

Redlands Planning Scheme

Minor Amendment 02/2013

September 2013



Minor Amendment Package 02/2013

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Introduction

The following document details the proposed changes to the current version of the Redlands Planning Scheme – Version 5.3 (RPS V5.3). These changes are referred to as Minor Amendment Package 02/2013.

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

In most cases reports and models are combined demonstrating the change being proposed to the scheme. Only enough of the scheme has been reproduced in each case to give context to the proposed change. Not all sections are reproduced in their entirety. If you require further context or wish to examine how the proposed change fits within the entire section where the amendment is proposed to take place, then you will need to refer to a full copy of the Redlands Planning Scheme V5.3

Conventions

In this document all proposed changes to the Planning Scheme are **highlighted in yellow**.

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

~~Deleted text appears like this.~~

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

Inserted words appear like this.

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

In some instances reference will be made to the mapping attached to the planning scheme. Maps showing amendments to zonings and overlays have been produced separately and form part of this amendment package. You may be directed to refer to these maps within the recommendations of this report.

As there are multiple recommendations for changes to the RPS, almost all report recommendations appear like this:

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

To simplify the process, the recommendations are based on exception. The recommendation is to accept all proposed changes in each section unless Council resolves to specifically amend a proposal.

REPORT/MODEL 04.03 Conservation Zone

Division 3 - Conservation Zone

Explanation

As part of the Major Amendment Packages two amendments were proposed to the Conservation Zone.

The first amendment to Conservation Zone involved the inclusion of notations relating to Relatives Apartments in the table of assessment. However, as part of the February 2013 Minor Amendment Package the Relatives Apartment use has been removed from the Planning Scheme and is now part of the definition of a Dwelling House making this proposed amendment redundant.

The second amendment to the Conservation Zone proposes to include Retaining Walls in the table of assessment as other development – building work. All other zone codes in the Planning Scheme have already been amended to include Retaining Walls in the table of assessment. The proposed amendment to the Conservation zone is consistent with the amendments made to other zones with the exception of the Conservation sub-areas CN1 and CN2. Retaining Walls are proposed to be impact assessable development within both sub-areas recognising both sub-areas identify most forms of development as inconsistent due to environmental values and drainage problems.

Proposed Amendments

Insert provisions relating to Retaining Walls into the Conservation Zone table of assessment as follows.

4.3.5 Conservation Zone – Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Retaining Wall	<p>Self-Assessable</p> <p>If -</p> <p>(1) Not in sub-area – (a) CN1; or (b) CN2;</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> ▪ Acceptable Solutions in section 7.6.4 of the Excavation and Fill Code ▪ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code
	<p>Code Assessable</p> <p>If –</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area – (a) CN1; or (b) CN2;</p> <p>(3) 1 metre but no more than 2.5 metres in height from ground level</p>	<ul style="list-style-type: none"> ▪ Erosion Prevention and Sediment Control Code ▪ Excavation and Fill Code

Redland City Council 2

	Otherwise – Impact Assessable	
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Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendment to the Conservation Zone table of assessment as detailed above.

REPORT/MODEL 04.14 Medium Density Residential Zone

Division 14 Medium Density Residential Zone

Explanation

The existing table of assessment in the Medium Density Residential zone unduly elevates a home business to impact assessment unless the use is proposed to occur within a limited number of sub-areas of the zone and within a dwelling unit approved under the current Planning Scheme. This was not the original intent of the Planning Scheme as reflected in the public notification version. The proposed amendment will correct this error in the Scheme by supporting home business uses in the Medium Density Residential zone as a self-assessable use where the proposed home business can meet the acceptable solutions of the Home Business code.

In addition, assessment criteria relating to domestic outbuilding in column 3 of the table of assessment have been removed. These assessment criteria are not relevant to the assessment of a home business.

Proposed Amendment

Delete existing Home Business level of assessment and assessment criteria in the Medium Density Residential zone and replace with new criteria as detailed below.

Delete:

4.14.4 Medium Density Residential Zone - Table of Assessment for Material Change of Use of Premises

Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use	Level of Assessment	Assessment Criteria

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

Home Business	<p>Self-Assessable If -</p> <p>(1) In a dwelling unit approved under this planning scheme if in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR3; or (d) MDR6</p> <p>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.15.4 of the Home Business Code
	<p>Code Assessable If -</p> <p>(1) Not self-assessable; (2) In a dwelling unit approved under this planning scheme if in sub-area - (a) MDR1; or (b) MDR2; or (c) MDR3; or (d) MDR6</p>	<ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Home Business Code ■ Access and Parking Code <p>(3) And where being carried out in a Domestic Outbuilding -</p> <ul style="list-style-type: none"> ■ Domestic Outbuilding Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
	<p>Otherwise - Impact Assessable</p>	

Insert:

**Medium Density Residential Zone -
Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use	Level of Assessment	Assessment Criteria
Home Business	<p>Self-Assessable If -</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable If -</p> <p>(1) Not self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 6.15.4 of the Home Business Code <ul style="list-style-type: none"> ■ Medium Density Residential Zone Code ■ Home Business Code ■ Access and Parking Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as detailed above.

REPORT/MODEL 05 – Flood, Landslide and Habitat Protection

Part 5 - Flood Prone, Storm Tide and Drainage Constrained Land, Habitat Protection and Landslide Hazard Overlays

Explanation

As part of the recent minor amendments to the Planning Scheme domestic additions and private swimming pools were inadvertently removed from the Flood Prone, Storm Tide and Drainage Constrained Land, Habitat Protection and Landslide Hazard Overlays of the Planning Scheme.

This amendment proposes to reintroduce both domestic additions and private swimming pools to the table of assessment for these overlays. This will ensure that that Council will be able to regulate domestic additions and private swimming pools in areas of flood, landslide and habitat values.

Proposed Amendment

Amend column 1 of the table of assessment for each of the three overlays to include domestic additions and private swimming pools as highlighted below:

column 1	column 2	column 3
Other Development	Level of Assessment ^{5.29}	Assessment Criteria
Building Work for -		
<ul style="list-style-type: none"> ■ Domestic Additions ■ Domestic Outbuilding ■ On-site raising or relocation of an existing dwelling unit ■ Private Swimming Pool ■ Private Tennis Court 	<p><u>Self-assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not Self-assessable</p>	<ul style="list-style-type: none"> ■ Acceptable Solutions in section 5.6.9 of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code ■ Flood Prone, Storm Tide and Drainage Constrained Land Overlay Code

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme to reintroduce both domestic additions and private swimming pools into the Tables of Assessment of the Flood Prone, Storm Tide and Drainage Constrained Land, Habitat Protection and Landslide Hazard Overlays.

REPORT/MODEL 06.15 Home Business

Division 15 - Home Business

Explanation

The Home Business use code is proposed to be amended to support a limited number of client visitations as a self-assessable acceptable solution. As part of this amendment, it is also proposed that a home business will need to provide one visitor car parking space and operate between 8am to 6pm weekdays and 8am to 4pm on Saturday to be self-assessable.

Proposed Amendment

Delete acceptable solution (1) (d) and insert three new acceptable solutions (1) (d), (o) and (p) as shown below.

6.15.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development

Acceptable Solutions

A1.

(1) The use -

- (a) is contained within the dwelling unit and does not use more than 60m² of gross floor area (GFA);
- (b) is not located in a domestic outbuilding;
- (c) is undertaken by permanent residents of the dwelling unit and there are no non-resident employees;
- ~~(d) does not generate client visitation;~~
- (d) generates a maximum of 8 separate client visits per day with no more than 2 client visits at one time and no more than 40 visitations per week.
- (e) does not require any delivery of goods or materials;
- (f) does not involve the display of goods or materials related to the use;
- (g) does not involve hiring out of goods, materials, appliances or vehicles from the site;
- (h) signage -
 - (i) is non-illuminated;
 - (ii) is less than 0.25m² in size;
 - (iii) has a maximum height of 1.5 metres from ground level;
 - (iv) displays only the occupier's name, business name, telephone number, website and email address;
 - (v) is attached to the front fencing or building façade;
- (i) does not emit vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other environmental emissions;
- (j) does not generate noise, measured as the $L_{Amax,adj,T}$ parameter, at the boundary of the lot or premises, which is greater than -
 - (i) 5 dB(A) above the background noise level between 7am to 10pm; or
 - (ii) 3 dB(A) above the background noise level between 10pm to 7am;
- (k) does not impose an adverse load on utility infrastructure, compared with the existing dwelling unit;
- (l) does not generate wastewater;
- (m) does not involve the preparation of food;
- (n) does not generate waste in excess of the capacity of the 240 litre bin, compared with existing domestic waste production.
- (o) includes one visitor car parking space on-site, but not within the front setback
- (p) includes client visits only between 8am to 6pm Monday to Friday and 8am to 4pm on Saturday.

Note -

The $L_{Amax,adj,T}$ parameter is defined in the *Noise Measurement Manual* (Environmental

Protection Agency 2000).

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendment to the self-assessable table of the Home Business code as detailed above.

REPORT/MODEL 06.24 Service Station

Amendment 06.24 - Division 24 - Service Station

Explanation

The following three amendments are proposed to the Service Station Use Code of the Planning Scheme:

1. Diagram 1 in the Service Station Use Code is inconsistent with the Probable Solutions of the code in terms of setback distance. Diagram 1 incorrectly shows the setback at 15 metres whereas the Probable Solution correctly identifies the setback at 10 metres. To correct the error is proposed to amend Diagram 1 to show a 10 metre setback;
2. Probable Solution P2.1 (1) (c) of this code requires amendment to clarify the position regarding setbacks for service stations on corner allotments. At present the wording states that *“buildings are located a minimum of 10 metres behind the front boundary;”* The wording currently only reflects mid-block sites and not corner sites. It also does not specify street frontages. This can be clarified through replacing the existing Probable Solution with the following:
 - ‘buildings are located a minimum of 10 metres behind the front street boundary, or on corner lots, the front street boundaries;’
3. Probable Solution p2.1 (1) (a) relates to not locating a Service station within 50 metres of a sensitive receiving environment. It is proposed to move this Probable Solution from the Site Layout and Building Design section of the code to the Environmental Impacts section.

Proposed Amendments

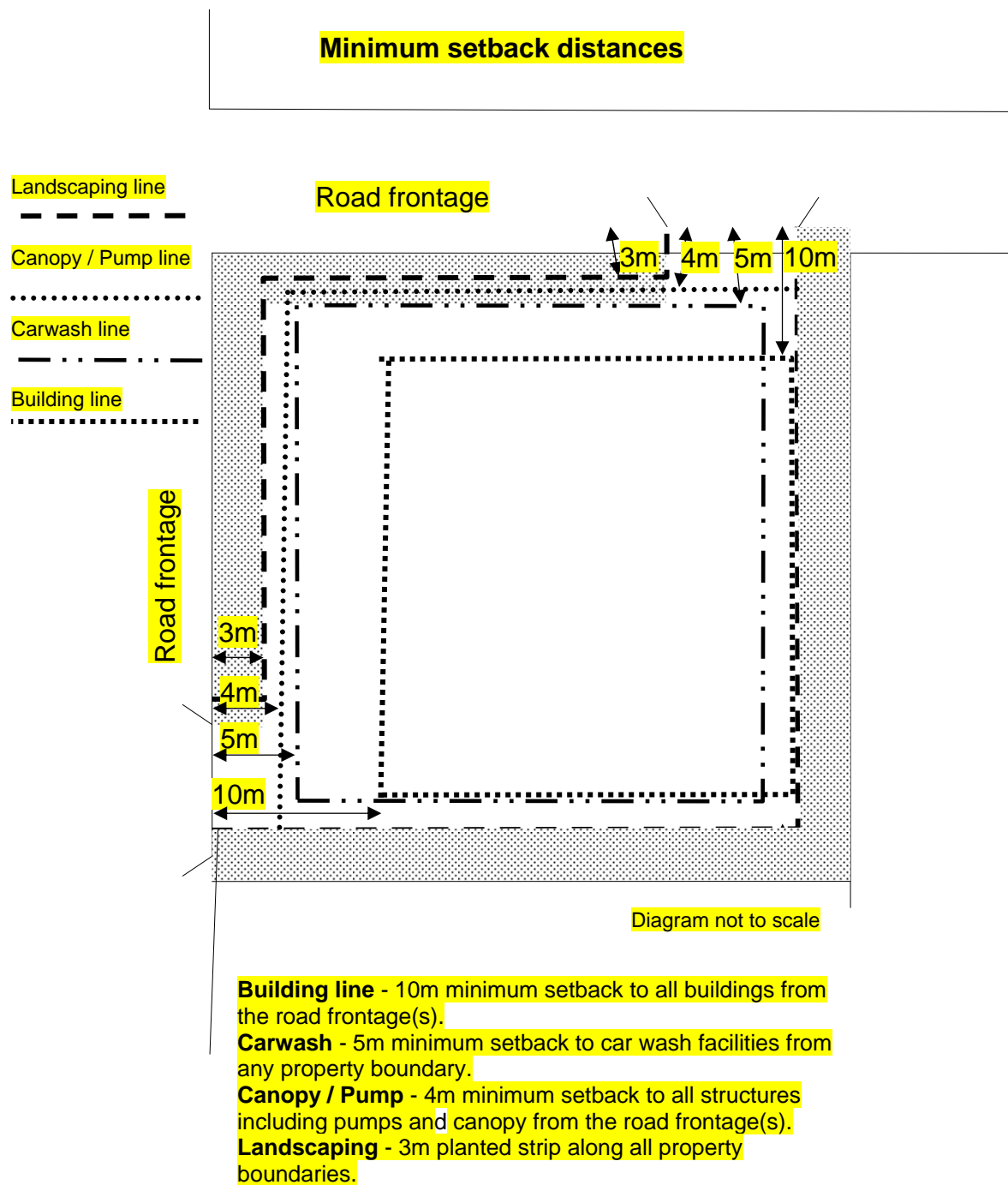
Division 24 - Service Station

6.24.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.1	<p><u>Site Layout and Building Design -</u></p> <p>(1) Buildings and structures are compatible with the scale and character of adjoining and nearby uses.</p>	P2.1	<p>(1) The use –</p> <p>(a) is not located within 50 metres of a sensitive receiving environment;</p> <p>(b) overall building height is less than 8.5 metres above ground level;</p> <p>(c) buildings are located a minimum of 10 metres behind the front <u>street boundary, or on corner lots, the front street boundaries;</u></p> <p>(d) structures including the petrol pump canopy are located a minimum of 4 metres from the front boundary.</p>
Note -			

Assessable Development			
Specific Outcomes		Probable Solutions	
			Refer to Diagram 1 - Setbacks for service stations.
S5.1	<p><u>Environmental Impacts -</u></p> <p>(1) Noise, air and vibration emissions generated by the use from air pumps, water supply or automatic car wash facilities are mitigated by –</p> <ul style="list-style-type: none"> (a) providing measures to minimise air and vibration emissions; (b) providing noise attenuation measures that are designed and located to minimise nuisance to sensitive receiving environments; (c) locating car wash facilities to avoid spray drift onto adjoining properties. 	P5.1	<p>(1) For the use -</p> <ul style="list-style-type: none"> (a) no probable solution identified; (b) all plant and machinery is located, enclosed or otherwise attenuated to - <ul style="list-style-type: none"> (i) ensure noise measured as the $L_{Amax,adj,T}$ parameter at the boundary of the lot or premises, does not exceed - <ul style="list-style-type: none"> a. 5 dB(A) above background noise levels between 7am - 10pm; b. 3 dB(A) above background noise levels between 10pm - 7am; (ii) comply with any approval issued under the <i>Environmental Protection Act 1994</i>; <ul style="list-style-type: none"> a. the setback for car wash facilities is a minimum of 5 metres from any property boundary. b. is not located within 50 metres of a sensitive receiving environment;
			<p>Note -</p> <p>The $L_{Amax,adj,T}$ parameter is defined in the <i>Noise Measurement Manual</i> (Environmental Protection Agency 2000).</p>

Diagram 1 -Setbacks for service stations



Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments outlined above.

Report/Model07.06– Excavation and Fill

Division 06 – Excavation and Fill

Explanation

Retaining Walls + Excavation and Fill

Recent amendments to the Redlands Planning Scheme introduced provisions to trigger retaining walls over a certain size as assessable development against the planning scheme as well as the Building Act. As a result, of the recent changes retaining walls up to 1 metre are self-assessable and walls between 1 metre and 2.5 metre high are code assessable and retaining walls over 2.5m high are impact assessable.

Associated with these changes it is appropriate to introduce a number of minor changes to the Excavation and Fill code.

