlands, to low density residential. The land at 5-23 Lind Street is currently zoned as park residential and currently has overlays as described above.

The objection is based on the following:

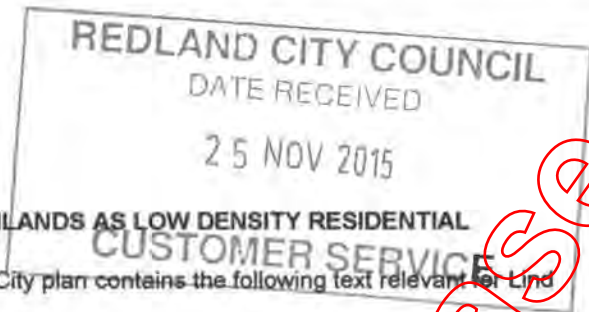
1. The "Overall Outcomes for Park Residential Zone Code" as per 4.17.7 include 5 key characteristics, one of which is "Amenity". This includes "contributing to a visual transition between urban and rural or bushland areas". Given 5-23 Lind Street is surrounded on three sides by acreage and in front by lots that are almost double the 400m2 block size, the zone would not provide the transition referred to. If 400m2 blocks were to abut the existing acreages, there is no transition. The inclusion of Low Density Development of 400m2 blocks in the estate is a loss of green space and visual amenity and detracts from the existing character of the estate.
2. Under 4.17.7 the Overall Outcomes for the Park Residential Zone require for the (b) Built Form and Density that (iv) "Building appearance is compatible with the preservation of semi-rural bushland setting". Given the acreage lots may have multiple lots abutting their property under a low density residential zone, the it would not be possible to preserve the appearance of a semi-rural bushland and clearly no transition from rural to urban.
3. I also object to the following misleading statement "The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area."
  - o "Existing infrastructure" is demonstrably inadequate and was based on the ability to service only 20 or so "large" blocks some 10 years ago.
  - o Council has allowed the infestation and promulgation of "Similar Low Density Residential areas" which are against the wishes and desires of the majority of ratepayers. These developments will fast become "slum type" areas and have already adversely impacted on the property values of nearby residents that have purchased standard residential blocks in good faith.
4. We have not been given proper nor expected Council representation.

I also expect both the Mayor and Local Councilors MUST always preserve and work for the rights of the majority of ratepayers. These basic rights and aspirations of ratepayers should not be abrogated nor diminished in any respect by the pressures exerted on individual Councilors by property developers or others and/or through any personal interpretations of the relevant acts and processes.

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the existing green spaces. Therefore, I ask that the present Councilors as elected servants to all ratepayers, must not allow the 3.7ha property south of Lind Street, Thornlands, to be zoned Low Density Residential as we do not want to lose living and residential expectations that we came here to enjoy some 25 years ago.



