

# Redlands Planning Scheme

Major Amendment 01/2013

September 2013



## Consolidated Major Amendment Package 01/2013

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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 V.5.3) These changes are referred to as Consolidated Major Amendment Package 01/2013.

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 04.12 Major Centre Zone

### Amendment 04.12 - Major Centre Zone

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#### Explanation

Council at the Development Assessment & Community Standards Committee Meeting on 17 October 2012 resolved as part of a broader Cleveland CBD Incentives Package to:

1. *Adopt in principle the Cleveland Central Business District (CBD) Incentives Program consisting of financial and regulatory provisions as detailed in the addendum to this report as a stimulus to build confidence, activity and momentum in accordance with the following:*

d) *Regulatory Incentives in the Proposed Incentives Program include:*

- iii. *Undertaking a number of short term amendments to the Redland Planning Scheme which will ensure changes of tenancies within the major centres are self assessable for eligible uses, amending the Major Centre Zone code to incorporate building height mapping as adopted in the Cleveland Master Plan and incorporating a new performance criteria into the Major Centre Code that supports an increase in height above the heights in the Planning Scheme Master Plan in circumstances where it is demonstrated that the proposed development supports the revitalisation and contributes to economic and employment/residential growth within the Cleveland CBD.*

The eligible uses referred to by the above resolution include:

- Aged Persons and Special Needs Housing where part of a mixed use;
- Apartment Building where part of a mixed use;
- Commercial Office;
- Community Facility;
- Education Facility;
- Health Care Centre;
- Hotel;
- Indoor Recreation Facility;
- Refreshment Establishment;
- Shop; and
- Tourist Accommodation.

To give effect to the above resolution, the following amendments are proposed to the Planning Scheme:

1. amending the table of assessment for the Major Centre zone to make the above list of eligible uses self-assessable development for a tenancy change only;
2. including a new Specific Outcome into the Major Centre zone code that provides scope to support proposals above the building height specified in the Major Centre zone code for the Cleveland CBD where such proposals demonstrate the increased height supports the revitalisation of the CBD and contributes to the economic and employment/residential growth of the CBD; and
3. replacing the existing building height map for Cleveland with a new building height map that is consistent with the Cleveland Centre Master Plan adopted by Council.

## Proposed Amendments

The proposed amendments to the Planning Scheme are as follows:

### 4.12.4 Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Column 1	column 2	Column 3
Use <sup>4.98</sup>	Level of Assessment <sup>4.99</sup>	Assessment Criteria
<a href="#">Aged Persons and Special Needs Housing</a>	<p><b>Self-Assessable</b> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) The use is undertaken as part of a mixed use development</p> <p><b>Code Assessable</b> If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area -</p> <p>(a) MC7; or</p> <p>(b) MC9;or</p> <p>(c) MC10; or</p> <p>(d) MC11; or</p> <p>(e) MC12;</p> <p>(3) The use is undertaken as part of a mixed use development;</p> <p>(4) Building height does not exceed the height limits shown on -</p> <p>(a) <a href="#">Map 1</a> - Capalaba Height Limit Map; or</p> <p>(b) <a href="#">Map 2</a> - Cleveland Height Limit Map</p> <p>Otherwise - <b>Impact Assessable</b></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Aged Persons and Special Needs Housing Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Apartment Building</a>	<p><b>Self-Assessable</b> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p>(2) The use is undertaken as part of a mixed use development</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> </ul>

<sup>4.98</sup> See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses.

<sup>4.99</sup> See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Column 1	column 2	Column 3
Use <sup>4.98</sup>	Level of Assessment <sup>4.99</sup>	Assessment Criteria
	<p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area - (e) MC7; or (f) MC9; or (g) MC10; or (h) MC11; or (i) MC12;</p> <p>(3) The use is undertaken as part of a mixed use development;</p> <p>(4) Building height does not exceed the height limits shown on - (a) <a href="#">Map 1</a> - Capalaba Height Limit Map; or (b) <a href="#">Map 2</a> - Cleveland Height Limit Map</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Apartment Building Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><a href="#">Commercial Office</a></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><del>(1) Not in sub-area - (a) MC7; or (b) MC8;</del></p> <p><del>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</del></p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in sub-area - (a) MC7; or (b) MC8;</p> <p>(3) Building height does not exceed the height limits shown on - (a) <a href="#">Map 1</a> - Capalaba Height Limit Map; or (b) <a href="#">Map 2</a> - Cleveland Height Limit Map; or (c) 14 metres in sub-areas MC9, MC10, MC11,</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> </ul> <ul style="list-style-type: none"> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Column 1	column 2	Column 3
Use <sup>4.98</sup>	Level of Assessment <sup>4.99</sup>	Assessment Criteria
	<p>MC12 at Victoria Point</p> <p>Otherwise - <u>Impact Assessable</u></p>	
<p><u>Community Facility</u></p>	<p><b>Self-Assessable</b> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not in sub-area MC7</p> <p>If –</p> <p>(1) Not self-assessable; (2) Not in sub-area MC7</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><u>Education Facility</u></p>	<p><b>Self-Assessable</b> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area MC7; (3) The use is undertaken as part of a mixed use development</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><u>Health Care Centre</u></p>	<p><b>Self-Assessable</b> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>If –</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> </ul>

Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Column 1	column 2	Column 3
Use <sup>4.98</sup>	Level of Assessment <sup>4.99</sup>	Assessment Criteria
	<p><del>(1) Not in sub-area MC7;</del>  <del>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</del></p> <p><u>Code Assessable</u></p> <p>If -</p> <p>(1) Not self-assessable;            (2) Not in sub-area MC7</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Hotel</a>	<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></p> <p>If -</p> <p>(1) Not self-assessable;            (2) Not in sub-area -            (a) MC4; or            (b) MC5; or            (c) MC6; or            (d) MC7; or            (e) MC8; or            (f) MC9; or            (g) MC10; or            (h) MC12</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Indoor Recreation Facility</a>	<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></p> <p>If -</p> <p>(1) Not self-assessable;            (2) Not in sub-area -</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> </ul>

Major Centre Zone - Table of Assessment for Material Change of Use of Premises

Column 1	column 2	Column 3
Use <sup>4.98</sup>	Level of Assessment <sup>4.99</sup>	Assessment Criteria
	(e) MC4; or (f) MC5; or (g) MC6; or (h) MC8  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Tourist Accommodation</a>	<p><b>Self-Assessable</b>                      If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u>                      If -</p> <p>(1) <b>Not self-assessable;</b>                      (2) The use is undertaken as part of a mixed use development;                      (3) Building height does not exceed the height limits shown on -                      (a) <a href="#">Map 1</a> - Capalaba Height Limit Map; or                      (b) <a href="#">Map 2</a> - Cleveland Height Limit Map  <del>(c) ; or</del>                      (d) 14 metres in sub-area MC9;                      (4) Not in sub-areas -                      (a) MC6; or                      (b) MC10; or                      (c) MC11; or                      (d) MC12</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ <b>Acceptable Solutions in section 8.2.4 of the Centre Activity Code</b></li> <li>■ <a href="#">Major Centre Zone Code</a></li> <li>■ <a href="#">Tourist Accommodation Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

4.12.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

<u>Assessable Development</u>			
Specific Outcomes		Probable Solutions	
<b>S2.1</b>	Built Form and Density –  (1) The height of buildings - (e) does not overwhelm or dominate the centre; (f) respects the desired streetscape; (g) ensures a high quality	<b>P2.1</b>	(1) Buildings or structures do not exceed - (a) the height limits as shown on the following - (i) <a href="#">Map 1</a> - Capalaba Height Limits; or

Assessable Development	
Specific Outcomes	Probable Solutions
<p>appearance when viewed from both within and external to the centre;</p> <p>(2) In sub-area MC1 at Capalaba - building height within the centre -</p> <ul style="list-style-type: none"> <li>(a) establishes a critical mass through increased building height;</li> <li>(b) identifies the heart of the centre through physical form;</li> <li>(c) limits overshadowing impacts on public places, in particular Capalaba Place;</li> </ul> <p>(3) In sub-areas MC3, MC4, MC5, MC6, MC7 and MC8 at Cleveland building height -</p> <ul style="list-style-type: none"> <li>(a) maintains the ability to view the vegetated backdrop of North Stradbroke Island above buildings when approaching Cleveland along Shore Street, particularly from the section of road between Delancey and Grant Street;</li> <li>(b) maintains the existing view corridor down Bloomfield Street, through the Raby Bay Harbour to Moreton Bay;</li> <li>(c) limits overshadowing impacts on public places including Bloomfield Street, the park in Bloomfield Street and the parklands of Raby Bay Harbour, specifically during winter months;</li> <li>(d) addresses streetscape character and amenity where adjoining a zone requiring a lower building height;</li> <li>(e) demonstrates building height supports the revitalisation and contributes to the economic and employment /residential growth of the Cleveland Major Centre.</li> </ul>	<ul style="list-style-type: none"> <li>(ii) <a href="#">Map 2</a> - Cleveland height Limits; or</li> <li>(b) 14 metres in sub-areas MC9, MC10, MC11 and MC12 at Victoria Point;</li> </ul> <p>(2) Buildings or structures do not exceed the height limits shown on <a href="#">Map 1</a> - Capalaba Height Limits;</p> <p>(3) Buildings or structures do not exceed the height limits shown on <a href="#">Map 2</a> - Cleveland Height Limits.</p>