Proposed Amendments

1. Amend the self-assessable table of the Excavation and Fill Code as follows:

Division 6 - Excavation and Fill

7.6.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	<p>Notes –</p> <ul style="list-style-type: none"> ▪ See Part 9 – Schedule 3 – Dictionary, Division 2 – Administrative Terms for a definition of – <ul style="list-style-type: none"> ➤ excavation and fill; ➤ ground level ▪ Where the development requires the ‘disturbance of soil’ within a fire ant ‘restricted area’, a Risk Management Plan is approved by Biosecurity Queensland in the Department of Agriculture, Fisheries and Forestry; the Department of Primary Industries; ▪ High risk soil disturbance activities include, but are not limited to – <ul style="list-style-type: none"> ➤ filling or excavation of a minor or major scale; ➤ import of fill onto a site; ➤ export of fill or other materials, such as soil, gravel, mulch and plants; ➤ export off or import onto a site of construction and demolition waste and materials, or greenwaste/timber/fuel containing soil; ▪ Retaining wall construction and embankment gradients must also comply with the <i>Building Regulation</i>. ▪ Excavation and fill works intended to be located completely or partly within the coastal management district (as defined by the South-east Queensland Regional Coastal Management Plan) and tidal waters will also require assessment from the Department of Environment and Heritage Protection

2. Amendments to the Specific Outcomes, Probable Solutions and Notes as follows:

7.6.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.	<p>(1) Excavation and fill –</p> <p>(a) does not reduce the amenity of adjoining properties through -</p> <p>(i) the loss of solar access or privacy;</p> <p>(ii) the intrusion of negative visual or overbearing impacts;</p> <p>(iii) ensuring retaining walls or structures—</p> <p>a. are constructed of materials that are of a high quality appearance;</p> <p>b. incorporate landscaping or other features to assist reducing their visual bulk and length;</p> <p>c. do not dominate over, and are of an appropriate scale to, buildings / structures and land uses in the locality</p> <p>(b) is minimised by development being located and designed to –</p> <p>(i) prevent the unnecessary removal of native plants;</p> <p>(ii) protect existing and natural overland drainage systems;</p> <p>(iii) reduce erosion and sediment run-off;</p>	P1.	<p>(1) Excavation and fill -</p> <p>(a) maintains the amenity of adjoining properties by -</p> <p>(i) for operational works -</p> <p>a. not exceeding a combined depth of 750mm;</p> <p>b. not exceeding an area of 1 hectare; or</p> <p>(ii) for building work - complies with Table 1;</p> <p>(iii) ensuring retaining walls or structures—</p> <p>a. are setback at least half the height of the wall from any boundary of the site;</p> <p>b. do not exceed 1 metre in height;</p> <p>c. are stepped or terraced to incorporate landscaping;</p> <p>(iii) ensuring retaining walls or structures -</p> <p>a. are setback at least half the height of the wall from any boundary of the site;</p> <p>b. do not exceed 2.5 metres in height;</p> <p>c. are stepped or terraced 0.75 metre for every 1.5 metres in height to incorporate landscaping;</p> <p>(b) protects the safety of people and property by—</p> <p>(i) where involving gradients or embankments comply with Schedule 5, Division 5 of the <i>Standard Building Regulation</i> 1993;</p> <p>(ii) ensuring retaining walls or structures—</p> <p>a. are designed in accordance with Section 3 of <i>Australian Standard 4678:2002—Earth Retaining Structures</i>;</p> <p>b. have a design life of not less than 60 years;</p> <p>c. for reconfiguration</p>

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(c) protects the safety of people and property from -</p> <ul style="list-style-type: none"> (i) drainage impacts such as the ponding or concentration of run-off or alteration of existing drainage systems; (ii) impacts associated with unstable fill; (iii) sub-standard retaining structures by ensuring - <ul style="list-style-type: none"> a. construction materials are durable; b. the structural strength of the walls is sufficient to support the works; <p>(2) On slopes in excess of 10% excavation and fill is minimised to the extent practicable by avoiding slab on ground construction methods in preference of post supported construction methods.</p>	<p>operational works do not include timber materials;</p> <p>(iii) ensuring compaction is carried out in accordance with—</p> <ul style="list-style-type: none"> a. Australian Standard 3798:1996— Guidelines on earthworks for commercial and residential developments; b. Australian Standard 2870:1996— Residential slabs and footings— construction. <p>(b) No probable solution identified</p> <p>(c) No probable solution identified</p> <p>Note -</p> <p>The safety of people and property is protected by ensuring -</p> <ul style="list-style-type: none"> (i) where involving gradients or embankments comply with the Schedule 5, Division 5 of the <i>Standard Building Regulation 1993</i>; (ii) retaining walls or structures - <ul style="list-style-type: none"> a. are designed in accordance with Section 3 of <i>Australian Standard 4678:2002 - Earth Retaining Structures</i>; b. have a design life of not less than 60 years; c. for reconfiguration operational works do not include timber materials; (iii) ensuring compaction is carried out in accordance with - <ul style="list-style-type: none"> a. <i>Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments</i>; b. <i>Australian Standard 2870:1996 - Residential slabs and footings - construction</i>. <p>(2) No probable solution identified</p>

Assessable Development			
Specific Outcomes		Probable Solutions	
S2.	<p>(1) Excavation and fill does not result in land or water contamination, or the harbourage of vermin.</p> <p>Note -</p> <ul style="list-style-type: none"> ▪ Where the development requires the 'disturbance of soil' within a fire ant 'restricted area', a Risk Management Plan is approved by Biosecurity Queensland in the Department of Primary Industries Agriculture, Fisheries and Forestry.... 		

Note –

Excavation and fill works intended to be located completely or partly within the coastal management district (as defined by the South-east Queensland Regional Coastal Management Plan) and tidal waters will also require assessment from the Department of Environment and Heritage Protection.

Officer Recommendation

It is recommended to amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above

REPORT/MODEL 09.01 Access and Parking

Amendment 09.01 - Schedule 01 – Access and Parking

Explanation

The following three amendments are proposed to Schedule 1 – Access and Parking.

1. Access and Parking Schedule: Table 1 – Display and Sale Activity

Table 1 of the Access and Parking Schedule currently includes parking areas and access driveways in the total floor area for calculating total parking spaces for a Display and Sale Activity. Given access driveways and car parks are not considered as part of the floor space or work areas, Display and Sales Activity developments are required to provide more parking spaces than necessary. The proposed amendment below to Table 1 addresses this issue.

Table 1 – Access and Parking – Display and Sale Activity

<p>Display and Sale Activity</p>	<p>1 space per 100m² of total development area – including access, parking, service and outdoor work areas – plus 1 space per 40m² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.</p>	<p>AV</p>
	<p>1 space per 100m² of gross floor area including outdoor work areas used to display goods, plus 1 space per 40m² of spare parts or vehicle accessory display area plus 1 space per 5 service bays.</p>	

2. Access and Parking: Table 1 – Mixed Use

Table 1 of the Access and Parking Schedule includes the term Mixed Commercial. This term is however not defined in the Planning Scheme creating issues in determining the parking requirements for this undefined term.

This term is proposed to be amended to Mix Use which is defined by the Planning Scheme and fits with the car parking requirements specified for the undefined Mixed Commercial term.

<p>Other Commercial Uses Or if –</p> <ul style="list-style-type: none"> ▪ Mixed Commercial ▪ Mixed Use 	<p>As determined by the local government</p> <p>5 spaces per 100m² gross leasable area directly accessible from ground level, plus an additional 3.5 spaces per 100m² gross leasable area on the first floor plus 2.5 spaces per 100m² of gross leasable area on any other level plus provision of car parking spaces for dwelling units or tourist accommodation at the rate specified for that use.</p>	<p>As determined by the local government</p> <p>HRV</p>
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3. Table 7 - Minimum Car Space Widths

In Table 1 – Minimum On-site Vehicle Parking Requirements, mobile home parks and multiple dwellings require boat storage. However, the schedule does not specify what dimensions are required for boat storage. This amendment specifies in a note under Table 7 a minimum boat parking space of 2.4m x 6m.

Note -

The minimum length and width for boat storage is 2.4m x 6m. This dimension is determined on the basis of a standard 2m runabout boat. Dimensions can be reviewed as a part of the development assessment process.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments as outlined above.

REPORT/MODEL 09.03.02 Administrative Terms – Domestic Additions

Division 02 – Administrative Terms – Domestic Additions

Explanation

As part of the recent minor amendments to the Planning Scheme the definition of a domestic addition were removed from the Planning Scheme.

This amendment proposes to reintroduce the definition of domestic additions.

Proposed Amendments

Insert:

Domestic Additions	Means the addition to or extension of the dwelling unit for - (a) rooms - (i) on premises with an existing dwelling house; (ii) that are enclosed and roofed additions to the existing dwelling unit; (iii) that do not form an additional dwelling unit; or (b) provision of the mandatory covered car accommodation, which can be attached or detached to the dwelling unit; or (c) buildings or structures used for passive recreational purposes that are - (i) roofed and unenclosed such as verandahs, decks, patios or the like; (ii) or provide roof-top recreational areas.
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Officer Recommendations

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendment as outlined above.

REPORT/MODEL 09.06 Movement Network and Road Design

Amendment 09.06 - Schedule 6 - Movement Network and Road Design

Explanation

Two amendments are proposed to Schedule 6 – Movement Network and Road Design..

The first amendment proposes to add a note (Note 9) to Table 2 to clarify the design requirement for bus routes on collector streets.

The second amendment proposes changes to Table 3 – Southern Moreton Bay Island Roads Design Characteristics. Island road standards are currently being reviewed by City Infrastructure. This amendment proposes to maintain Design Characteristics for Roads in SMBI Centre and Island Industry Zones and proposes the removal of design characteristics for Collector Roads, Access Place and Access Street. As Council constructs and maintains roads on the SMBI it is not necessary to prescribe design characteristics for Collector Roads, Access Places and Access Streets.

Proposed Amendments

Amend Tables 2 and 3 as detailed below.

Schedule 6 - Movement Network and Road Design

Table 2 - Road Design (other than Industrial Roads)

Design Characteristic	Road Type					
	Access Place	Access Street	Collector Street	Trunk Collector Street	Sub-Arterial Road	Arterial Road
On-Road Cycling Facilities	No	No	No	<ul style="list-style-type: none"> ■ On carriageway and verge; ■ Both sides; ■ Exclusive Bicycle Lane 1.5 to 2 metres⁸. 	<ul style="list-style-type: none"> ■ On carriageway and verge; ■ Both sides; ■ Bicycle Lane 2 metres⁸. 	Refer to the local government; or the State government if a state-controlled road
Bus Route	No	No	Where appropriate ⁹	Yes	Yes	Refer to the local government; or the State government if a state-controlled road
Kerbing	Mountable kerb and channel	Mountable kerb and channel	Mountable kerb and channel	Barrier kerb and 450mm channel	Barrier kerb and 450mm channel	Refer to the local government; or the State government if a state-controlled road
Grade desirable	■ 12	■ 12 per cent	■ 12 percent	■ 12 percent	■ 8 percent	Refer to the local

Design Characteristic	Road Type					
	Access Place	Access Street	Collector Street	Trunk Collector Street	Sub-Arterial Road	Arterial Road
Absolute maximum	percent ■ 16 percent	nt ■ 16 percent	■ 16 percent	■ 16 percent	■ 12 percent	government; or the State government if a state-controlled road

Notes -

- 1 For arterial roads designed to carry 30,000 to 60,000 vehicles per day refer to *Queensland Streets* page 6.4.
- 2 May provide access to major developments such as educational facilities, shopping centres and larger industrial sites depending on proposed access treatments.
- 3 Slow points reduce vehicle speeds to 40km/h or less and include t-intersections, roundabouts, bends or other traffic control devices.
- 4 Measured from the property boundary of the crossroad to the centre of the cul-de-sac head.
- 5 Measured property boundary to property boundary.
- 6 Plus landscaping area to be determined by the local government.
- 7 Measured from lip of channel to property boundary.
- 8 Directional signage is required if connecting to an existing network route.
- 9 A minimum pavement width of 11 metres is provided for bus routes on Collector Streets on the mainland.

Table 3 - Southern Moreton Bay Island Roads Design Characteristics

Road Description	Design Characteristics
Roads in SMBI Centre and Island Industry Zones	<ul style="list-style-type: none"> ■ 7 metre wide bitumen carriageway with kerb and channeling; or ■ Carriageway width may be extended to 11 - 14 metres where opportunities allow for angle or parallel on-street parking.
Collector Roads	<ul style="list-style-type: none"> ■ 6 metre wide paved carriageway, preferably with grassed swales, where servicing between 100 and 300 lots. Refer to standard drawing R-RSC-20.
Access Place and Access Street	<ul style="list-style-type: none"> ■ 3.5 metre wide reinforced concrete carriageway, preferably with grassed swales, where servicing less than 100 lots. Refer to standard drawing R-RSC-20.

Officer Recommendation

It is recommended that Council accept the proposed changes to the above tables in the Planning Scheme.

Proposed Amendments to Zone and Overlay Mapping

Explanation

The amendments proposed to the zone and overlay mapping of the Redlands Planning Scheme through Minor Amendment Package 2/2013 include:

1. All amendments that were previously endorsed by Council as part of Major Amendment Packages 2A and 3A that have been determined through a further review to meet the definition of a minor amendment under *Statutory Guideline 02/12: Making and Amending Local Planning Instruments*;

Table 1: includes amendments previously proposed as part of Major Amendment Package 2A that have been reviewed and found to meet the definition of a 'minor' amendment in accordance with Statutory Guideline 2/12: making and Amending Local Planning Instruments;

Table 2: includes amendments previously proposed as part of Major Amendment Package 3A that have been reviewed and found to meet the definition of a 'minor' amendment in accordance with Statutory Guideline 2/12: making and Amending Local Planning Instruments

2. Amendments required to reflect Council approved reconfiguration applications since February 2013;

Table 3: includes the proposed zone mapping amendments to reflect approved reconfiguration approvals since February 2013.

3. Amendment to the zoning of 126-128 Link Road, Victoria Point (YMCA) from Open Space to Community Purposes sub-area CP2 to better align with the development permit issued for the site in 1973 for a family recreation and social centre and additional development of the site since 1973 – see table 3;
4. Amendment to the zoning of 862 German Church Road, Redland Bay from Conservation sub-area CN2 to Open Space to better align with the purpose for which the site was acquired – see table 3.

Proposed Amendments to Zone and Overlay Mapping

The proposed amendments to zone and overlay mapping are as follows:

1. Map 1 of 3: Minor Amendment Package 02/2013 – Redland City Mainland;
2. Map 2 of 3: Minor Amendment Package 02/2013 – Southern Moreton Bay Islands;
3. Map 3 of 3: Minor Amendment Package 02/2013 – North Stradbroke Island;
4. Minor Amendment Package 02/2013 – Bushfire Hazard Overlay;
5. Minor Amendment Package 02/2013 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay: Sheet 1/2 and Sheet 2/2;
6. Minor Amendment Package 02/2013 - Habitat Protection Overlay;
7. Minor Amendment Package 02/2013 – Waterways, Wetlands and Moreton Bay Overlay.

Officer Recommendation

It is recommended that Council amend the Redlands Planning Scheme in accordance with the proposed amendments to zone and overlay mapping as detailed in:

1. Tables 1-3 and reflected in Minor Amendment Package 02/2013 Maps 1-3; and
2. Minor Amendment Package 02/2013 of Overlay Mapping as detailed above.