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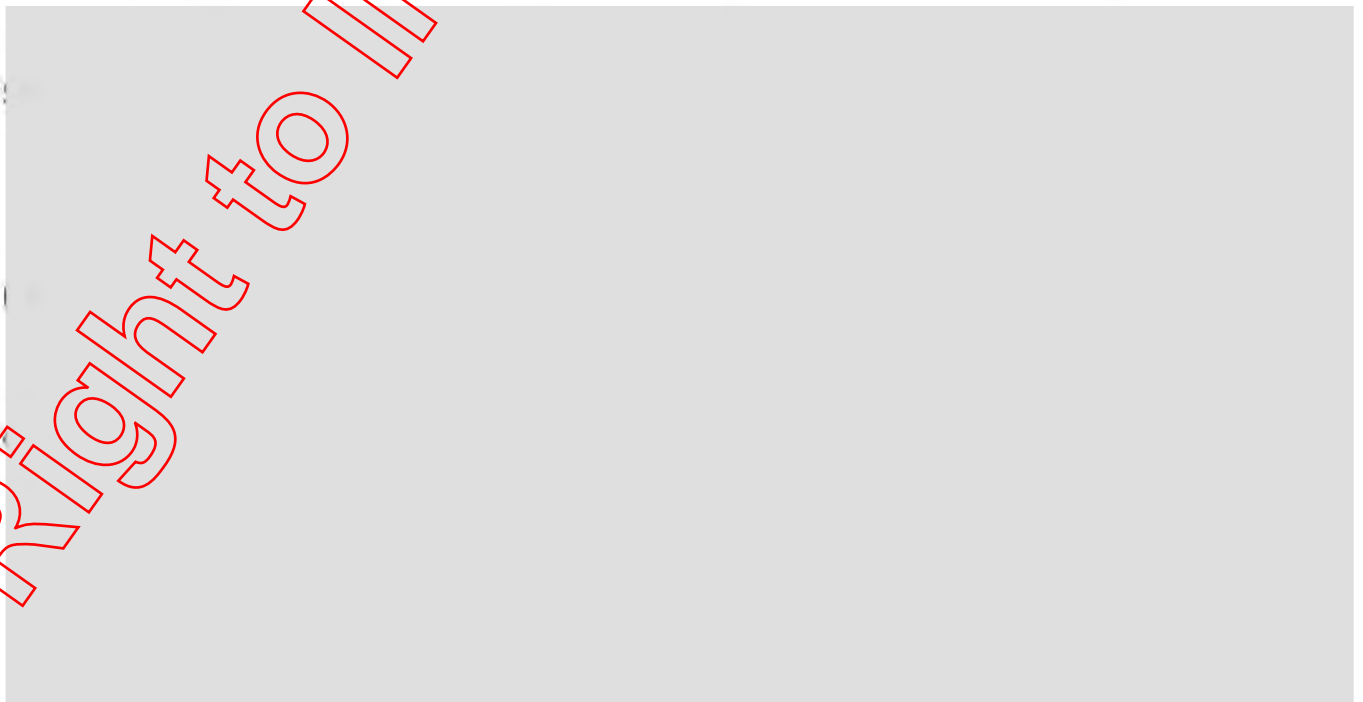
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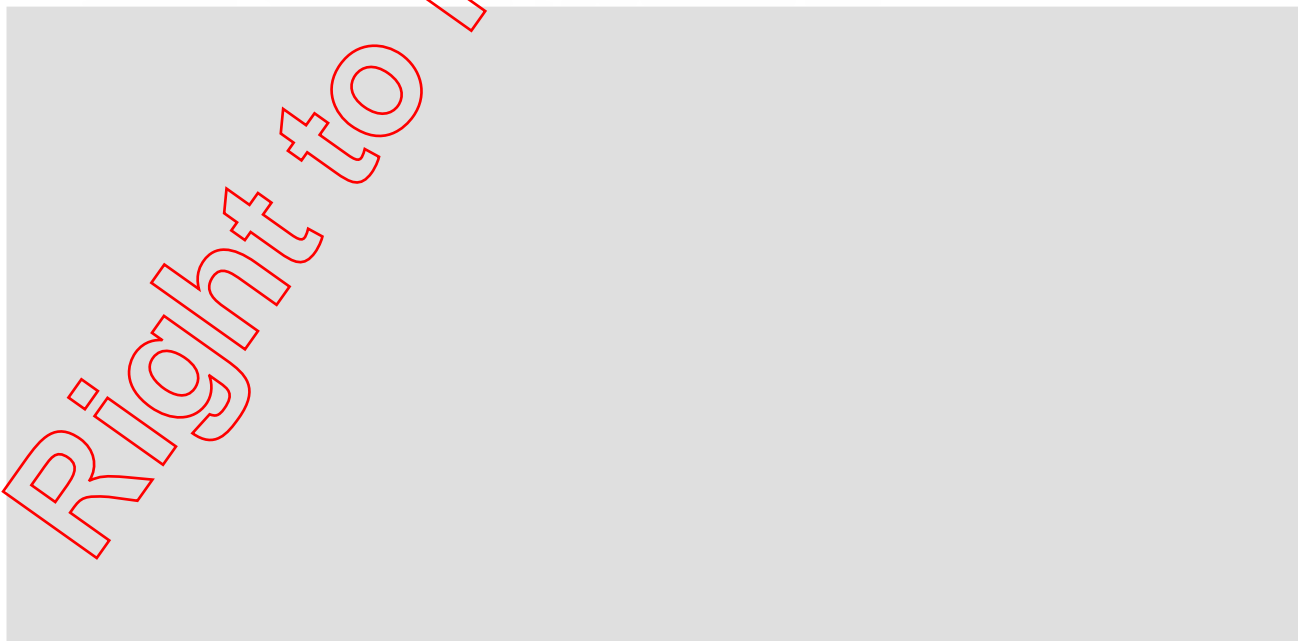
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Right to Information Released

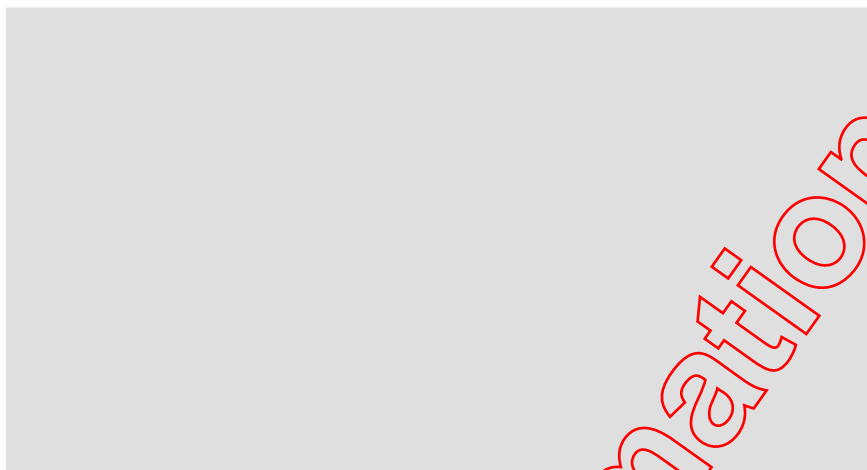


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Signed:



Right to Information Release

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- As many residents work in Brisbane city, the provision of transport services is an important element for residents in the Lind Street surrounds. The only direct bus available for residents walking to a stop is the 273 (other further away stops require driving to the stop). The closest stop is on Moselle Drive. Given Ziegenfusz is already busy especially at peak work and school times and yet to be fully impacted by the increase in traffic volumes from the recent Pinklands developments, Ziegenfusz Road already very busy would be difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegenfusz road.