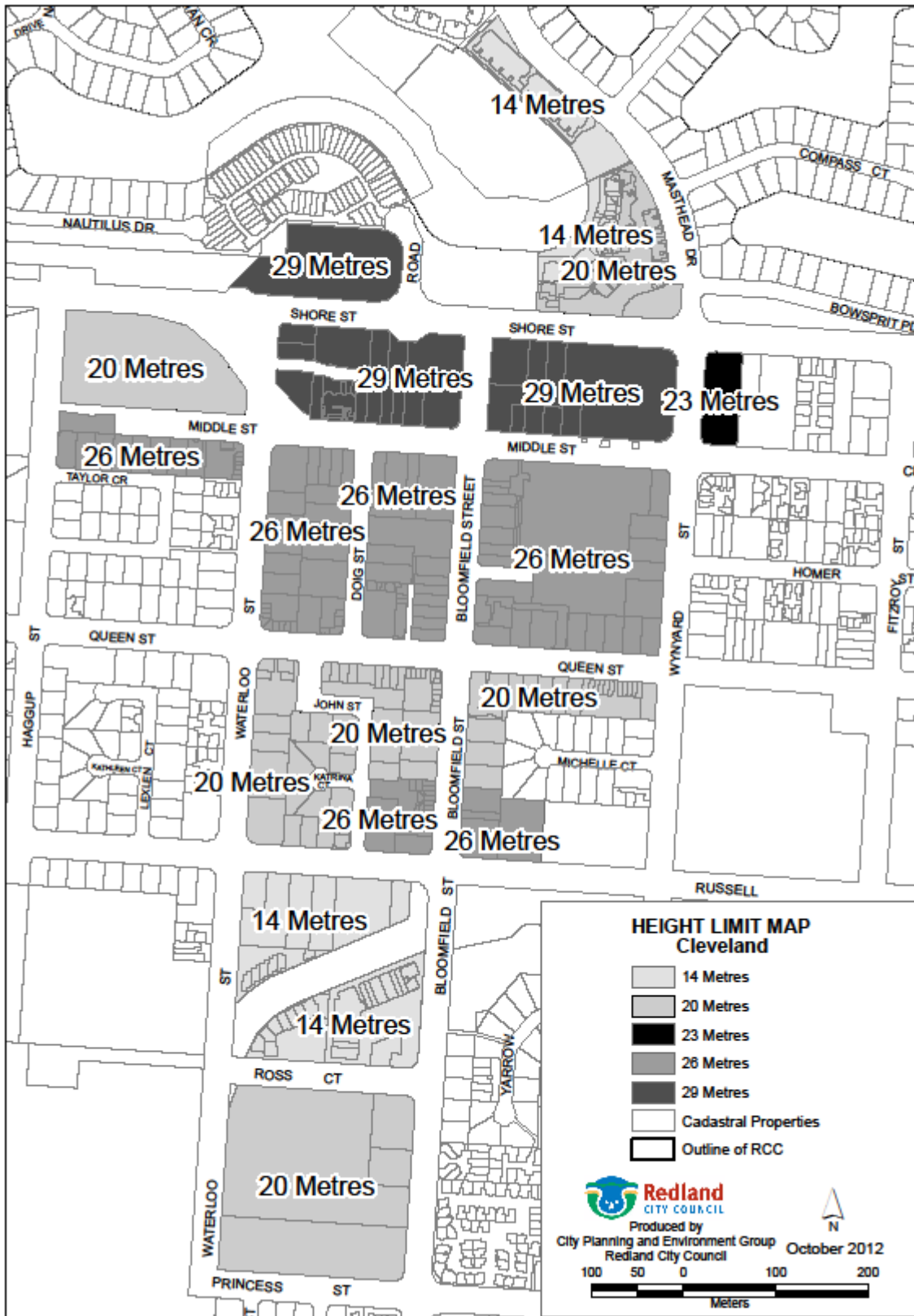


Map 2 - Cleveland Height Limits





**Map 2 - Cleveland Height Limits**



**Officer Recommendation**

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

# Report/Model Amendment 04.15 Neighbourhood Centre Zone

## Amendment 04.15 – Neighbourhood Centre Zone

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### Explanation

A key recommendation of the Redland Bay Centre and Foreshore Master Plan (RBCFMP) was to upgrade the Redland Bay Neighbourhood Centre to a District Centre to increase the range of uses supported in the centre (including a full line supermarket) to provide opportunity to improve the level of services available to both the growing population in southern Redland Bay and the SMBIs.

In the current planning scheme the Redland Bay Neighbourhood Centre has two specific sub areas being NC2 and NC3. These areas are described as follows:

- a. *in sub-area NC2 –*
  - *are predominantly for residential and tourism accommodation uses where part of a mixed use development;*
  - *encourage an increased range of permanent residential and temporary visitor uses including apartment buildings and tourist accommodation where part of a mixed use development.*
  - *facilitate a greater building height than elsewhere in the zone for apartment buildings and tourist accommodation where part of a mixed use development.*
- b. *in sub-area NC3 - provide opportunity for the redevelopment or expansion of the existing hotel.*

To retain the specific intents of sub-areas NC2 And NC3 which relate specifically to tourist accommodation / mixed use and the Hotel site redevelopment, these sub areas have been carried across to the new District Centre zoning for the area as sub-areas DC1 and DC2 respectively. This will allow the area to address a wider range of District Centre functions while still specifically catering for the particular circumstances of the two identified sub-areas.