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TABLE 1: Proposed Zone Mapping Amendments previously endorsed as part of Major Amendment Package 2A							
LOT	PLAN	LANDNO	PROPERTYNO	HOUSE	STREET	SUBURB	AMENDMENT SUMMARY
165	RP130511	149633	18839	44	Aimeo Esplanade	Russell Island	SMBI Residential to Conservation Sub-Area CN1
38	RP135390	149188	21119	18	Aranda Street	Russell Island	SMBI Residential SR1 to Conservation Sub-Area CN1
80	RP124837	142874	15249	55	Arthur Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
17	RP133220	152387	34870	4	Aster Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
60	RP129112	142630	36890	15	Atlantic Street	Lamb Island	SMBI Residential to Conservation Sub-Area CN1
28	RP131380	144069	17656	3	Aura Court	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
185	RP128018	154148	26369	19	Bamberry Street	Russell Island	Conservation Sub-Area CN1 to Open Space
184	RP128018	154193	26370	21	Bamberry Street	Russell Island	Conservation Sub-Area CN1 to Open Space
183	RP128018	154237	26371	23	Bamberry Street	Russell Island	Conservation Sub-Area CN1 to Open Space
107	RP131875	149963	19090	27	Bamboo Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
108	RP131875	149956	19078	29	Bamboo Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
96	RP131875	150096	19085	9	Bamboo Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
169	RP122871	155544	22876	55	Beacon Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
344	RP31214	136325	19490	49	Beelong Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
486	RP124436	151348	19862	2	Belgrave Road	Russell Island	SMBI Residential to Open Space
485	RP124436	151387	19863	4	Belgrave Road	Russell Island	SMBI Residential to Open Space
356	RP124703	151931	19883	48	Belgrave Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
80	RP135035	156429	23404	17	Blaxland Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
381	RP133120	157058	33973	10	Boronia Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
380	RP133120	157039	39965	8	Boronia Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
232	RP124451	158223	23981	22	Burke Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
234	RP124451	158245	23979	26	Burke Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
235	RP124451	158255	45927	28	Burke Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space

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236	RP124451	158263	47186	30	Burke Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
79	RP128907	150263	41280	14	Catamaran Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
76	RP128907	150345	21411	20	Catamaran Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
38	RP128907	150902	45592	39	Catamaran Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
13	RP127750	154738	22124	212	Centre Road	Russell Island	SMBI Residential to Open Space
110	RP118722	159322	24310	36	Chackill Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
112	RP118722	159279	24308	40	Chackill Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
117	RP118722	159082	24304	50	Chackill Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
33	SP221756	347360	305360	15-17	Citron Street	Macleay Island	Conservation Sub-Area CN1 to Open Space
58	RP122315	143897	14818	4	Columbia Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
74	RP124451	157630	45611	13	Cook Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
57	RP124451	157800	23841	47	Cook Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
278	RP124451	158303	23997	19	Cunningham Avenue	Russell Island	SMBI Residential to Open Space
277	RP124451	158310	39486	21	Cunningham Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
276	RP124451	158318	23998	23	Cunningham Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
275	RP124451	158328	23999	25	Cunningham Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
274	RP124451	158336	24000	27	Cunningham Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
273	RP124451	158341	24001	29	Cunningham Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
458	RP122869	154690	41476	3	Cutler Drive	Russell Island	Conservation Sub-Area CN1 to Open Space
455	RP122869	154731	23014	5	Cutler Drive	Russell Island	SMBI Residential to Open Space
431	RP122869	154762	22824	8	Cutler Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
4	RP136416	149272	18592	7	Cynthia Crescent	Russell Island	SMBI Residential to Conservation Sub-Area CN1
266	RP122873	155420	23237	15	Cypress Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
136	RP133116	157328	49432	40	Dappura Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
225	RP131864	151221	19526	58	Deenya Parade	Russell Island	SMBI Residential to Conservation Sub-Area CN1

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23	RP130591	151871	21897	11	Diamond Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
24	RP130591	151879	21898	13	Diamond Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
556	RP124703	152002	19834	44	Doverton Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
487	RP124436	151361	19858	7	Doverton Drive	Russell Island	SMBI Residential to Open Space
42	RP128907	150893	45705	2	Dragon Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
41	RP128907	150897	45644	4	Dragon Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
40	RP128907	150900	45814	6	Dragon Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
39	RP128907	150901	21399	8	Dragon Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
211	RP129105	157323	23670	52	Duringan Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
111	RP129108	143376	17481	13	Eastern Road	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
18	RP127422	145292	14437	6	Edgewater Place	Lamb Island	SMBI Residential to Conservation Sub-Area CN1
108	RP130250	147939	18469	6	Elcon Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
457	RP122869	154697	40739	4	Enderley Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
315	RP118168	138332	16041	15	Eumina Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
275	RP129103	157483	38128	50	Falconhurst Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
220	RP132641	155644	39188	30	Fenton Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
223	RP128018	154275	25971	14	Fernando Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
209	RP128018	154245	25982	15	Fernando Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
214	RP128018	154026	25977	5	Fernando Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
2	SP183732	347055	304690	58	Fernbourne Road	Wellington Point	Unzoned Road Closure to CN
108	SP155647	314595	233440	115	Finucane Road	Alexandra Hills	CP3 to UR
5	RP210784	117415	9500	339-341	Finucane Road	Alexandra Hills	CN to CN2
4	RP210784	117423	9500	339-341	Finucane Road	Alexandra Hills	CN to CN2
3	RP210784	117430	9500	339-341	Finucane Road	Alexandra Hills	CN to CN2

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2	RP210784	117441	9500	339-341	Finucane Road	Alexandra Hills	CN to CN2
1	RP210784	117451	9500	339-341	Finucane Road	Alexandra Hills	Part CN/CP7 to Part CN2/CP7
612	C625	117756	9500	339-341	Finucane Road	Alexandra Hills	Part CN/CP7 to Part CN2/CP7
611	C625	117757	9500	339-341	Finucane Road	Alexandra Hills	CN to CN2
6	SL11316	117405	9501	343-345	Finucane Road	Alexandra Hills	CN to CN2
4	SP221757	347365	305370	54-56	Francis Road	Macleay Island	CN1 and SMBI Residential to Open Space
197	RP132641	155727	35426	6	Galfin Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
42	RP129108	143221	36889	20	Granadilla Street	Macleay Island	Conservation Sub-Area CN1 to Open Space
43	RP129108	143191	17459	22	Granadilla Street	Macleay Island	Conservation Sub-Area CN1 to Open Space
97	RP129108	143247	17463	9	Granadilla Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
198	RP132794	156885	46035	33	Grove Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
40	RP127628	150738	19216	24	Harvey Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
22	RP130256	150522	50587	51	Harvey Street	Russell Island	Open Space to SMBI Residential
409	RP127752	154929	25779	71	Hemp Hill Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
21	RP129108	143208	14654	124	High Central Road	Macleay Island	Conservation Sub-Area CN1 to Open Space
20	RP129108	143185	14653	126	High Central Road	Macleay Island	Conservation Sub-Area CN1 to Open Space
73	RP126539	141690	14603	201	High Central Road	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
4	RP44337	143892	14576	75-85	High Central Road	Macleay Island	Rural Non-Urban Sub-Area RN3 to Open Space
136	RP122871	155668	22507	102	Highland Ridge Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
763	RP122554	154351	22475	69	Highland Ridge Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
140	RP122871	155582	22509	98	Highland Ridge Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
182	RP128908	150258	21307	42	Inlet Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space

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183	RP128908	150292	21307	42	Inlet Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
901	SP194797	339255	286980	7-25	Jabiru Place	Cleveland	OS to CN2
154	RP127452	143977	14108	8	Jilba Avenue	Lamb Island	SMBI Residential to Conservation Sub-Area CN1
1	SP213835	346280	302800	2-8	Karrawarra Street	Macleay Island	SMBI Residential and CN1 to Open Space
18	RP131144	148259	20823	14-16	Kift Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
1	SP213848	347350	305340	42-44	Kings Road	Russell Island	Conservation Sub-Area CN1 to Open Space
300	RP131830	138286	54644	3	Kooberry Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
333	SP221755	347355	305350	26-30	Koonwarra Parade	Macleay Island	Conservation Sub-Area CN1 to Open Space
121	RP127749	154497	26257	34	Kurrajong Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
212	RP133118	157902	37770	33	Lagoon Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
86	RP126539	141622	15474	10-12	Lake Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
85	RP126539	141674	15474	10-12	Lake Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
84	RP126539	141725	15475	8	Lake Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
18	RP129108	143109	17412	1-3	Lakeside Avenue	Macleay Island	Conservation Sub-Area CN1 to Open Space
19	RP129108	143128	17412	1-3	Lakeside Avenue	Macleay Island	Conservation Sub-Area CN1 to Open Space
86	RP132640	155893	35234	5	Lansell Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
1	RP130247	148518	18526	129	Laurel Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
114	RP126539	141471	15453	17	Lemontree Drive	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
593	RP122555	154143	22788	42	Little Cove Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
27	RP130223	143170	15013	48	Lonicera Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
132	RP118722	159456	44686	5	Loowa Avenue	Russell Island	SMBI Residential to Conservation Sub-Area CN1
147	RP127449	143711	13700	160	Lucas Drive	Lamb Island	SMBI Residential to Conservation Sub-Area CN1
98	RP132856	158746	25564	3	Lucy Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
126	RP132640	156191	25623	17	Nautilus Parade	Russell Island	SMBI Residential to Conservation Sub-Area CN1
32	RP124837	142725	15207	42	Nugent Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1

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98	RP130250	147919	18444	2	Oaklea Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
132	RP126539	141526	14605	3	Orange Court	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
26	RP110407	140738	17035	40	Orion Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
364	RP129407	157205	35918	11	Paringa Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
366	RP129407	157294	34785	15	Paringa Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
369	RP129407	157445	23591	21	Paringa Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
363	RP129407	157158	40537	9	Paringa Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
27	RP111233	141585	17157	29-31	Pecan Street	Macleay Island	SMBI Residential to Open Space
28	RP111233	141592	17157	29-31	Pecan Street	Macleay Island	Conservation Sub-Area CN1 to Open Space
29	RP111233	141598	52671	33	Pecan Street	Macleay Island	Conservation Sub-Area CN1 to Open Space
131	RP133118	157526	49721	7	Pennies Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
117	RP132640	156132	25652	6	Phillips Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
267	RP122873	155338	23199	16	Poinsettia Court	Russell Island	SMBI Residential to Conservation Sub-Area CN1
459	RP122869	154621	23006	14	Rampart Drive	Russell Island	Conservation Sub-Area CN1 to Open Space
460	RP122869	154631	23005	16	Rampart Drive	Russell Island	Conservation Sub-Area CN1 to Open Space
461	RP122869	154647	23004	18	Rampart Drive	Russell Island	Conservation Sub-Area CN1 to Open Space
136	RP124437	151535	46902	24	Romford Crescent	Russell Island	SMBI Residential to Conservation Sub-Area CN1
31	RP128016	153712	26484	15	Rose Bay Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
93	RP129105	157032	23654	49	Rumbin Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
92	RP129105	157034	49865	51	Rumbin Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
89	RP133299	140621	15526	1	Sandpiper Parade	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
153	RP122871	155293	23089	48	Seaward Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
441	RP122869	154982	23113	7	Seaward Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
40	RP123056	140454	16955	13	Sentosa Terrace	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
1	SP213834	346720	303880	2-6	Sentosa Terrace	Macleay Island	Part SMBI Residential/Open Space to Open Space

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289	RP129105	157652	23780	73	Shore Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
138	RP132856	158392	34691	10	Sonia Street	Russell Island	Conservation Sub-Area CN1 to SMBI Residential
142	RP132856	158239	37756	11	Sonia Street	Russell Island	Conservation Sub-Area CN1 to SMBI Residential
140	RP132856	158368	37857	14	Sonia Street	Russell Island	Conservation Sub-Area CN1 to SMBI Residential
144	RP132856	158257	25531	7	Sonia Street	Russell Island	Conservation Sub-Area CN1 to SMBI Residential
1	RP132848	157899	25486	65-81	South End Road	Russell Island	Part RN3/CP7 to RN3
52	RP130510	149489	34329	16	Suva Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
54	RP130510	149477	35995	20	Suva Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
6	RP132640	155411	25705	15	Tahlin Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
17	RP132640	155500	35364	22	Tahlin Drive	Russell Island	SMBI Residential to Conservation Sub-Area CN1
78	RP133991	150171	36698	16	Tails Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
83	RP122082	160253	24806	54	The Boulevard	Russell Island	Conservation Sub-Area CN1 to Open Space
84	RP122082	160286	24807	56	The Boulevard	Russell Island	Conservation Sub-Area CN1 to Open Space
85	RP122082	160319	24808	58	The Boulevard	Russell Island	Conservation Sub-Area CN1 to Open Space
86	RP122082	160346	24809	60	The Boulevard	Russell Island	Conservation Sub-Area CN1 to Open Space
1	SP225019	352645	316440	30	Thompson Street	Victoria Point	Unzoned to Open Space
70	RP129108	142984	17294	11	Timothy Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
1	RP129108	142665	17298	19-21	Timothy Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
289	RP132795	156488	46841	15	Tomewin Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
292	RP132795	156386	46293	21	Tomewin Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
172	RP128018	154113	26379	18	Toolona Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
173	RP128018	154160	26378	20	Toolona Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
174	RP128018	154202	26377	22	Toolona Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
175	RP128018	154246	26376	24	Toolona Avenue	Russell Island	Conservation Sub-Area CN1 to Open Space
51	SP126431	303027	2961	27	Troy Street	Ormiston	CN to UR

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25	RP134480	150459	21434	31	Tulloch Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
18	RP129103	156778	35541	35	Waikiki Beach Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
51	RP129103	156888	36203	36	Waikiki Beach Road	Russell Island	SMBI Residential to Conservation Sub-Area CN1
19	RP126474	139869	16899	20	Wandoo Avenue	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
900	SP223466	352245	315590	770	West Mount Cotton Road	Mount Cotton	Previously Unzoned Road Reserve to CN (Closed Road)
2	SP204522	342135	293490	48-52	Windemere Road	Alexandra Hills	CP3 to CN2
177	SP204522	342140	293500	54-68	Windemere Road	Alexandra Hills	CP3 to CN2
7	RP131827	139156	16882	14	Wirrallee Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
46	RP131827	139147	16847	31	Wirrallee Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
20	RP131827	139210	49540	40	Wirrallee Street	Macleay Island	SMBI Residential to Conservation Sub-Area CN1
173	RP130091	148392	20979	2	Wylie Street	Russell Island	SMBI Residential to Conservation Sub-Area CN1
142	RP128908	150243	21337	39	Yacht Street	Russell Island	SMBI Residential to Open Space
141	RP128908	150262	21338	41	Yacht Street	Russell Island	Conservation Sub-Area CN1 to Open Space
140	RP128908	150284	21339	43	Yacht Street	Russell Island	Conservation Sub-Area CN1 to Open Space

TABLE 2: Proposed Zone Mapping Amendments previously endorsed as part of Major Amendment Package 3A							
LOT	PLAN	LANDNO	PROPERTYNO	HOUSE	STREET	SUBURB	AMENDMENT SUMMARY
285	RP132642	155650	37655	8	Abalone Avenue	Russell Island	SR to CN1
157	SP230692	361705	336420	1	Bangalow Street	Russell Island	CP7 to CN1
20	SP230692	361695	336400	4	Bilbungra Street	Russell Island	CP7 to CN1
19	SP230692	361690	336390	6	Bilbungra Street	Russell Island	CP7 to CN1
140	RP130091	148214	44290	12	Borrows Street	Russell Island	SR to CN1
14	RP127750	154790	22123	214	Centre Road	Russell Island	SR to OS
56	RP124451	157810	23842	49	Cook Avenue	Russell Island	SR to CN1
1	SP230695	361750	336510	31	Coolabah Street	Russell Island	Part SR/CP7 to SR
43	RP132640	155678	35431	91	Hacking Ridge Road	Russell Island	SR to CN1
63	RP132640	155731	35431	91	Hacking Ridge Road	Russell Island	SR to CN1
170	RP124699	153235	22448	15	Highland Ridge Road	Russell Island	SR to CN1
174	RP128908	150001	298210	26	Inlet Avenue	Russell Island	SR to CN1
3	RP31228	149842	19197	37-71	Jackson Road	Russell Island	OS to OS/CN1
246	RP118164	138564	339540	27	Kalara Street	Macleay Island	SR to OS
166	RP133118	157567	38784	45	Karangi Drive	Russell Island	SR to CN1
229	RP127452	144507	13681	108	Lucas Drive	Lamb Island	SR to CN1
48	RP119744	145520	14518	48	Melaleuca Drive	Lamb Island	CN1 to SR
257	RP118164	138499	15958	28	Orana Street	Macleay Island	SR to OS
7	RP80201	142411	5773	2	Outridge Street	Redland Bay	MDR1 to CP7
27	RP80201	142407	5734	5	Outridge Street	Redland Bay	MDR1 to CP7
1	RP99388	142408	5734	5	Outridge Street	Redland Bay	MDR1 to CP7
903	SP223465	359060	330930	6	Peel Street	Redland Bay	Unzoned to Open Space
289	RP122551	159929	24488	48	Prior Way	Russell Island	SR to CN1
4	SP120301	302499	202719	7	Samarinda Drive	Point Lookout	CN to CN1

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29	RP124451	157730	23805	52	Shore Street	Russell Island	SR to CN1
273	RP133119	157079	33842	30	Stradbroke Drive	Russell Island	SR to CN1
456	RP118166	137464	53086	29	Tingara Street	Macleay Island	OS to SR
902	SP223465	359055	330920	5-9	Weinam Street	Redland Bay	Part Unzoned/OS to OS

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TABLE 3: Additional Minor Amendments to Zone Mapping							
LOT	PLAN	LAND NO	PROPERTY NO	HOUSE	STREET	SUBURB	AMENDMENT SUMMARY
192	RP128018	153848	26362	5-7	Bamberry Street	Russell Island	CN1 to SR
191	RP128018	153887	26362	5-7	Bamberry Street	Russell Island	CN1 to SR
1	SP257525	365555	344890	1	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
7	SP257525	365585	344950	11	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
8	SP257525	365590	344960	13	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
9	SP257525	365595	344970	15	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
900	SP257525	365805	345390	16-46	Brindabella Circuit	Thornlands	CP7/OS to CN2
10	SP257525	365600	344980	17	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
108	SP257525	365735	345250	19	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
109	SP257525	365740	345260	21	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
118	SP257525	365785	345350	27	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
119	SP257525	365790	345360	29	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
3	SP257525	365565	344910	3	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
120	SP257525	365795	345370	31	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
89	SP257525	365640	345060	33	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1