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To be clear, I am not opposed to the development of the land in question with the **existing planning scheme, (6 x 6000m<sup>2</sup> acreage blocks with 2000m<sup>2</sup> building envelopes)** However rezoning the property to low density residential, which may involve blocks as low as 400m<sup>2</sup> provides the risk of development which is significantly out of character with the transition from the acreage (more rural) blocks to 700 m<sup>2</sup> urban blocks

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4. The proposed rezoning may result in the removal of the stormwater dam. This provides a means of access to enable the wildlife to exist in the suburbs. Removal of this stormwater dam would remove the presence of wildlife, native plants and green space for the existing residents resulting in a loss of amenity for the existing local residents. Indeed, it could be replaced by a road which would increase noise and create additional traffic hazards for local residents.
5. The planning scheme states that a Specific Outcome is that fencing does not inhibit the movement of native animals. Small lots will have significant impacts on the ability of native animals to move in this important natural habitat area.
6. The current zoning of Park Residential allows the retention of native plants. (4.17.7 (2) (d) (i) e.) As the native plants are consumed by the local fauna. For example, Wallabies eat the local grass and Cockatoos eat the Shee Oak trees. If the protection for the food of the wildlife is removed by lower density and even if it is taken away and later replaced by replanting in whatever vacant land remains left, the existing land based animals such as wallabies would either move or starve. The construction of 400m2 blocks is not consistent with supporting local wildlife.
7. I note that the Enhancement Area for bushland has been removed from the Proposed Plan. The retention of this overlay is a fundamental barrier to the urban areas and a buffer between the Environmentally Significant zones to the east of the block. I note that the wallabies appear to require adequate distance to live in the area as the urban noise and movement scares them. It is crucial that this overlay remains so that the Environmentally Significant zone is fully usable for wildlife. Removing this Enhancement Area will result in the Environmentally Significant zone simply become the next buffer zone! It will result in the destruction of wildlife in this area.
8. I also object to the following misleading statement "The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area."
  - o "Existing infrastructure" is demonstrably inadequate and was based on the ability to service only 20 or so "large" blocks some 10 years ago.
  - o Council has allowed the infestation and promulgation of "Similar Low Density Residential areas" which are against the wishes and desires of the majority of ratepayers. These developments will fast become "slum type" areas and have already adversely impacted on the property values of nearby residents that have purchased standard residential blocks in good faith.
9. We have not been given proper nor expected Council representation.

I also expect both the Mayor and Local Councilors MUST always preserve and work for the rights of the majority of ratepayers. These basic rights and aspirations of ratepayers should not be abrogated nor diminished in any respect by the pressures exerted on individual Councilors by property developers or others and/or through any personal interpretations of the relevant acts and processes.

People invest in the Redlands to live, to work, to bring up their families, enjoy the lifestyle and the existing green spaces. Therefore, I ask that the present Councilors as elected servants to all ratepayers, must not allow the 3.7ha property south of Lind Street, Thomlands, to be zoned Low Density Residential as we do not want to lose living and residential expectations that we came here to enjoy some 25 years ago.



4. The width of Lind Street is quite narrow. If residents park on the street, a car must venture to the other side of the road to pass. If residents were to park on either side of the road it would block it. Residents already currently park on the vacant side of Lind Street as a courtesy to prevent any impact on traffic. Given the rezoning may result in much smaller lot sizes, the access road will likely become very congested and existing residents would need to park on the road instead of the footpath as the vacant side of Lind Street would also be utilised by new residents or guests parking their cars on the road. This would block the street. Residents' safety could be at risk as emergency services vehicles such as ambulances and fire engines may be obstructed due to the congestion of vehicles and narrow roads.
5. Part of the area and the area south west of the Lind Street block is also zoned a medium bushfire hazard. The proposed rezoning to low density residential will logically increase the presence of vehicles in the area and with the very narrow residential streets, restrict the access to emergency vehicles if there was a fire, putting residents (including the additional proposed residents), dwellings, wildlife and nature at high risk.
6. The proposed development would require cars to access the site via the roundabout on Conley Avenue, Vintage Drive and Ziegenfusz Road. This roundabout is already overloaded with residents experiencing difficulty leaving the area at school times. The addition of up to 100 - 200 new vehicles accessing this roundabout would adversely impact on the ability of residents to egress the estate. Given parents/carers dropping children off at school already park in Conley Avenue and Trundle Street this will create considerable traffic issues given the narrow streets. The increase in population and cars may endanger the safety of school aged children and their carers. In addition, previously during heavy downpours, this roundabout has flooded which has prevented two wheel drive vehicles from departing the estate.
7. As many residents work in Brisbane city, the provision of transport services is an important element for residents in the Lind Street surrounds. The only direct bus available for residents walking to a stop is the 273 (other further away stops require driving to the stop). The closest stop is on Moselle Drive. Given Ziegenfusz is already busy especially at peak work and school times and yet to be fully impacted by the increase in traffic volumes from the recent Pinklands developments, Ziegenfusz Road already very busy would be difficult to safely cross. If the rezoning occurs a pedestrian crossing would be required to cross this Ziegenfusz road.
8. I also expect both the Mayor and Local Councilors **MUST** always preserve and work for the rights of the majority of ratepayers. These basic rights and aspirations of ratepayers should not be abrogated nor diminished in any respect by the pressures exerted on individual Councilors by property developers or others and/or through any personal interpretations of the relevant acts and processes.