### Proposed Amendments

The following amendments to the Neighbourhood Centre zone and District Centre zone codes are proposed to give effect to the recommendation of the RBCFMP to elevate the Redland Bay Neighbourhood Centre to a District Centre. The first set of amendments relates to removing all references to the Redland Bay Centre from the Neighbourhood Centre zone code whereas the second set of amendments inserts the Redland Bay Centre into the District Centre zone code.

## Division 15 - Neighbourhood Centre Zone

Note -

Summary of Neighbourhood Centre Zone Sub-areas	
Sub-area	Description
Sub-area NC1	Mount Cotton Village and Colburn Avenue, Victoria Point
Sub-area NC2	Redland Bay
Sub-area NC3	Redland Bay Hotel

### 4.15.4 Neighbourhood Centre Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
<a href="#">Apartment Building</a>	<p><del>Code Assessable</del> If -</p> <p>(1) In sub-area NC2; (2) The use is undertaken as part of a mixed use development; (3) The building height is 14 metres or less</p> <p>Otherwise - <del>Impact Assessable</del></p>	<ul style="list-style-type: none"> <li>■ <del>Neighbourhood Centre Zone Code</del></li> <li>■ <del>Apartment Building Code</del></li> <li>■ <del>Access and Parking Code</del></li> <li>■ <del>Centre Design Code</del></li> <li>■ <del>Development Near Underground Infrastructure Code</del></li> <li>■ <del>Erosion Prevention and Sediment Control Code</del></li> <li>■ <del>Excavation and Fill Code</del></li> <li>■ <del>Infrastructure Works Code</del></li> <li>■ <del>Landscape Code</del></li> <li>■ <del>Stormwater Management Code</del></li> </ul>
<a href="#">Child Care Centre</a>	<p><del>Code Assessable</del> If not in sub-area NC3</p> <p>Otherwise - <del>Impact Assessable</del></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Child Care Centre Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Commercial Office</a>	<p><del>Self-Assessable</del> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><del>Code Assessable</del> If not self assessable</p> <p>(1) <del>Not self-assessable;</del></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground</a></li> </ul>

<sup>4.123</sup> See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses.

<sup>4.124</sup> See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
	<p><del>(2) Not in –</del>  <del>(a) sub-area NC2 – except where the use is undertaken as part of a mixed use development; or</del>  <del>(b) sub-area NC3 – except where the use is undertaken in association with a hotel use</del></p> <p>Otherwise –  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Community Facility</a>	<p><a href="#">Code Assessable</a>                      If not in sub-area NC3</p> <p>Otherwise –  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Drive Through Restaurant</a>	<p><a href="#">Code Assessable</a>                      If –</p> <p><del>(3) Not in sub-areas –</del>  <del>(a) NC2; or</del>  <del>(b) NC3</del></p> <p>Otherwise –  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Drive Through Restaurant Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Management Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Education Facility</a>	<p><a href="#">Code Assessable</a>                      If not in sub-area NC3</p> <p>Otherwise –  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Health Care Centre</a>	<p><a href="#">Self-Assessable</a>                      If -</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> </ul>