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88	SP257525	365635	345050	35	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
4	SP257525	365570	344920	5	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
5	SP257525	365575	344930	7	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
6	SP257525	365580	344940	9	Brindabella Circuit	Thornlands	Urban Residential SubArea UR1/CP7 to Urban Residential SubArea UR1
101	SP238924	365220	344140	19	Elkhorn Street	Mount Cotton	UR2/CN to UR2
102	SP238924	365225	344150	21	Elkhorn Street	Mount Cotton	UR2/CN to UR2
900	SP238924	365270	344240	754-776	German Church Road	Mount Cotton	UR2/CN to CN
101	SP206320	345670	301450	862-870	German Church Road	Redland Bay	CN2 to OS
2	RP843975	135719	37095	126	Link Road	Victoria Point	OS to CP2
2	SP157564	326760	259850	126-128	Link Road	Victoria Point	OS to CP2
385	RP127752	154543	26147	123	Palm Beach Road	Russell Island	SR to OS
Part of Lot 801	SP207237	355520	323070	401-451	Redland Bay Road	Capalaba	Part UR/CN to Part UR/CN/OS - change to OS is over Future Parkland Area over part of Lot
Part of Lot 0	SP207237	355525	323080	1A	Springbrook Drive	Capalaba	UR to OS (Part of Lot 0)
382	SP238924	365255	344210	2	Sugargum Avenue	Mount Cotton	UR2 to CN2
381	SP238923	363770	340780	4-30	Sugargum Avenue	Mount Cotton	UR2 to CN2
36	SP258148	366165	346170	6	Tane Court	Thornlands	UR/CP7 to UR
39	SP258148	366175	346190	89	Tindappah Drive South	Thornlands	UR/CP7 to UR
38	SP258148	366170	346180	91	Tindappah Drive South	Thornlands	UR/CP7 to UR
902	SP258148	366225	346290	92-102	Tindappah Drive South	Thornlands	OS/CP7 to OS
60	R1291	146122	32252	41-73	Unwin Road	Redland Bay	UR/OS to UR/OS
61	RP212392	146398	32245	75-95	Unwin Road	Redland Bay	UR/OS to UR/OS


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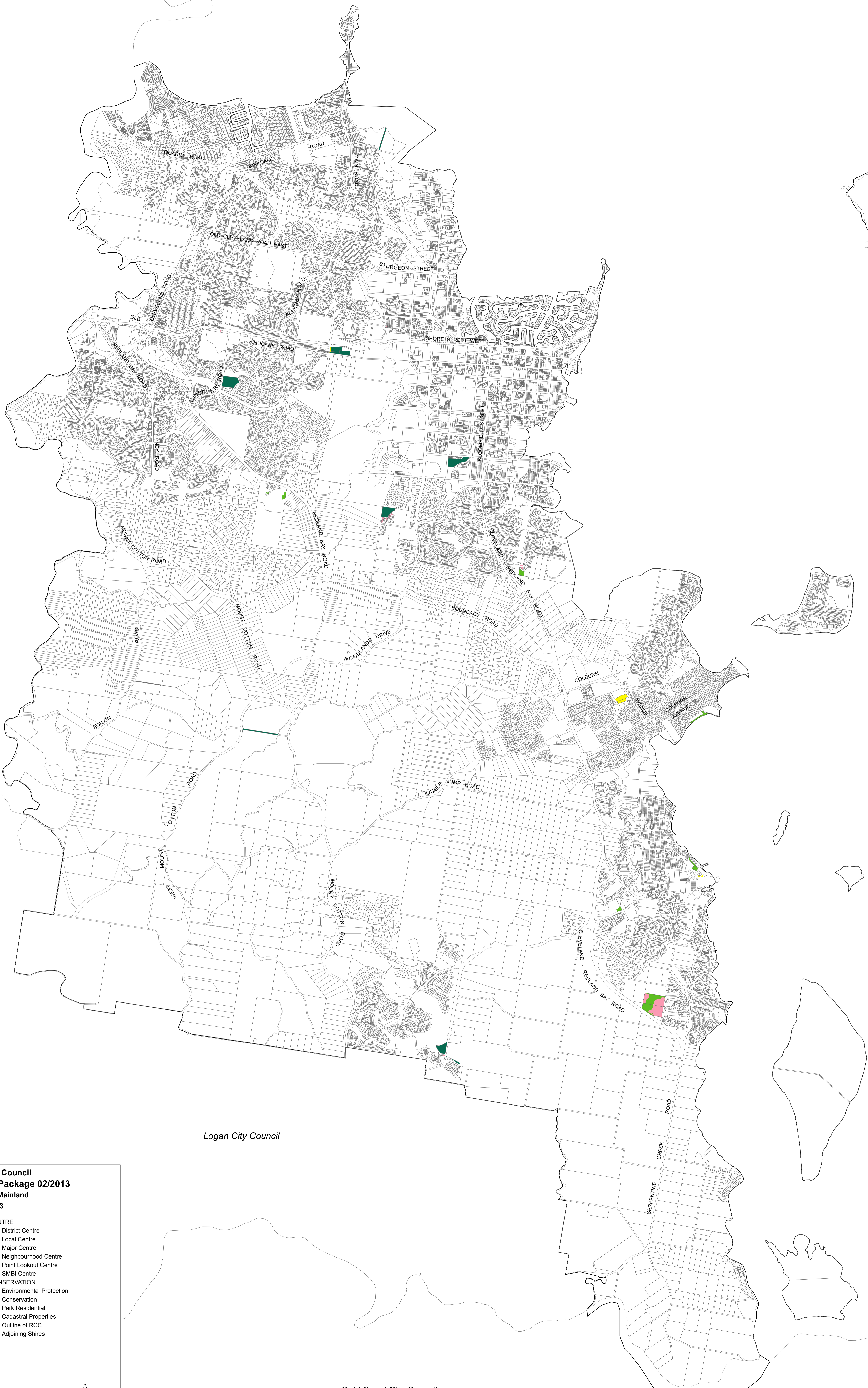
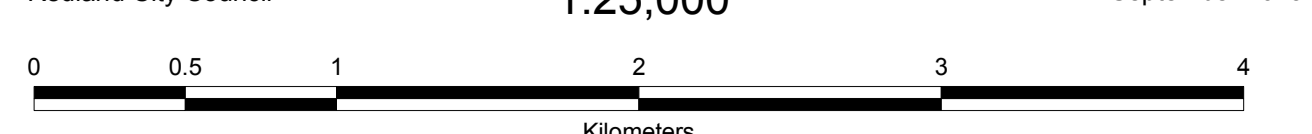
Redland City Council
Minor Amendment Package 02/2013
Redland City Mainland
Map 1 of 3

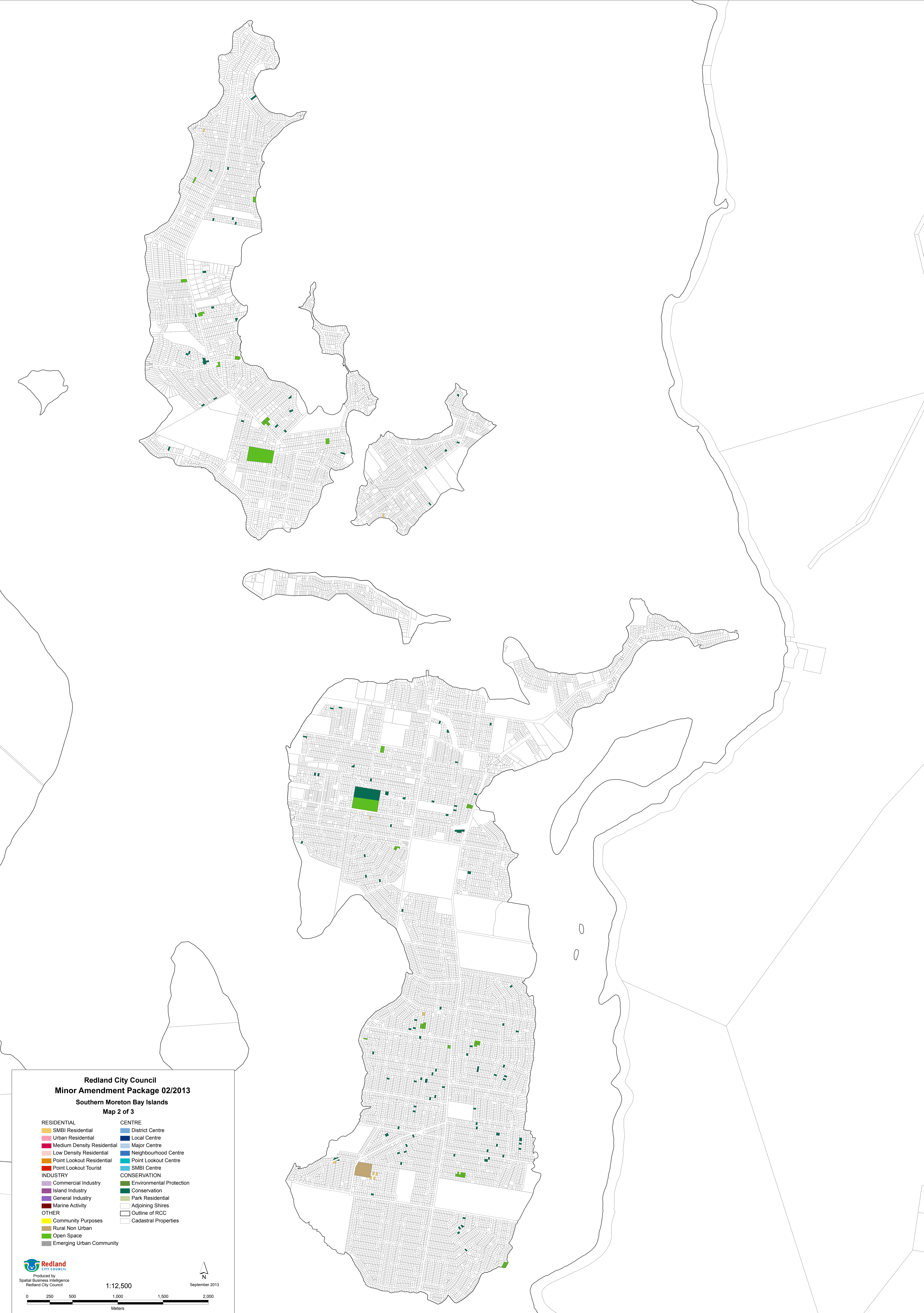
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|----------------------------|--------------------------|
| RESIDENTIAL | CENTRE |
| SMBI Residential | District Centre |
| Urban Residential | Local Centre |
| Medium Density Residential | Major Centre |
| Low Density Residential | Neighbourhood Centre |
| Point Lookout Residential | Point Lookout Centre |
| Point Lookout Tourist | SMBI Centre |
| INDUSTRY | CONSERVATION |
| Commercial Industry | Environmental Protection |
| Island Industry | Conservation |
| General Industry | Park Residential |
| Marine Activity | Cadastral Properties |
| OTHER | Outline of RCC |
| Community Purposes | Adjoining Shires |
| Rural Non Urban | |
| Open Space | |
| Emerging Urban Community | |

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Minor Amendment Package 02/2013
Southern Moreton Bay Islands
Map 2 of 3

- | | |
|----------------------------|--------------------------|
| RESIDENTIAL | CENTRE |
| SMBI Residential | District Centre |
| Urban Residential | Local Centre |
| Medium Density Residential | Major Centre |
| Low Density Residential | Neighbourhood Centre |
| Point Lookout Residential | Point Lookout Centre |
| Point Lookout Tourist | SMBI Centre |
| INDUSTRY | CONSERVATION |
| Commercial Industry | Environmental Protection |
| Island Industry | Conservation |
| General Industry | Park Residential |
| Marine Activity | Adjoining Shires |
| OTHER | Outline of RCC |
| Community Purposes | Cadastral Properties |
| Rural Non Urban | |
| Open Space | |
| Emerging Urban Community | |

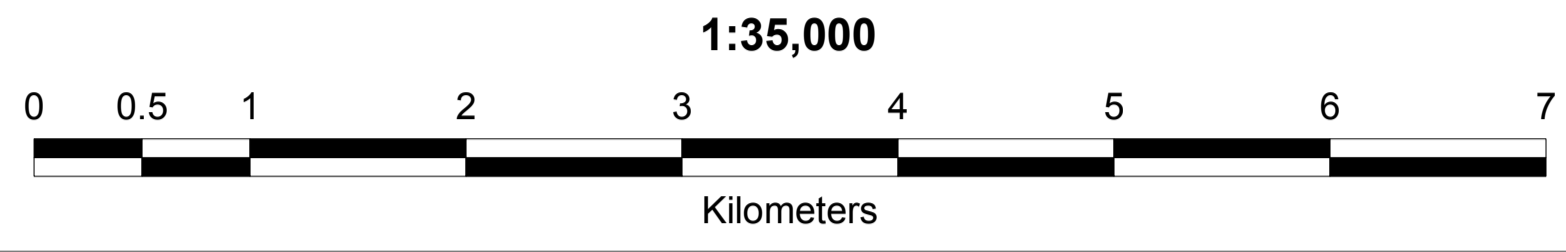
Minor Amendment Package 02/2013
North Stradbroke Island