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Right to Information



RECEIVED  
28 NOV 2015  
CUSTOMER SERVICE

REDLAND CITY COUNCIL  
DATE RECEIVED  
25 NOV 2015  
CUSTOMER SERVICE

Chief Executive Officer  
Attention: **Draft** Redland City Plan 2015  
Redland City Council  
PO Box 21  
Cleveland, QLD 4163

**OBJECTION TO REZONING 5-23 LIND STREET THORNLANDS AS LOW DENSITY RESIDENTIAL**

The publication issued to advise residents of the Redland City plan contains the following text relevant for Lind Street.

*A 3.7ha property south of Lind Street, Thornlands, is proposed to be zoned Low Density Residential. It is currently zoned Park Residential. The site is close to several schools, can be serviced by existing infrastructure and is accessed through a similar Low Density Residential area.*

Property Number: 249470  
Legal Description: Lot 800 SP 155697  
Division Number: 3

Right to Information Requests

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- The area south of Lind Street does not have sewerage but instead relies on alternate treatment systems (septic). Residents have already invested in septic systems. A concern is held that they may be later requested to make a contribution to connect to the sewerage infrastructure that will be required to be constructed?

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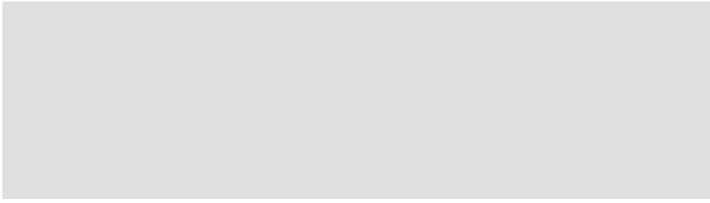
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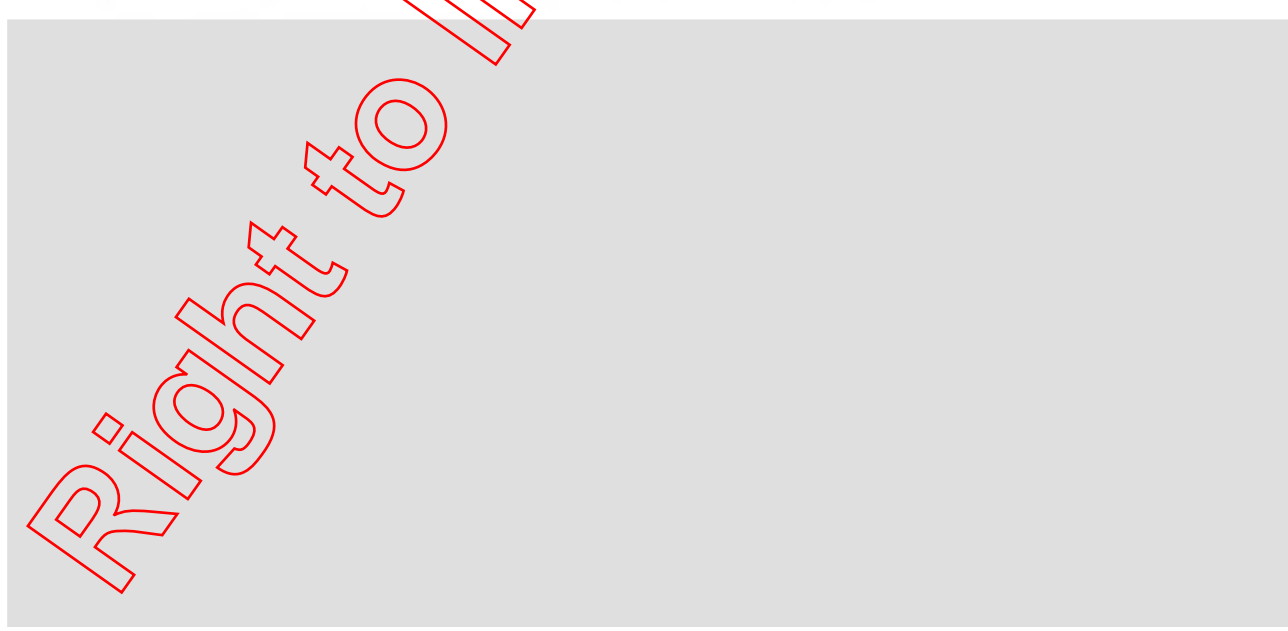
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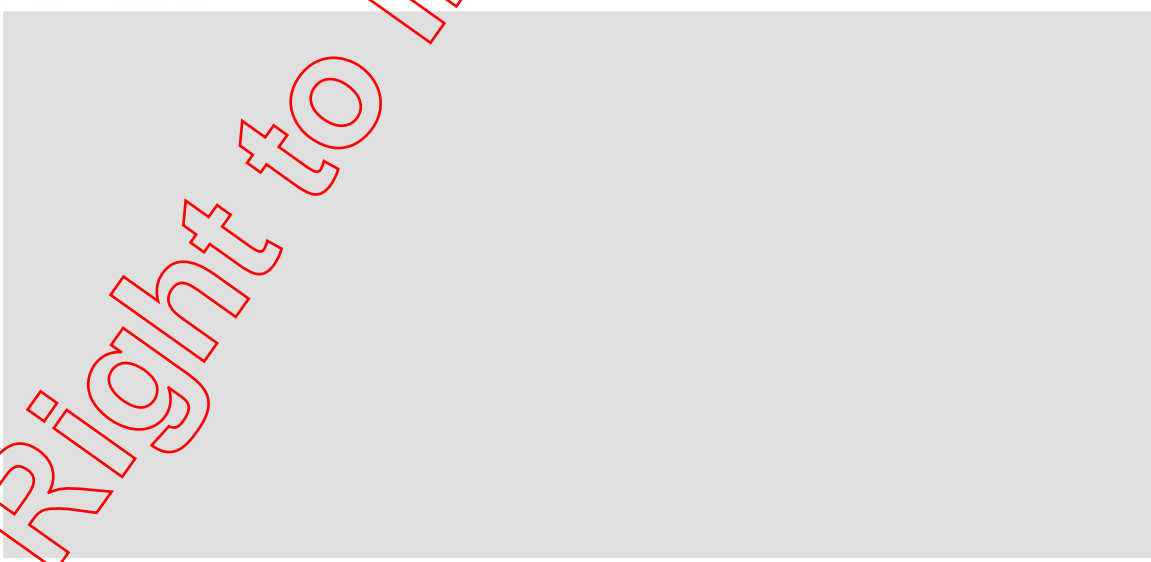
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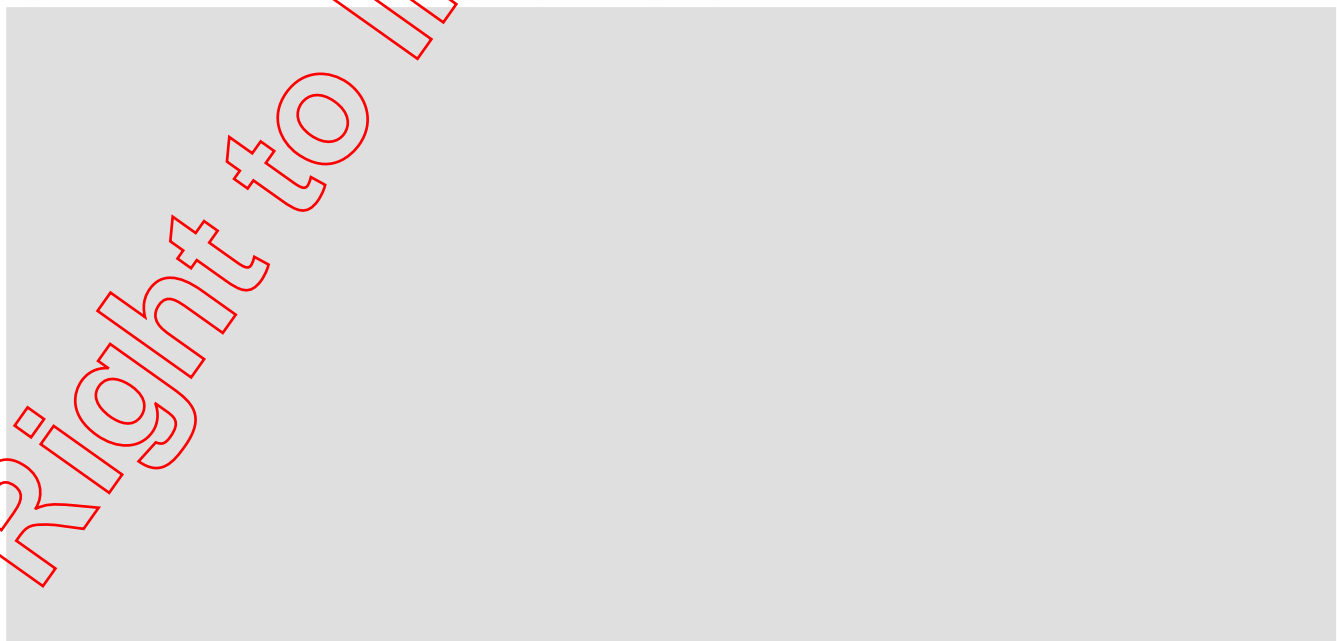