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
	<p><del>(1) Not in sub-area NC3;</del>                      (1) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p>Code Assessable                      If not self assessable</p> <p><del>(1) Not self-assessable;</del>  <del>(2) Not in sub-area NC3</del></p> <p>Otherwise –                      Impact Assessable</p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><a href="#">Hotel</a></p>	<p><del>Code Assessable                      If in sub-area NC3</del></p> <p>Otherwise –                      Impact Assessable</p>	<ul style="list-style-type: none"> <li>■ <del><a href="#">Neighbourhood Centre Zone Code</a></del></li> <li>■ <del><a href="#">Access and Parking Code</a></del></li> <li>■ <del><a href="#">Centre Design Code</a></del></li> <li>■ <del><a href="#">Development Near Underground Infrastructure Code</a></del></li> <li>■ <del><a href="#">Erosion Prevention and Sediment Control Code</a></del></li> <li>■ <del><a href="#">Excavation and Fill Code</a></del></li> <li>■ <del><a href="#">Infrastructure Works Code</a></del></li> <li>■ <del><a href="#">Landscape Code</a></del></li> <li>■ <del><a href="#">Stormwater Management Code</a></del></li> </ul>
<p><a href="#">Indoor Recreation Facility</a></p>	<p>Code Assessable                      If not in sub-area NC2</p> <p>Otherwise –                      Impact Assessable</p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><a href="#">Passenger Terminal</a></p>	<p>Code Assessable                      If not in sub-area NC2</p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
	<p><del>Otherwise -</del> <del>Impact Assessable</del></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Place of Worship</a>	<p><u>Self-Assessable</u> If Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><del>(1) Not in sub-area NC3;</del> <del>(2) Complying with the assessment criteria being the acceptable solutions listed in column 3</del></p> <p><u>Code Assessable</u> If not self-assessable</p> <p><del>(1) Not self-assessable;</del> <del>(2) Not in sub-area NC3</del></p> <p><del>Otherwise -</del> <del>Impact Assessable</del></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li>   <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Refreshment Establishment</a>	<p><u>Self-Assessable</u> If -</p> <p>(1) 200m<sup>2</sup> or less of gross floor area; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; (2) 200m<sup>2</sup> or less of gross floor area; <del>(3) Not in sub-area NC2 - except where the use is undertaken as part of a mixed use development</del></p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li>   <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> <li>■ <a href="#">Outdoor Dining Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
<p><a href="#">Service Industry</a></p>	<p><u>Self-Assessable</u> If -</p> <p><del>(1) Not in sub-areas -</del> <del>(a) NC2; or</del> <del>(b) NC3;</del></p> <p>(1) 100m<sup>2</sup> or less gross floor area; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p><del>(1) Not in sub-areas -</del> <del>(a) NC2; or</del> <del>(b) NC3;</del></p> <p>(1) 100m<sup>2</sup> or less gross floor area; (2) Not self-assessable;</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><a href="#">Shop</a></p>	<p><u>Self-Assessable</u> If -</p> <p><del>(3) Not in sub-areas -</del> <del>(a) NC2; or</del> <del>(b) NC3;</del></p> <p>(1) 1000m<sup>2</sup> or less gross floor area; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If -</p> <p>(1) Not self-assessable; <del>(2) Not in sub-area -</del> <del>(a) NC2 - except where the use is undertaken as part of a mixed use development; or</del> <del>(b) NC3 - except where the use is undertaken in association with a hotel use;</del></p> <p>(3) 1000m<sup>2</sup> or less gross floor area</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.123</sup>	Level of Assessment <sup>4.124</sup>	Assessment Criteria
	Otherwise - <i>Impact Assessable</i>	
<a href="#">Tourist Accommodation</a>	<p><i>Code Assessable</i></p> <p>If -</p> <p>(1) The use is undertaken as part of a mixed use development;</p> <p>(2) The building height is</p> <p>(a) 14 metres or less in sub-area NC2; or</p> <p>(a) 10.5 metres or less elsewhere in the zone</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Tourist Accommodation Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Vehicle Parking Station</a>	<p><i>Code Assessable</i></p> <p>If the use is undertaken as part of a mixed use development</p> <p>(1) Not in sub-area NC2;</p> <p>(2) The use is undertaken as part of a mixed use development</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Veterinary Surgery</a>	<p><i>Code Assessable</i></p> <p>If -</p> <p>(1) Not in sub-areas -</p> <p>(a) NC2; or</p> <p>(b) NC3</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">Neighbourhood Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>



#### 4.15.7 Overall Outcomes for Neighbourhood Centre Zone Code

- (2) The overall outcomes are the purpose of the Neighbourhood Centre Zone Code.
- (3) The overall outcomes sought for the Neighbourhood Centre Zone Code are described by five key characteristics<sup>4.128</sup> -
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

(f) Uses and Other Development

- (i) Centre uses service residential and tourist catchments up to -
  - a. 5000 people in sub-area NC1;
  - b. 10 000 people for other areas elsewhere in the zone.
- (ii) Provide for a range of centre uses that -
  - a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
  - b. fulfill a traditional village centre role;
  - c. meet community needs to serve neighbourhood catchments;
  - d. limit the size and scale of retailing activities, proportionate to catchment size;
  - e. includes mini-supermarket, specialty stores, refreshment establishments, limited commercial activities and limited community services;
  - f. provide for employment opportunities;
  - g. are conveniently accessible by private vehicle, public transport and pedestrian and cycle routes to the neighbourhood they serve;
  - h. in sub-area NC1 - provide local convenience shopping for the day to day needs of the local catchment;
  - i. in sub-area NC2 – are predominantly for residential and tourism accommodation uses where part of a mixed use development;
  - j. in sub-area NC3 – provide opportunity for the redevelopment or expansion of the existing hotel.
- (iii) Provide for a range of residential and tourist accommodation uses that -
  - a. contribute to the economic and social vitality of the centre;
  - b. maximise accessibility for a residential population to services, facilities and employment;
  - c. are designed and integrated as part of a mixed use development;
  - d. in sub-area NC2 – encourage an increased range of permanent residential and temporary visitor uses including apartment buildings and tourist accommodation where part of a mixed use development.

(g) Built Form and Density

- (i) The scale of uses and other development achieve a high standard of built form and urban design that -
  - a. reinforce the "sense of place" established by the centre;
  - b. maintain a low-rise development appearance;
  - c. do not overwhelm or dominate the centre or adjacent residential land;
  - d. limit the impact of overshadowing on public and civic places;

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<sup>4.128</sup> In combination, the overall outcomes in section 4.15.7 (2)(a)-(e) define the character of the Neighbourhood Centre Zone.

- e. contribute to an attractive streetscape along all road frontages;
  - f. ensure a high level of physical and visual interaction and pedestrian access at ground level;
  - g. in sub-area NC2 – facilitate a greater building height than elsewhere in the zone for apartment buildings and tourist accommodation where part of a mixed use development.
- (ii) The density of uses and other development -
- a. maximises the coherent and efficient use of land;
  - b. does not overwhelm or dominate the centre or adjacent zones;
  - c. provides areas for public space, landscaping and streetscape works.