Map 3 of 3

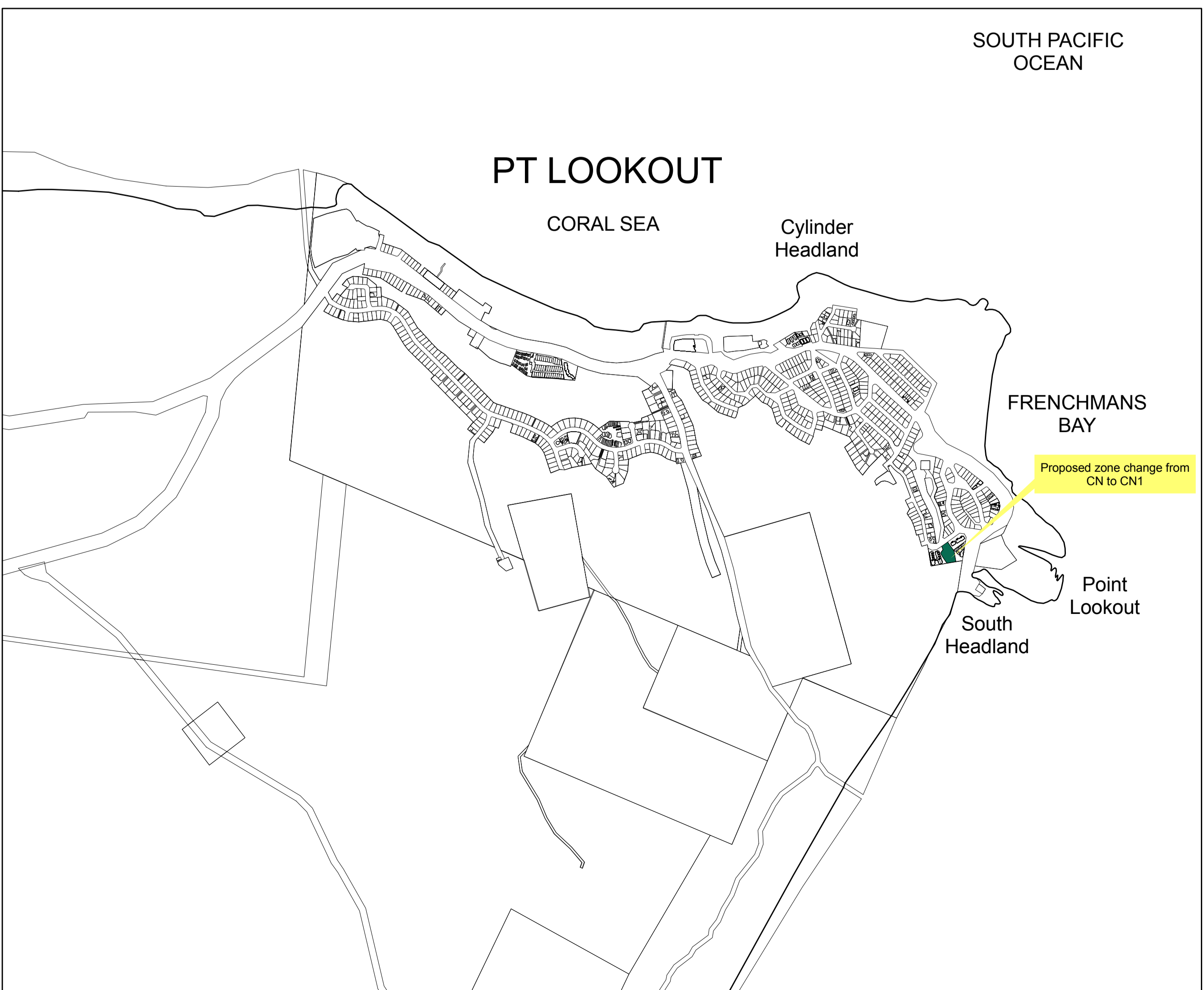
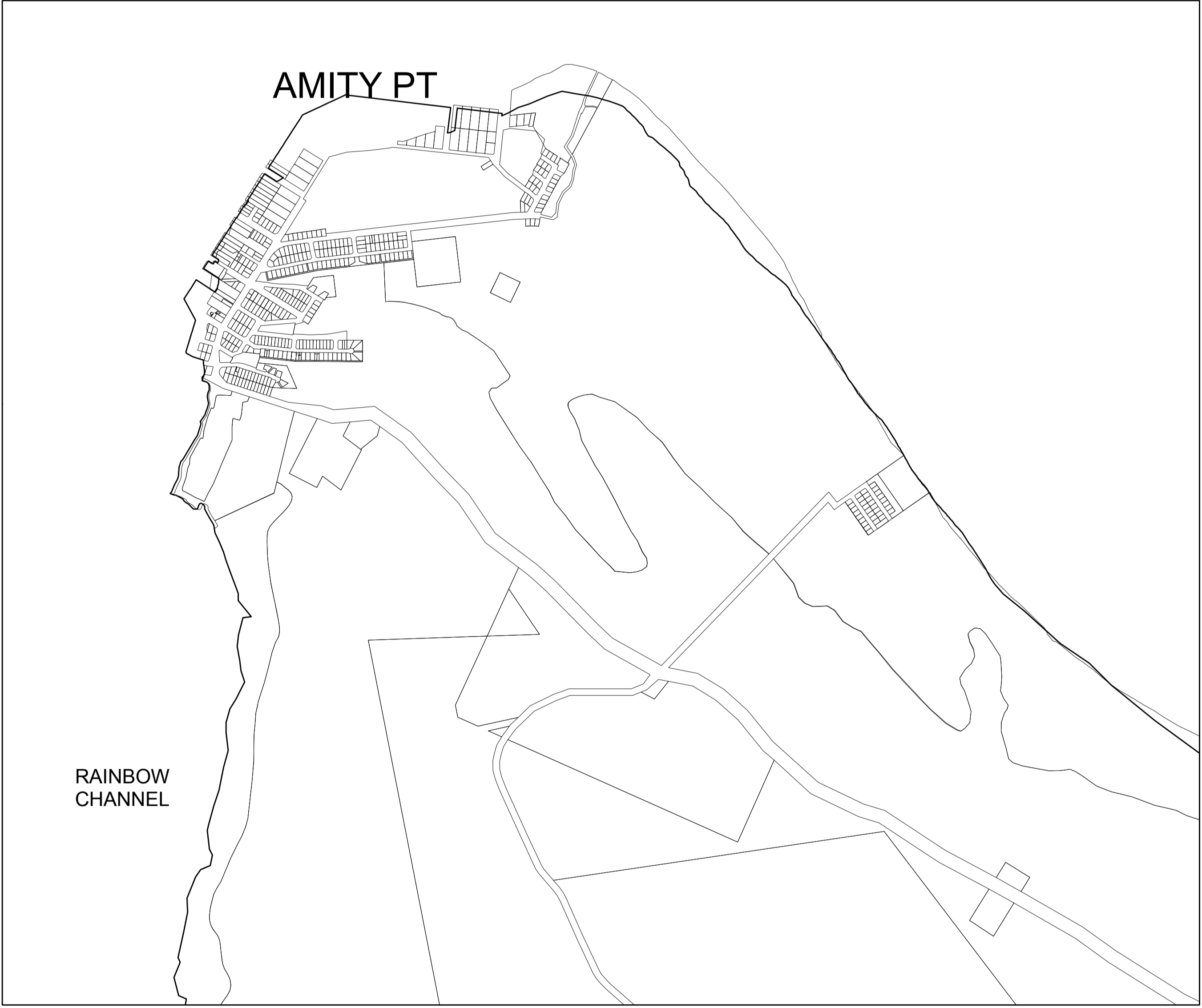
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|----------------------------|--------------------------|--|
| RESIDENTIAL | OTHER | CONSERVATION |
| SMI Residential | Community Purposes | Environmental Protection |
| Urban Residential | Rural Non Urban | Conservation |
| Medium Density Residential | Open Space | Park Residential |
| Low Density Residential | Emerging Urban Community | Sub-Areas |
| Point Lookout Residential | Investigation Zone | Land Designated for Community Infrastructure |
| Point Lookout Tourist | CENTRE | Cadastral Properties |
| INDUSTRY | District Centre | Outline of RCC |
| Commercial Industry | Local Centre | |
| Island Industry | Major Centre | |
| General Industry | Neighbourhood Centre | |
| Marine Activity | Point Lookout Centre | |
| | SMI Centre | |



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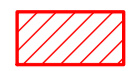




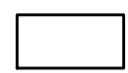



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Minor Amendment Package 02/2013
BUSHFIRE HAZARD OVERLAY

Sheet 1/2

-  Removals from Overlay
-  High Bushfire Hazard
-  Medium Bushfire Hazard
-  SMI Bushfire Hazard
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

Notation

Land identified within the Medium and High Bushfire Hazard and Southern Moreton Bay Islands Bushfire Hazard areas have been designated by Council as bushfire prone areas for the purposes of the Building Regulation 2006 (section 12) and the BCA under Council resolution dated 4 August 2010.

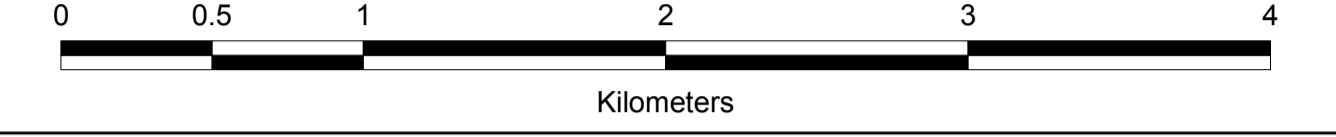
The construction of a Dwelling House or Domestic Outbuilding is Exempt development for planning purposes under this overlay. Refer to the National Construction Code Series 2013 Part 3.7.4 Bushfire Areas and Australian Standard AS3959-2009 for determining the construction requirements for Class 1 and 10 buildings in bushfire designated areas.



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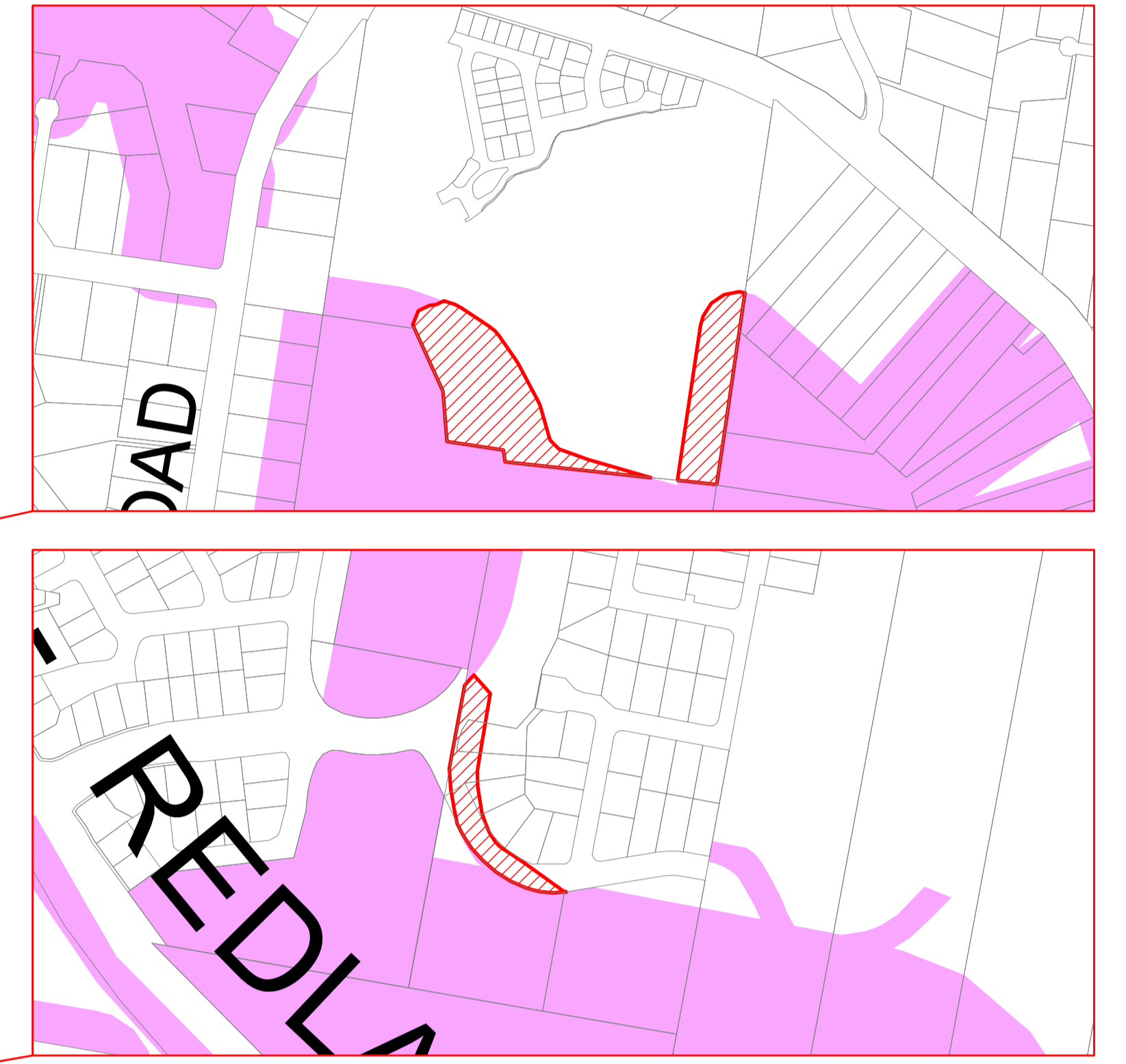
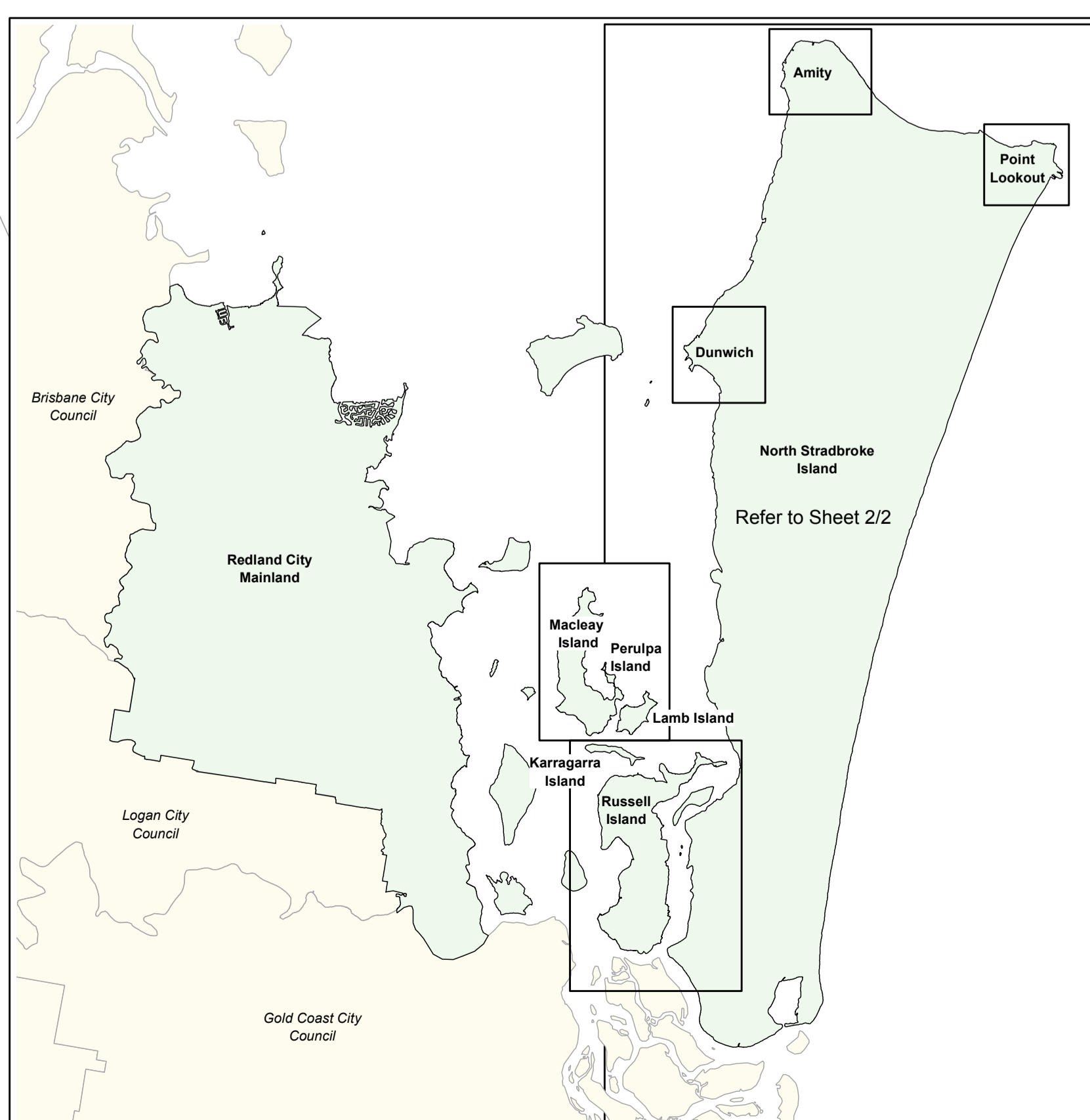
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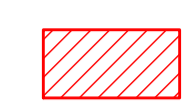



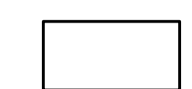

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Minor Amendment Package 02/2013
FLOOD PRONE, STORM TIDE AND
DRAINAGE CONSTRAINED LAND OVERLAY

Sheet 1/2

-  Removals from Overlay
-  Storm Tide Area
-  Flood Prone Area
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

Notation

For the purpose of this planning scheme overlay mapping the defined flood event (DFE) for the planning scheme area is the 1 percent Annual Exceedance Probability (1 in 100 year Average Recurrence Interval) for flood and storm tide (RL2.4 metre Australian Height Datum) level.