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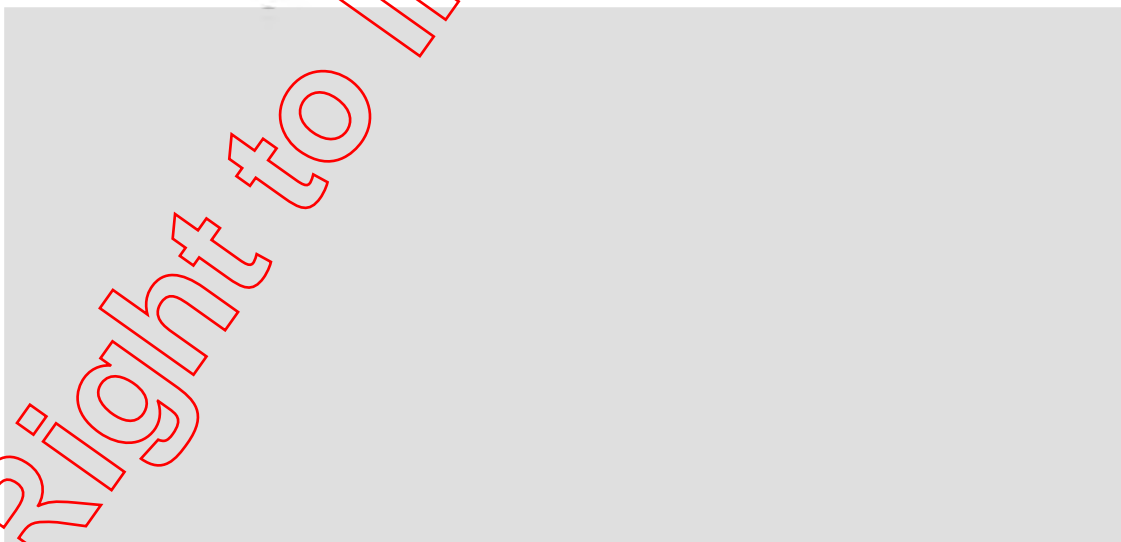
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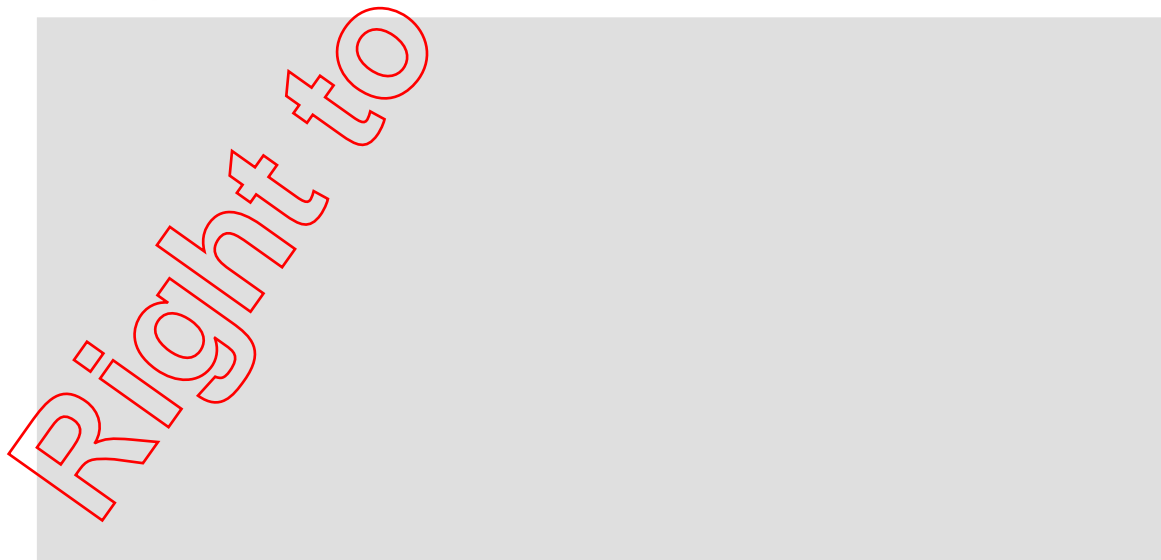
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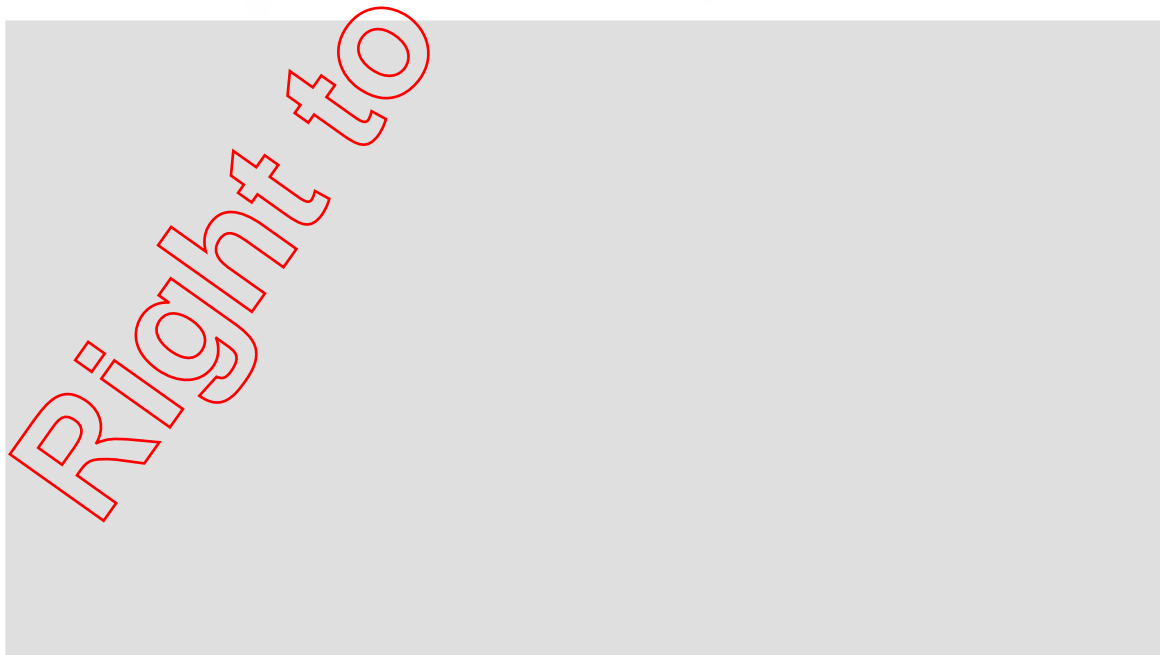
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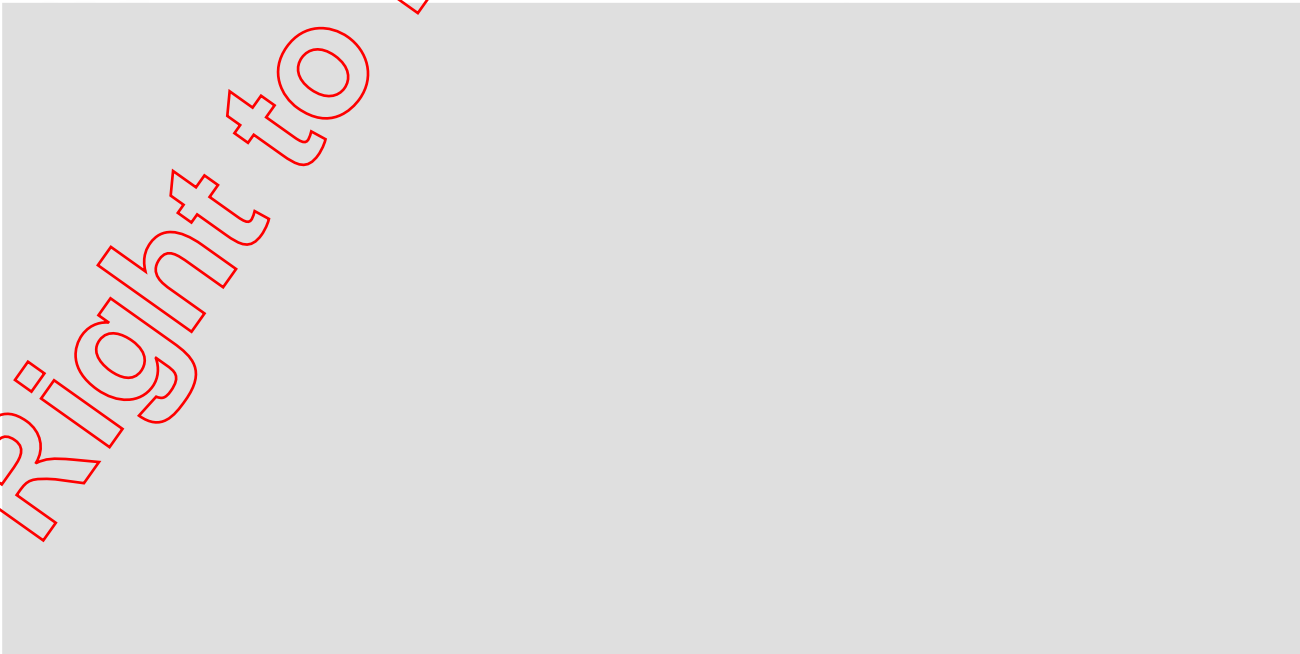
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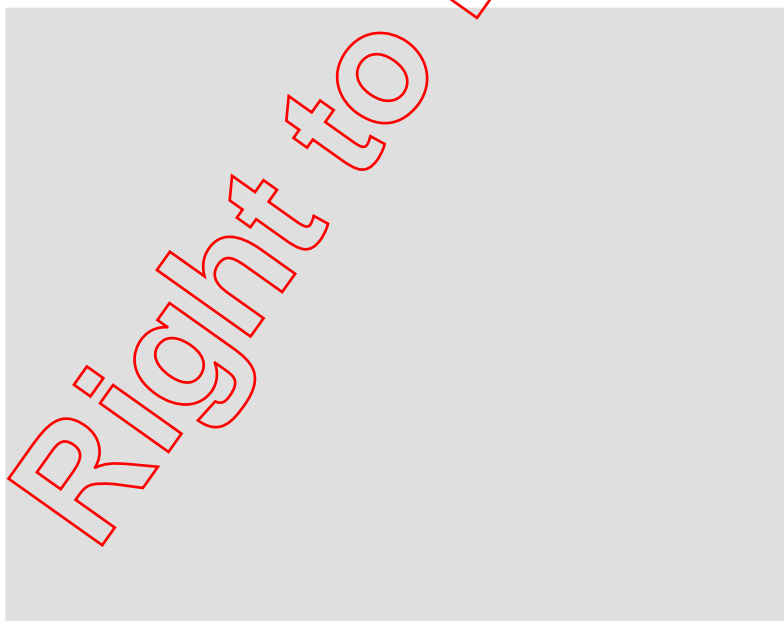
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#### Potential Flooding Impact