Note -

Summary of Neighbourhood Centre Zone Sub-areas	
Sub-area	Description
Sub-area NC1	Mount Cotton Village and Colburn Avenue, Victoria Point
Sub-area NC2	Redland Bay
Sub-area NC3	Redland Bay Hotel

#### 4.15.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.3	<u>Uses and Other Development -</u> Residential and tourist accommodation uses are designed and integrated as part of a mixed use development ensuring the maintenance of active street frontages at ground level.	P1.3	No probable solution identified.
S1.4	(1) In sub-areas NC2 or NC3 – (a) commercial, retail and refreshment establishment uses are only established where part of a mixed use development incorporating residential and tourist accommodation uses; (b) residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities.	P1.4	No probable solution identified.
S1.5	In sub-area NC3 – uses consistent	P1.5	No probable solution identified.

<u>Assessable Development</u>			
<u>Specific Outcomes</u>		<u>Probable Solutions</u>	
	with the redevelopment or expansion of the existing hotel are encouraged.		
S2.1	<p><u><i>Built Form and Density -</i></u></p> <p>(1) Building height adopts a low-rise built form that ensures a high quality appearance when viewed from within and external to the centre;</p> <p>(2) Where a use proposes a building height greater than an existing dwelling unit in an adjoining residential zone, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.</p> <p><del>(3) Within sub-area NC2 - uses adopt a mid-rise building height that ensures a high quality appearance when viewed from or within the centre, the adjoining neighbourhood and Moreton Bay.</del></p>	P2.1	<p><del>(1) Except in sub-area NC2 - building or structures do not exceed 10.5 metres in height above ground level;</del></p> <p><del>(2) (1) No probable solution identified;</del></p> <p><del>(3) Within sub-area NC2 - buildings or structures do not exceed 14 metres in height above ground level.</del></p> <p>(2) No probable solution identified;</p>

**Table 1 - Inconsistent Uses**

Inconsistent Uses
Agriculture
Airport
Animal Keeping
Apartment Building - where not part of a mixed use development
Bed and Breakfast
Brothel
Bulky Goods Showroom
Car Wash Facility
Cemetery
Commercial Office - in sub-area NC2 - where not part of a mixed use development
Dual Occupancy
Dwelling House
Extractive Industry
Forestry
General Industry
Heavy Industry
High Impact Industry
Intensive Agriculture
Landscape Supply Depot
Marine Services
Mobile Home Park
Multiple Dwelling - except where part of a mixed use development
Night Club - in sub-areas NC1 or NC2
Refreshment Establishment - in sub-area NC2 - where not part of a mixed used development
Retail Showroom
Roadside Stall
Rural Enterprise
Service Industry - in sub-area NC2; or where having more than 100m <sup>2</sup> of gross floor area
Shop - in sub-area NC2 - where not part of a mixed use development
Tourist Accommodation - except where part of a mixed use development
Tourist Park

## Division 4 - District Centre Zone

Note -

Summary of District Centre Zone Sub-areas	
Sub-area	Description
Sub-area DC1	Redland Bay
Sub-area DC2	Redland Bay Hotel

### 4.4.4 District Centre Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<a href="#">Apartment Building</a>	<p><i>Code Assessable</i></p> <p>If -</p> <p>(1) The building height is 14 metres or less;</p> <p>(2) The use is undertaken as part of a mixed used development;</p> <p>(3) Not in sub-area DC2</p> <p>Otherwise -</p> <p><i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Apartment Building Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Bulky Goods Showroom</a>	<p><i>Code Assessable</i></p> <p>If not in sub-areas -</p> <p>(a) DC1; or</p> <p>(b) DC2</p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

<sup>4.29</sup> See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses.

<sup>4.30</sup> See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<a href="#">Commercial Office</a>	<p><u>Self-Assessable</u>                      (1) If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u>                      If -                      (1) Not self-assessable                      (2) Not in -                      (a) sub-area DC1 - except where the use is undertaken as part of a mixed use development; or                      (b) sub-area DC2 - except where the use is undertaken in association with a hotel use</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Community Facility</a>	<p><u>Code Assessable</u>                      If not in sub-area DC2</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Drive Through Restaurant</a>	<p><u>Code Assessable</u>                      If not in sub-areas -                      (a) DC1; or                      (b) DC2</p> <p>Otherwise -  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Drive Through Restaurant Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<a href="#">Education Facility</a>	<p><i>Code Assessable</i> If not in sub-area DC2</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Funeral Parlour</a>	<p><i>Code Assessable</i> If not in sub-areas - (a) DC1; or (b) DC2</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Health Care Centre</a>	<p><i>Self-Assessable</i> If -</p> <p>(1) Not in sub-area DC2; (2) If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><i>Code Assessable</i> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area DC2.</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Hotel</a>	<p><i>Code Assessable</i> If in sub-area DC2</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<a href="#">Passenger Terminal</a>	<p><i>Code Assessable</i> If not in sub-area DC1</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Place of Worship</a>	<p><i>Self-Assessable</i> If -</p> <p>(1) Not in sub-area DC2; (2) If complying with the assessment criteria in acceptable solutions as listed in column 3</p> <p><i>Code Assessable</i> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area DC2</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Refreshment Establishment</a>	<p><i>Self-Assessable</i> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><i>Code Assessable</i> If -</p> <p>(1) Not self-assessable; (2) Not in sub-area DC1 - except where the use is undertaken as part of a mixed use development</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>