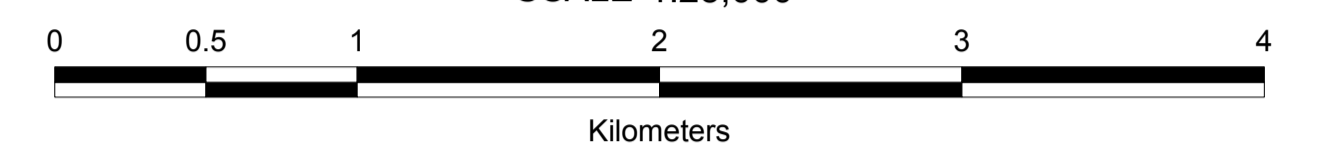


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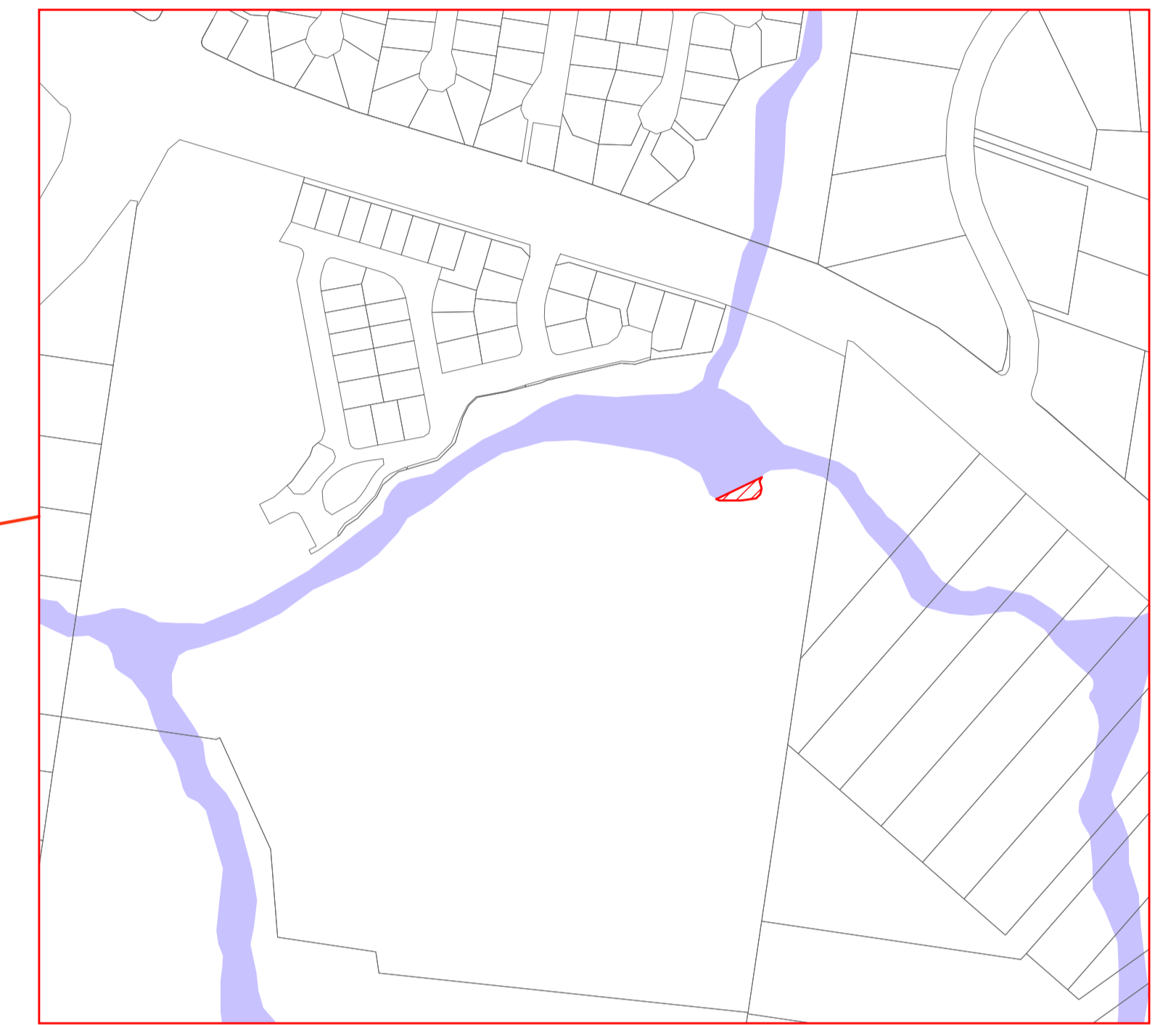
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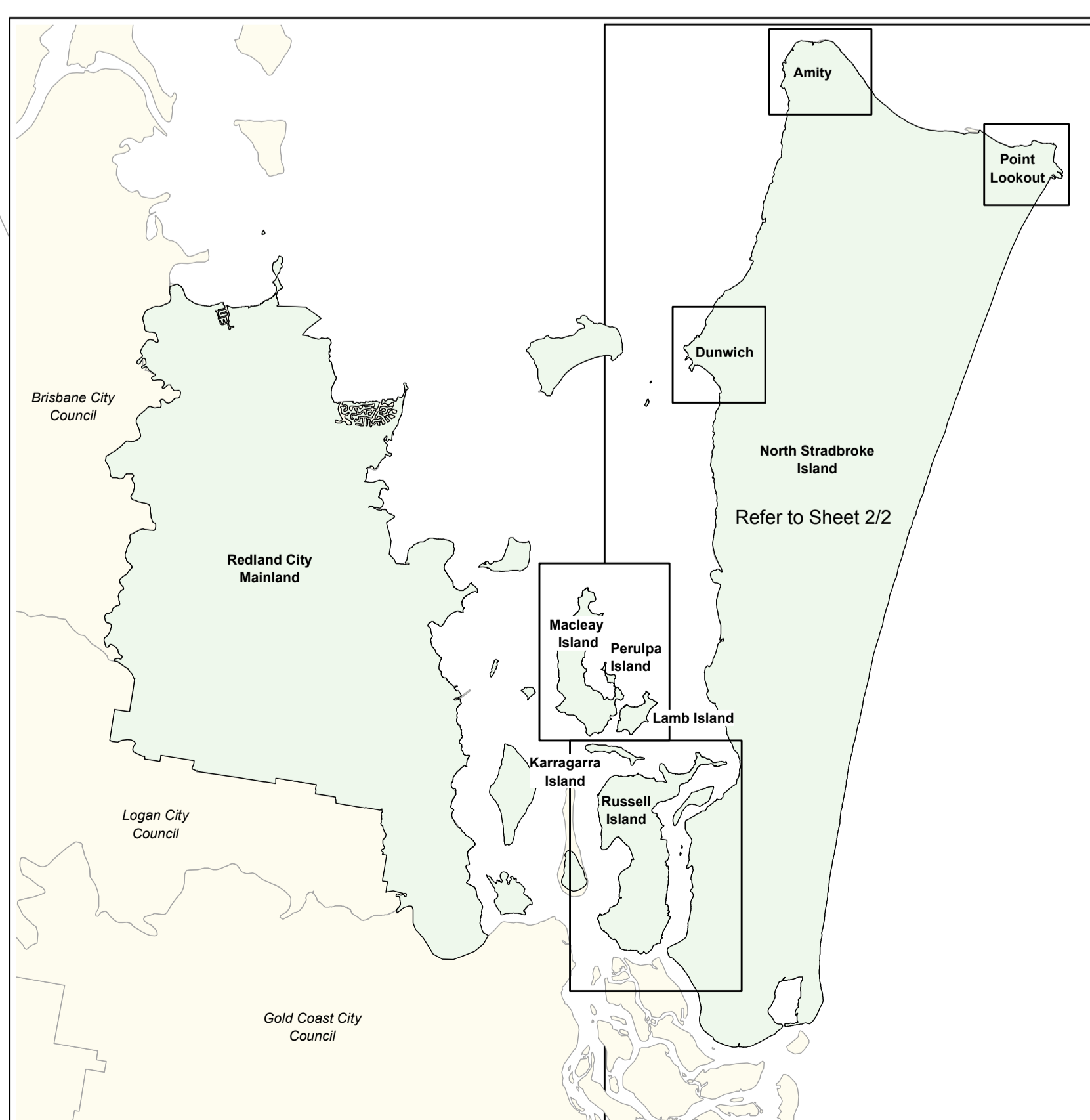


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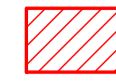







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Minor Amendment Package 02/2013
**FLOOD PRONE, STORM TIDE AND DRAINAGE
 CONSTRAINED LAND OVERLAY**