17. Given part of the lot is already marked as flood prone, the flow of water will be impacted by the developer and the eventual residences that are proposed to be built on the site. This may adversely impact on the existing adjacent residences and local watercourses as the timing of water flows down the hill will be altered. Although there has been no issue to date to the existing residences, altering the timing of water flows by any proposed development may create a flooding issue.
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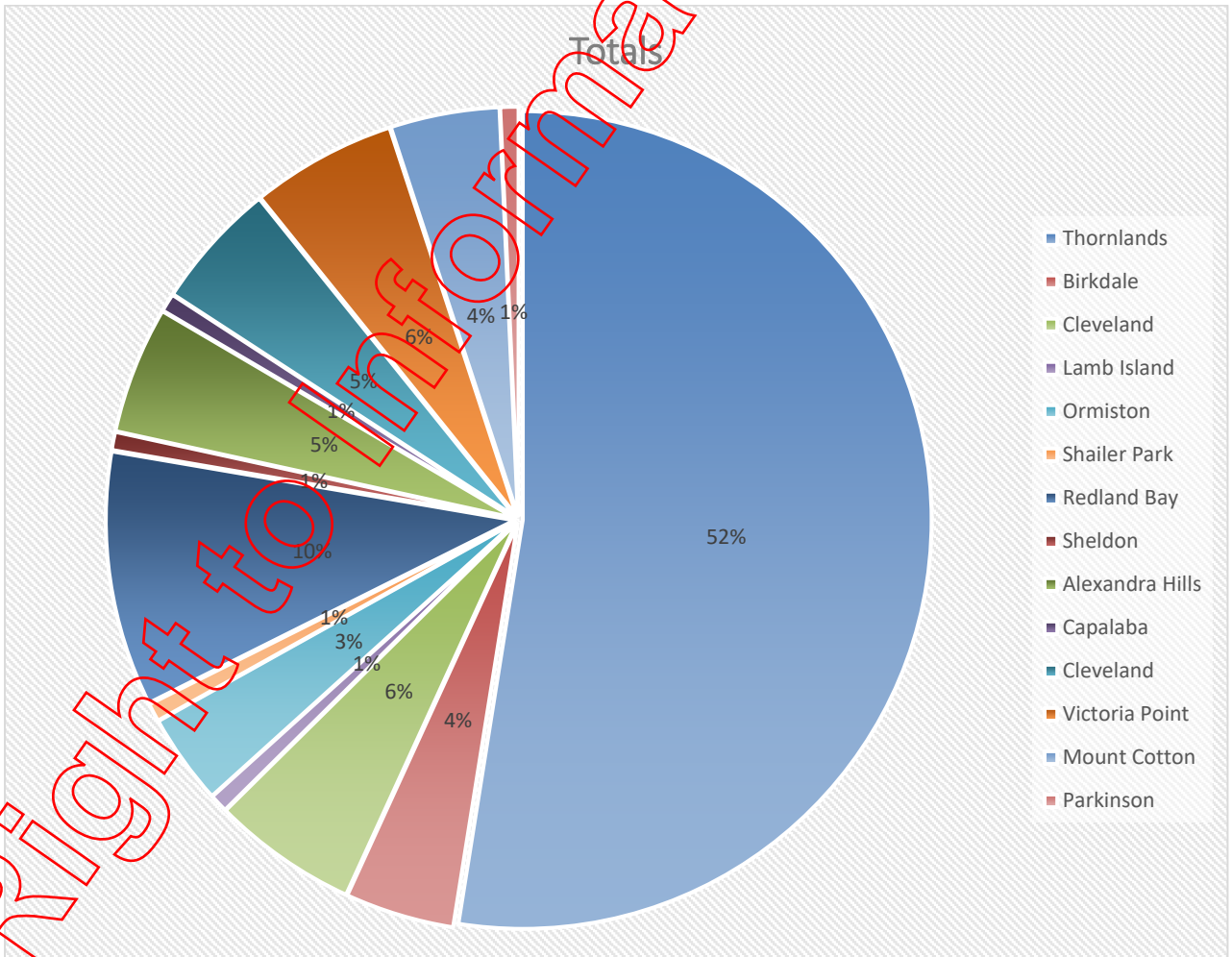
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**SUBURB TALLY**

THORNLANDS –	73 individuals
BIRKDALE –	6 individuals
CLEVELAND –	8 individuals
LAMB ISLAND –	1 individual
ORMISTON –	5 individuals
SHAILER PARK –	1 individual
REDLAND BAY-	14 individuals
SHELDON –	1 individual
ALEXANDRA HILLS –	7 individual
CAPALABA –	1 individual
CLEVELAND –	7 individuals
VICTORIA POINT –	8 individuals
MOUNT COTTON –	6 individuals
PARKINSON –	1 individual



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