column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<p><a href="#">Service Industry</a></p>	<p><i>Self-Assessable</i> If -</p> <p>(1) Not in sub-areas - (a) DC1; or (b) DC2;</p> <p>(2) If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><i>Code Assessable</i> If -</p> <p>(1) Not in sub-areas - (a) DC1; or (b) DC2;</p> <p>(2) If 100m<sup>2</sup> or less of gross floor area</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<p><a href="#">Shop</a></p>	<p><i>Self-Assessable</i> If -</p> <p>(1) Not in sub-areas - (a) DC1; or (b) DC2;</p> <p>(2) If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><i>Code Assessable</i> If -</p> <p>(1) Not self-assessable;</p> <p>(2) Not in - (a) sub-area DC1 - except where the use is undertaken as part of a mixed use development; or (b) sub-area DC2 - except where the use is undertaken in association with a hotel use;</p> <p>Otherwise - <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section <a href="#">8.2.4</a> of the Centre Activity Code</li> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<a href="#">Tourist Accommodation</a>	<p><i>Code Assessable</i>                      If the building height is                      (a) 14 metres or less except;                      (b) 10 metres or less in DC2.</p> <p>Otherwise -  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Tourist Accommodation Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Vehicle Parking Station</a>	<p><i>Code Assessable</i>                      If –</p> <p>(1) Not in sub-area DC1;                      (2) If the use is undertaken as part of a mixed use development</p> <p>Otherwise -  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>
<a href="#">Veterinary Surgery</a>	<p><i>Code Assessable</i>                      If not in sub-areas -                      (a) DC1; or                      (b) DC2</p> <p>Otherwise -  <i>Impact Assessable</i></p>	<ul style="list-style-type: none"> <li>■ <a href="#">District Centre Zone Code</a></li> <li>■ <a href="#">Access and Parking Code</a></li> <li>■ <a href="#">Centre Design Code</a></li> <li>■ <a href="#">Development Near Underground Infrastructure Code</a></li> <li>■ <a href="#">Erosion Prevention and Sediment Control Code</a></li> <li>■ <a href="#">Excavation and Fill Code</a></li> <li>■ <a href="#">Infrastructure Works Code</a></li> <li>■ <a href="#">Landscape Code</a></li> <li>■ <a href="#">Stormwater Management Code</a></li> </ul>

#### 4.4.7 Overall Outcomes for District Centre Zone Code

- (1) The overall outcomes are the purpose of the District Centre Zone Code.
- (2) The overall outcomes sought for the District Centre Zone Code are described by five key characteristics<sup>4.34</sup> -

- (c) Uses and Other Development;
- (d) Built Form and Density;
- (e) Amenity;
- (f) Environment;
- (g) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

- (i) Provide for a range of uses that -
  - h. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
  - i. meet demonstrated community needs to serve a district sized catchment;
  - j. includes supermarkets, specialty stores, commercial activities and community services;
  - k. provides employment opportunities;
  - l. provide a focus for community interaction and activity;
  - m. are located near schools, parkland and community facilities to form part of a district community node;
  - n. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
  - o. in sub-area DC1 - are predominantly for residential and tourism accommodation uses where part of a mixed use development;
  - p. in sub-area DC2 - provide opportunity for the redevelopment or expansion of the existing hotel.
- (ii) Provide for a limited range of residential and tourist accommodation uses that -
  - d. contribute to the economic and social vitality of the centre;
  - e. maximise accessibility for a residential and tourist population to services, facilities and employment;
  - f. are designed and integrated as part of a mixed use development;
  - g. in sub-area DC1 - encourage an increased range of permanent residential and temporary visitor uses including apartment buildings and tourist accommodation where part of a mixed use development.

#### 4.4.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
S1.2	<p><u>Uses and Other Development -</u></p> <p>(1) The zone provides for a range of centre uses that -</p> <p>(a) enhance and protect the role and function of the City's network of centres;</p>	P1.2	<p>(1) No probable solution identified.</p>

<sup>4.34</sup> In combination, the overall outcomes in section 4.4.7(2)(a-e) define the character of the District Centre Zone.