Sheet 2/2

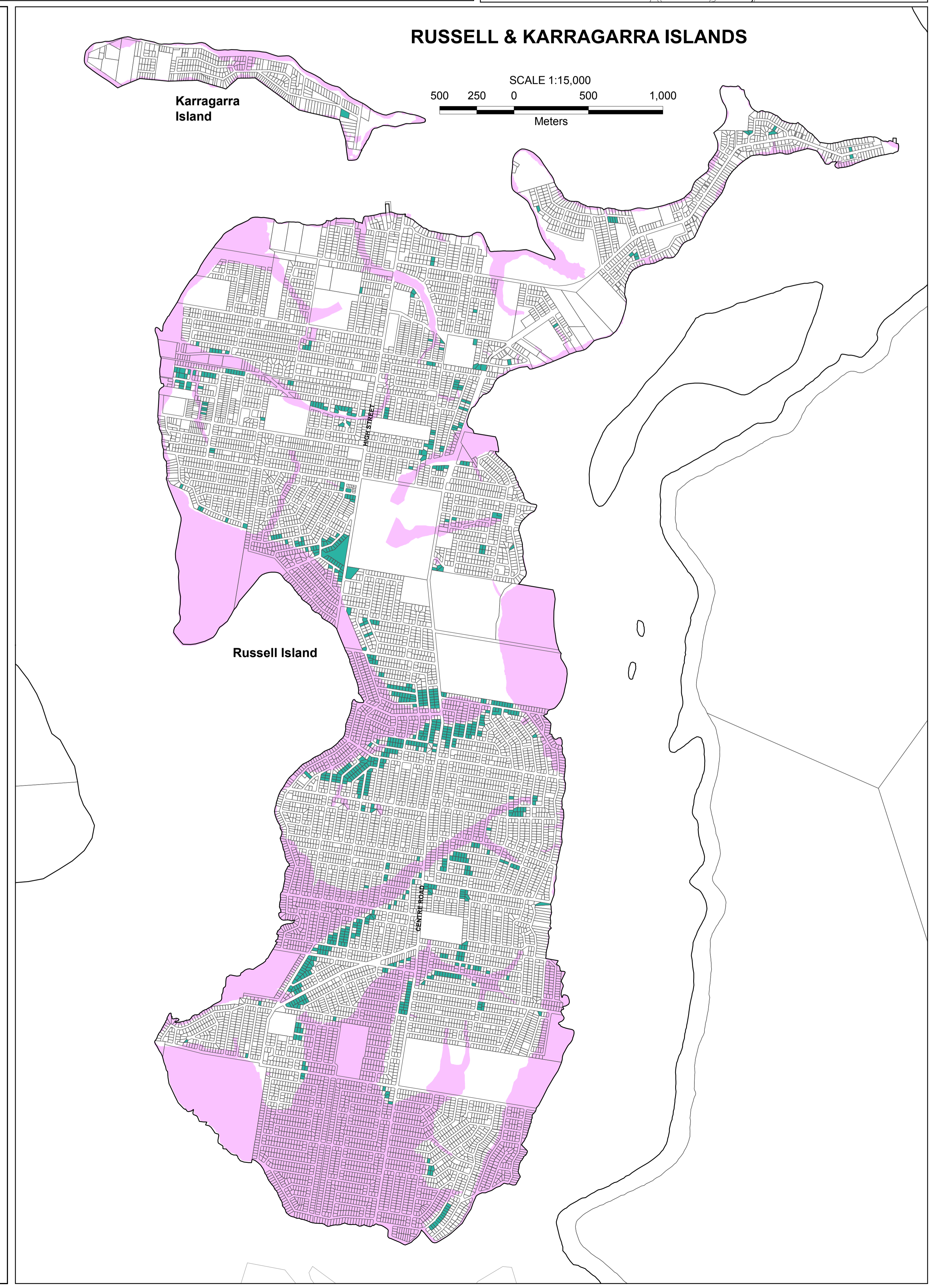
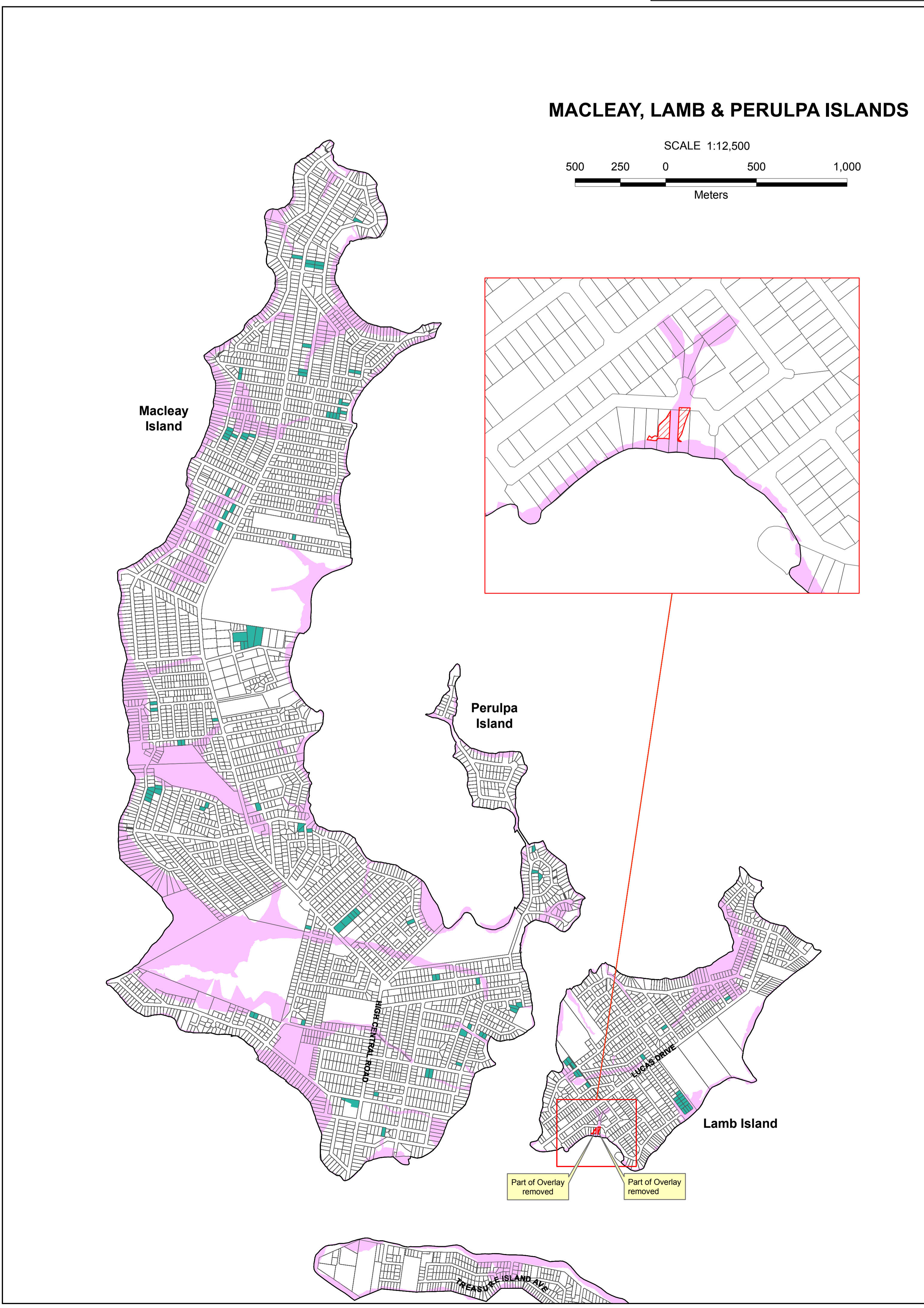
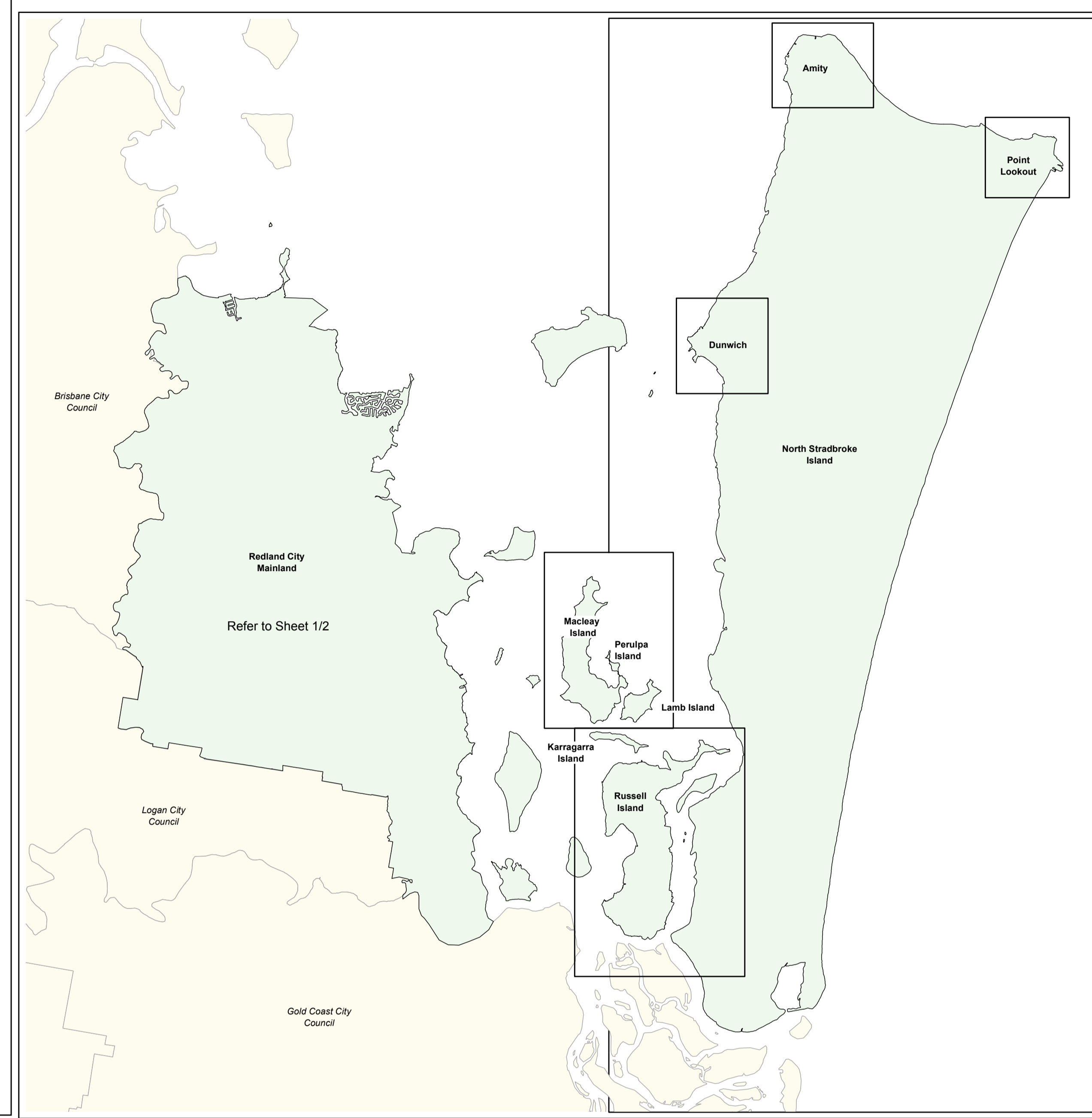
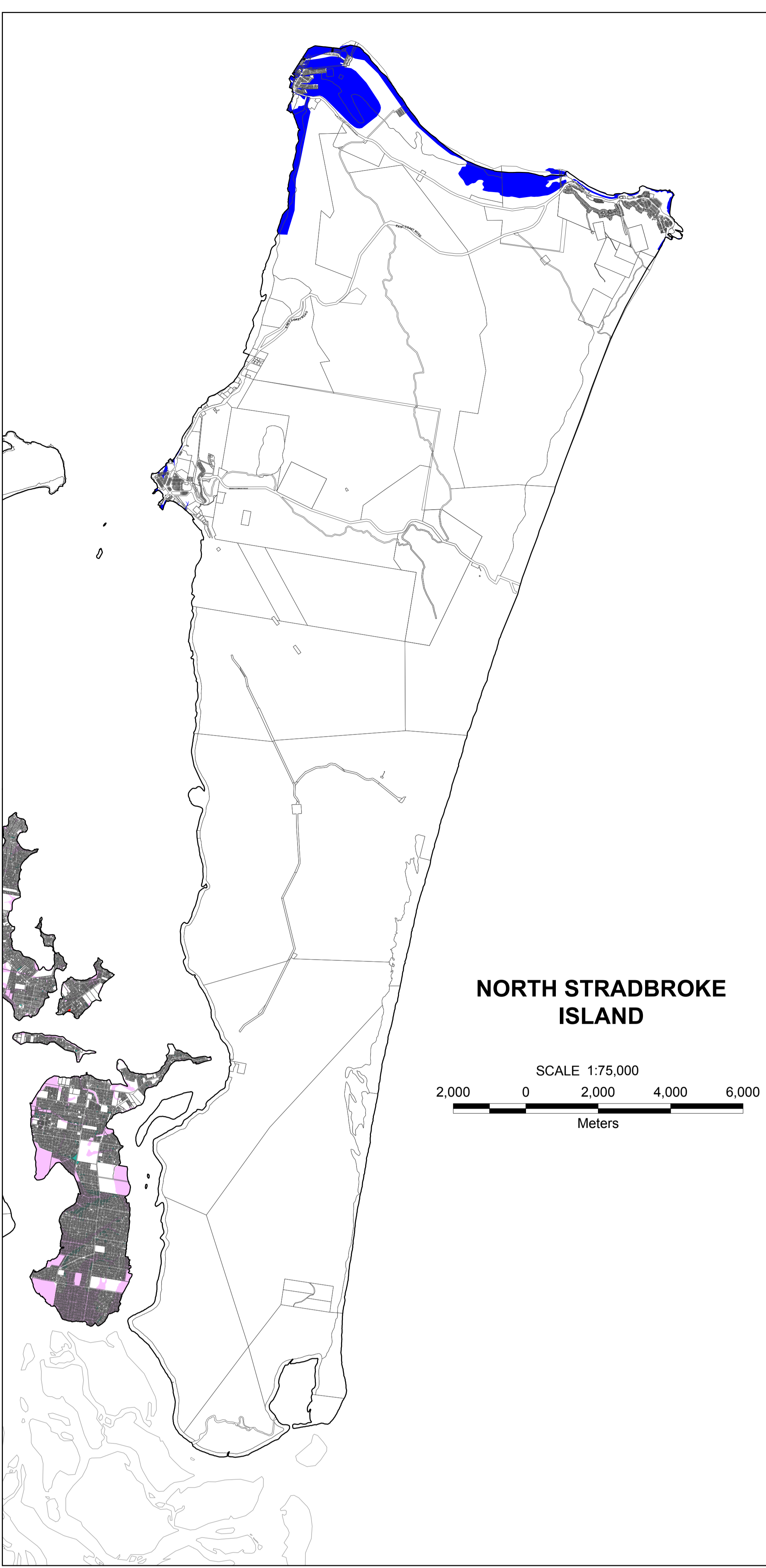
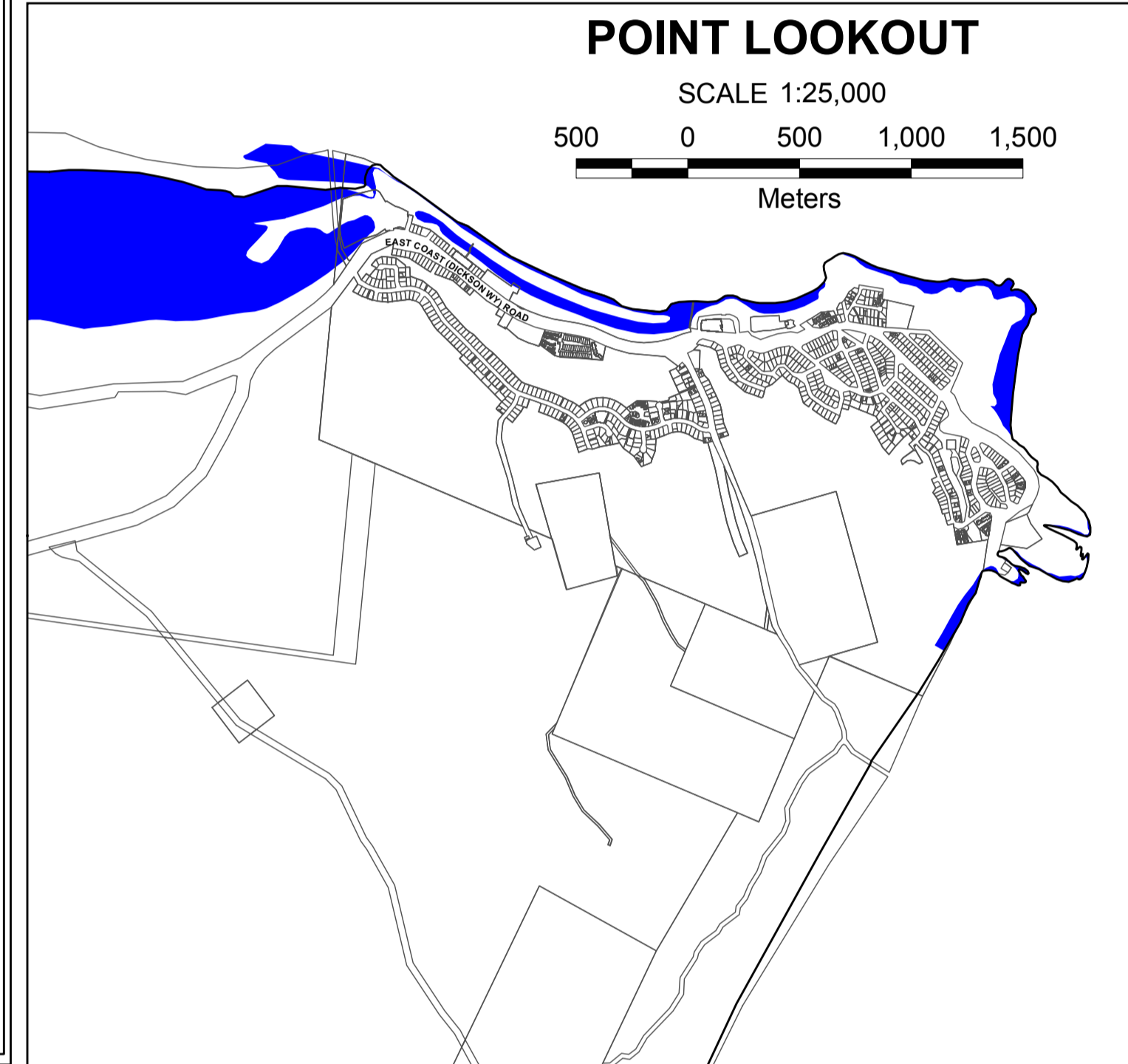
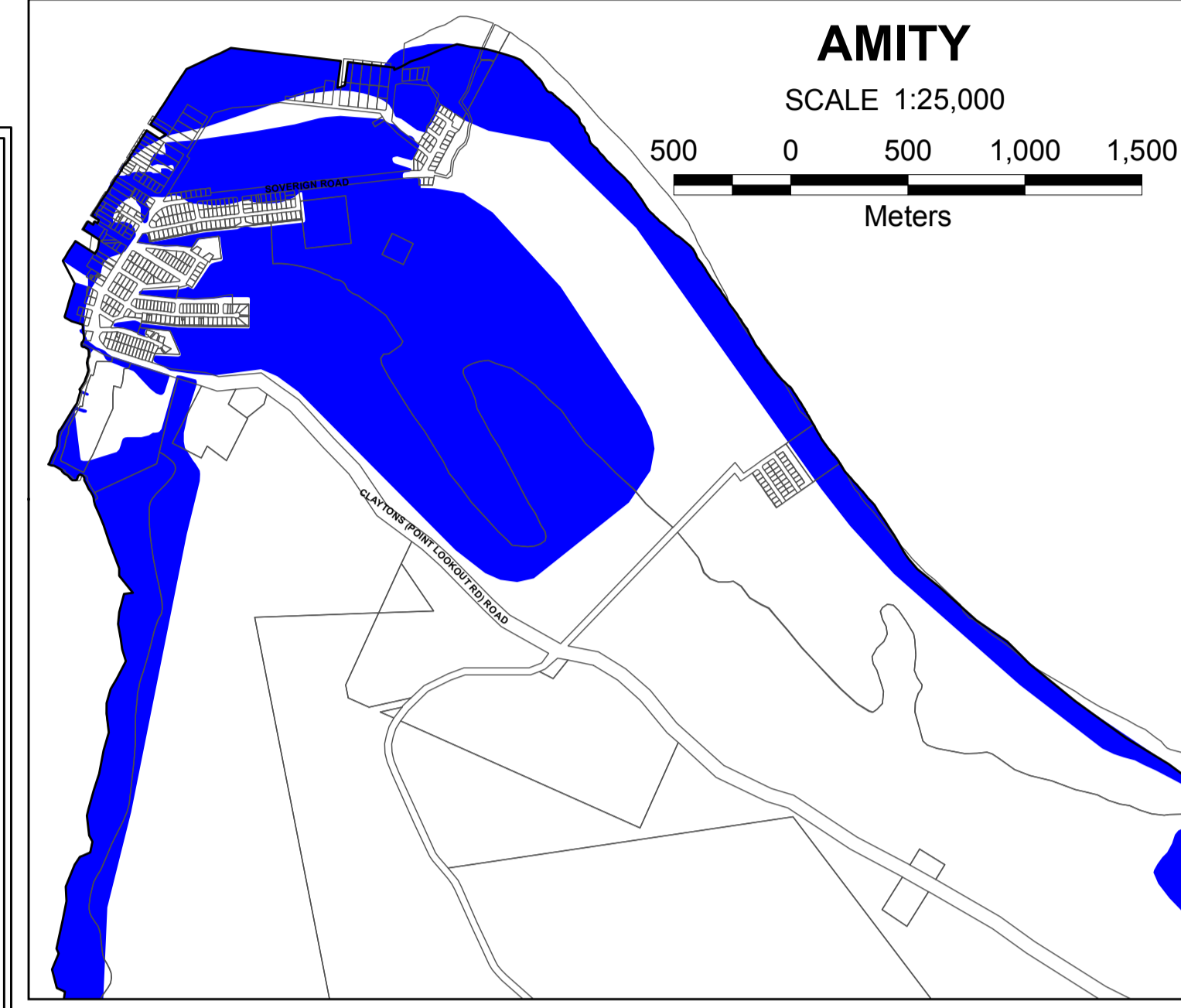
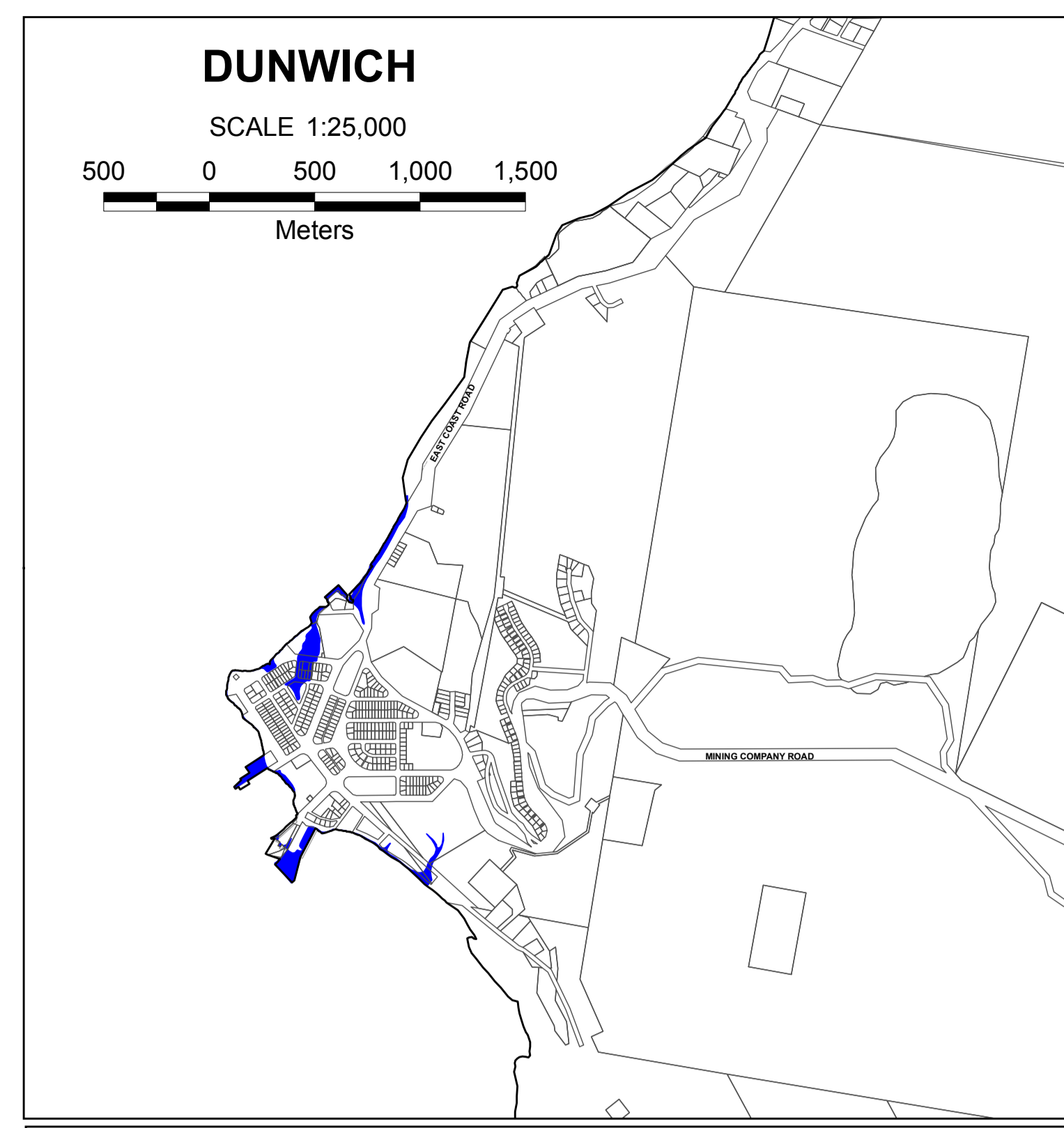
-  Removals from Overlay
-  Storm Tide Area
-  Flood Prone Area
-  SMBI Flood Prone and Storm Tide Area
-  Drainage Constrained Land
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

Notation










For the purpose of this planning scheme overlay mapping the defined flood event (DFE) for the planning scheme area is the 1 percent Annual Exceedance Probability (1 in 100 year Average Recurrence Interval) for flood and storm tide (RL2.4 metre Australian Height Datum) level.



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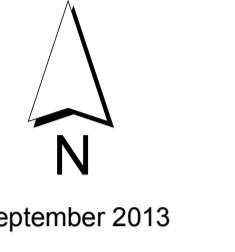


Minor Amendment Package 02/2013
HABITAT PROTECTION OVERLAY
 Sheet 1/1

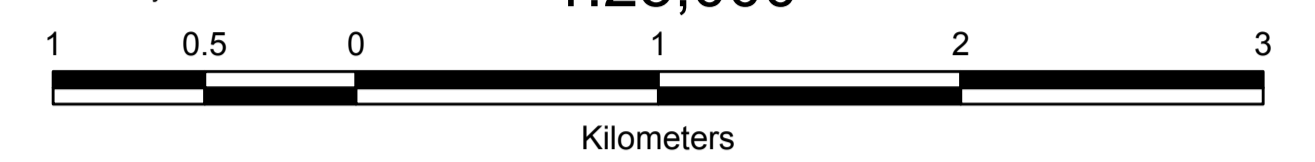
-  Removals from Overlay
-  Koala Habitat
-  Bushland Habitat
-  Enhancement Corridor
-  Enhancement Area
-  Marine Habitat
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC


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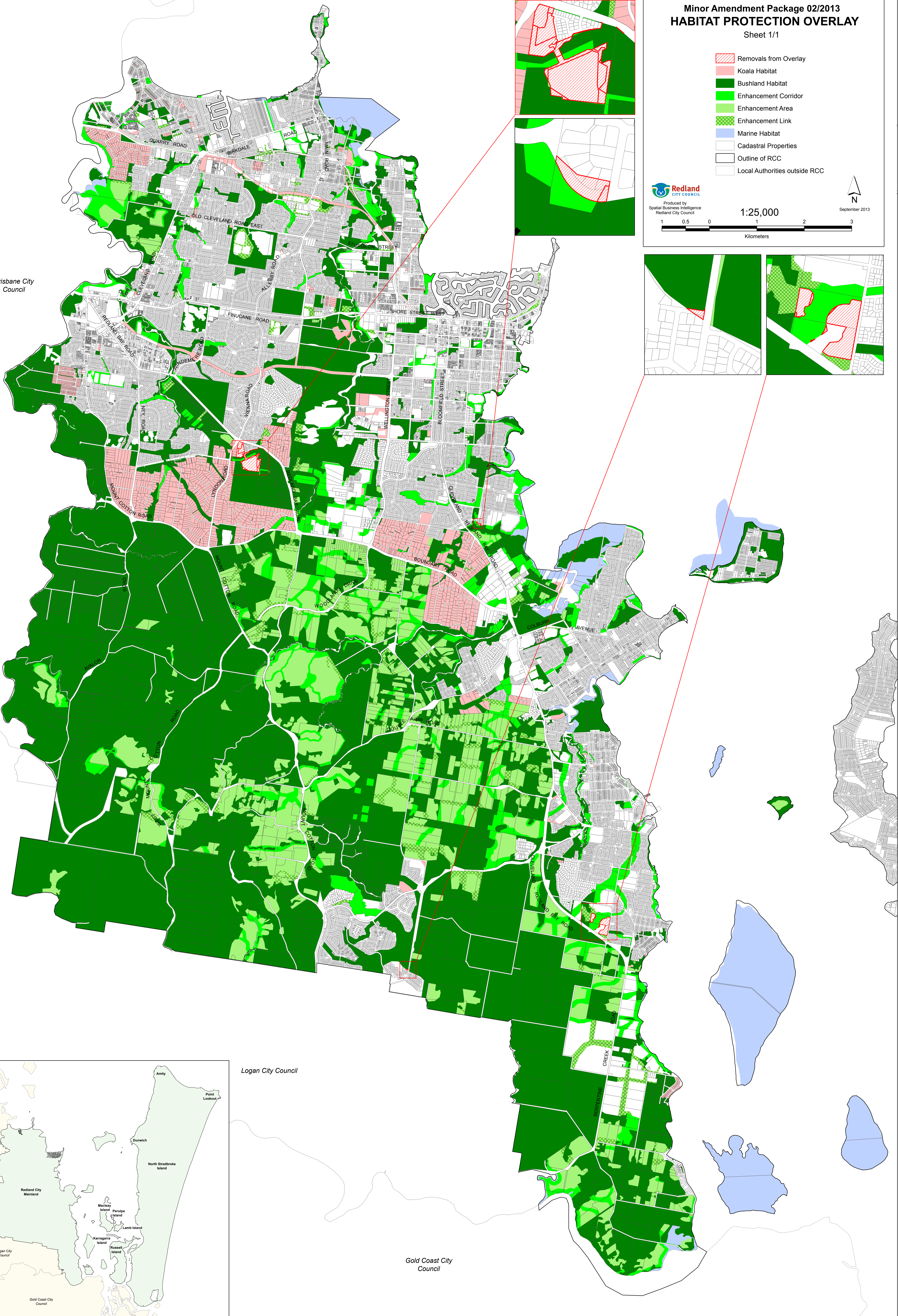
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Version 6 Minor Amendment Package
WATERWAYS, WETLANDS AND
MORETON BAY OVERLAY

Sheet 1/2

- Removals from Overlay
- Tingalpa Reservoir
- Major Waterway
- Minor Waterway
- Natural Drainage Line
- Freshwater Wetland
- Moreton Bay Foreshore Buffer
- Tidal Influence
- Waterway and Wetland Buffers
- Outline of RCC
- Local Authorities outside RCC

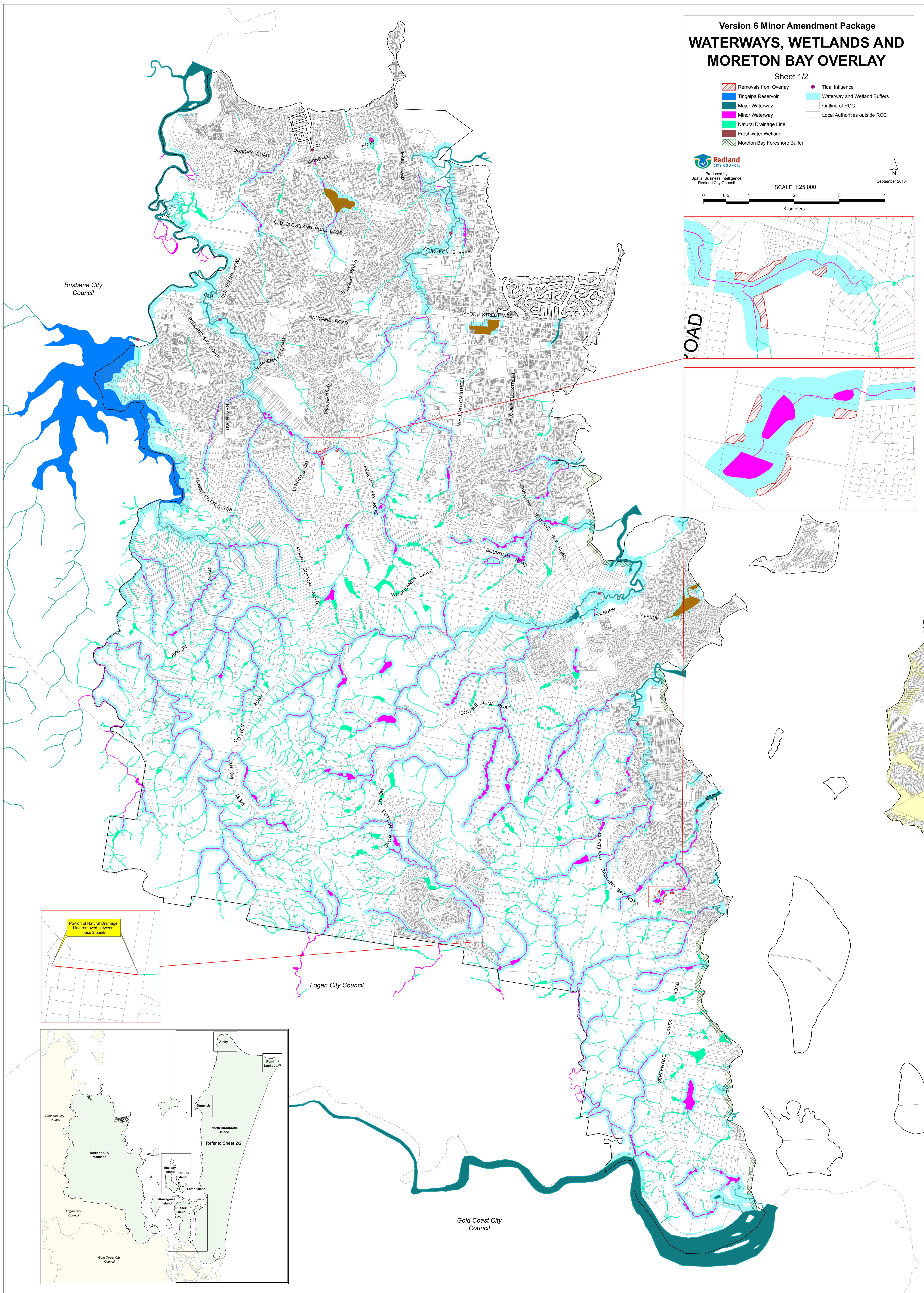
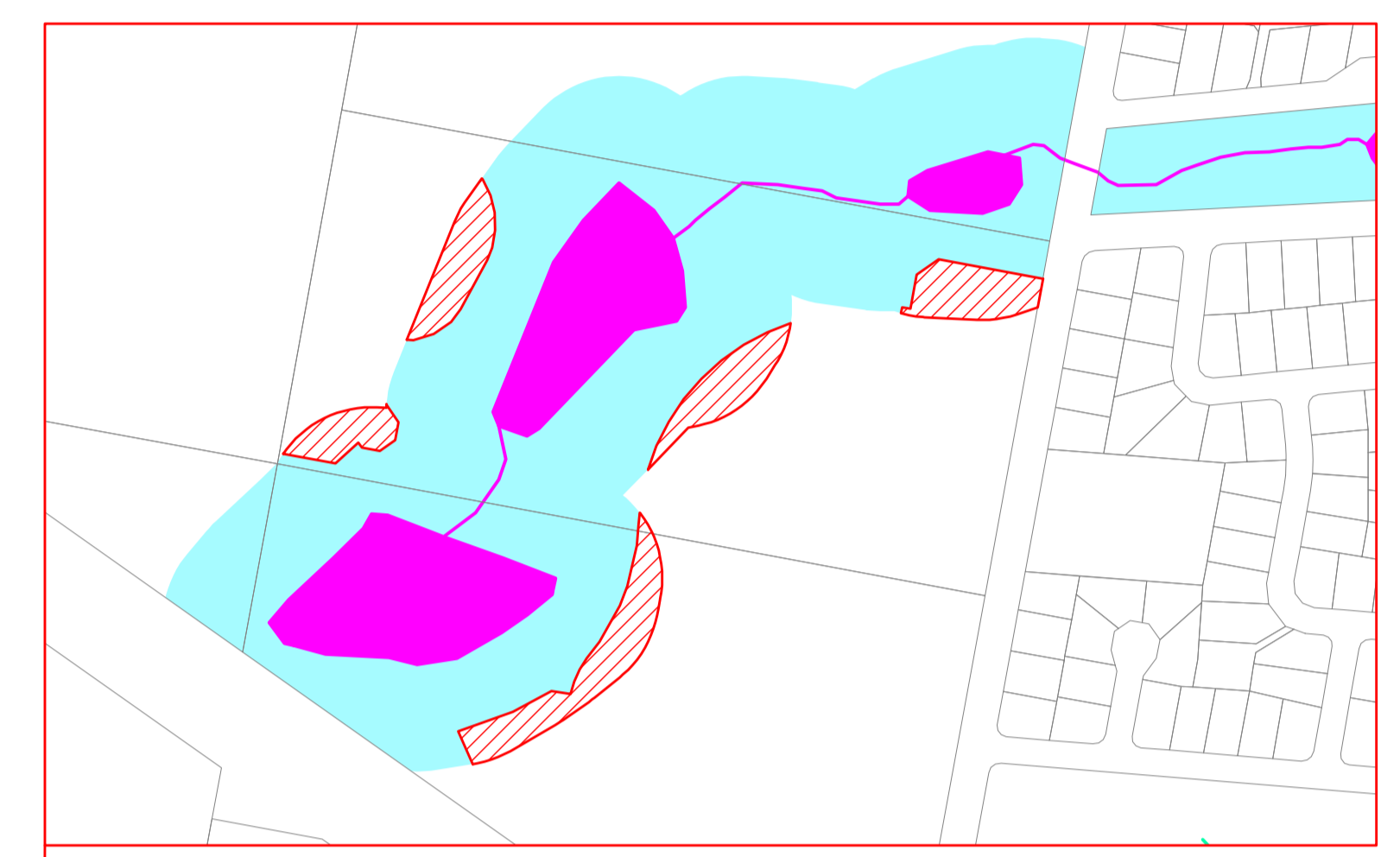
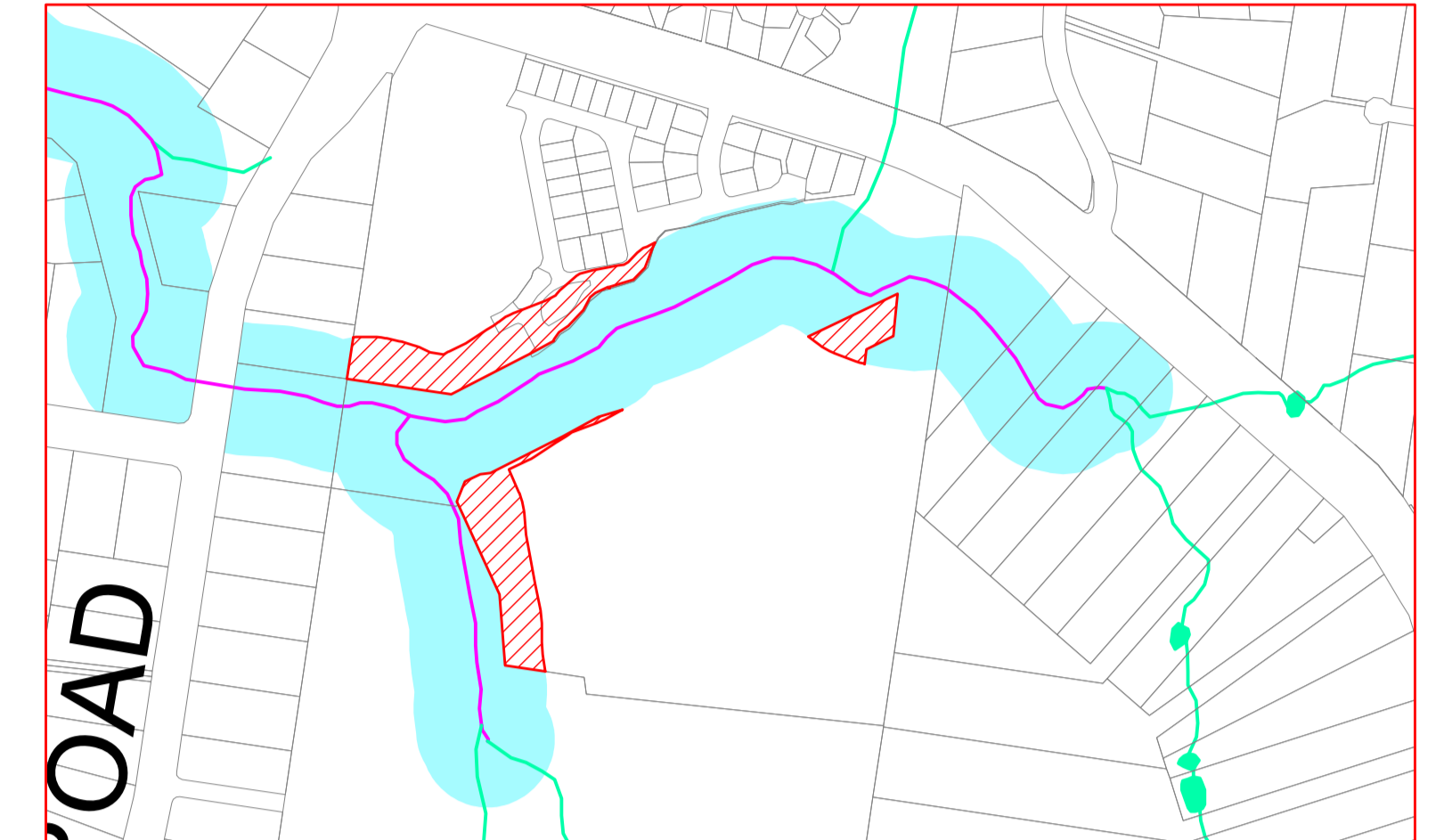
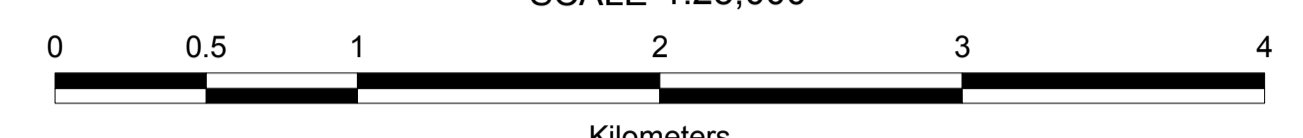


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