<u>Assessable Development</u>			
<u>Specific Outcomes</u>		<u>Probable Solutions</u>	
S1.3	<p>(b) meet demonstrated community needs to service a catchment of up to 15,000 people;</p> <p>(c) include supermarkets, discount department stores, specialty stores, commercial activities and community services.</p> <p>Residential and tourist accommodation uses are designed and integrated as part of a mixed use development ensuring the maintenance of active street frontages at ground level.</p>	P1.3	No probable solution identified.
S1.4	<p>(1) In sub-areas DC1 or DC2 -</p> <p>(a) commercial, retail and refreshment establishment uses are only established where part of a mixed use development incorporating residential and tourist accommodation uses;</p> <p>(b) residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities.</p>	P1.4	No probable solution identified.
S1.5	In sub-area DC2 - uses consistent with the redevelopment or expansion of the existing hotel are encouraged.	P1.5	No probable solution identified.
S2.1	<p><u>Built Form and Density -</u></p> <p>(1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre;</p> <p>(2) Where a use proposes a building height greater than an existing dwelling unit in an adjoining residential zone, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.</p>	P2.1	<p>(1) Building or structure height is 14 metres or less above ground level except in sub-area DC2 - building or structures do not exceed 10.5 metres in height above ground level;</p> <p>(2) No probable solution identified.</p>

<u>Assessable Development</u>			
<u>Specific Outcomes</u>		<u>Probable Solutions</u>	
S2.2	<p>(3) Within sub-area DC1 - uses adopt a mid-rise building height that ensures a high quality appearance when viewed from or within the centre, the adjoining neighbourhood and Moreton Bay.</p> <p>(3) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by -</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate areas are available for high quality landscaping and streetscape treatments;</li> <li>(b) providing areas for integrated car parking and servicing functions.</li> </ul>	P2.2	<p>(4) No probable solution identified.</p>

**Officer Recommendation**

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

## REPORT/MODEL 04.24 Urban Residential Zone

### Amendment 04.24 – Urban Residential Zone

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#### Explanation

##### Mobile Home Park

Mobile Home Parks are recognised as a form of affordable housing forming an important component of the housing choices in the City. Dwellings in Mobile Home Parks generally provide a lower cost purchase and/or rental option than standard residential housing. If designed and managed properly Mobile Home Parks can fit well into the surrounding urban community.

To encourage the development of new Mobile Home Parks, in line with Council's stated intent to support housing choice and affordable housing, amendments are required to the Planning Scheme. At present, Mobile Home Parks are an Impact Assessable use in the Urban Residential zone.

To encourage the development of new Mobile Home Parks in areas where there are locational and economic advantages for this form of affordable housing it is proposed to amend the Planning Scheme to make Mobile Home Parks a code assessable use where proposed on sites over 1.5 hectares in the Urban Residential sub-area UR1 zone. The amendment will also exclude land located within either the South East Thornlands or Kinross Road Structure Plan Overlay recognising these areas are not well located for this form of development. Accordingly, the development of a Mobile Home Park within the South East Thornlands and Kinross Road Structure Plan Overlays, outside of the Urban Residential sub-area UR1 and on lots within the sub-area below 1.5 hectares will continue to be impact assessable.

##### Multiple Dwellings

It is proposed to amend the Urban Residential zone in relation to the Multiple Dwelling use to allow more small scale multiple dwelling projects within the zone. At present, multiple dwellings are Code Assessable in sub-areas UR1 and UR2 where proposed on a lot over 1200 m<sup>2</sup> and the proposed buildings are a maximum of 8.5 metres above ground level, 2 storeys or less and has a frontage of 20 metres or more. A Multiple Dwelling is Impact Assessable and Inconsistent Development where proposed on all other land included in the Urban Residential zone.

To allow Council to consider a wider variety of housing choices in the Urban Residential area it is proposed to make Multiple Dwellings Impact Assessable on all other UR land where proposed on a lot between 1200 m<sup>2</sup> – 4000 m<sup>2</sup> with a frontage of 20 metres or more and width to depth ratio of not greater than 1:4 and with buildings 8.5 metres or less above ground level that are 2 storeys or less (residential scale). This provision will allow the Council and the community to assess the impacts of a limited size multiple unit development in a locality. The 1200 m<sup>2</sup> - 4000m<sup>2</sup> site limit is proposed to control the size of the Multiple Dwelling developments in the UR zone to prevent large scale developments that would be inconsistent with the general intent of the zone.

The Urban Residential Zone Code includes a Probable Solution across the zone with the exception of sub-area UR2 of 1 dwelling unit per 400 m<sup>2</sup>. In UR2 the figure is 1 dwelling unit per 450m<sup>2</sup>. Based on the proposed amendment a 1200 m<sup>2</sup> could accommodate 3 units and a 4000 m<sup>2</sup> could accommodate up to 10 units consistent with the Probable Solution. The suitability of proposed development to the particular location will be subject to the Impact Assessment process including public notification.

##### Dual Occupancy

It is proposed to make an amendment to the Code Assessable provisions of the Dual Occupancy use in section 4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use

of Premises. At present column 2 makes Dual Occupancy code assessable if “The premises is – (a) greater than 800m<sup>2</sup> in area;” This excludes 800m<sup>2</sup> lots from being used for Dual Occupancy, which was not the intent of the provision. The wording in fact should read “(3) the premises is – (a) 800m<sup>2</sup> or greater in area;”

Built to Boundary Walls

It is proposed to amend the level of assessment text related to built to boundary walls in the Urban Residential zone to be consistent with the Queensland Development Code and to assist with clarity by removing double negatives.

Vegetation Retention

To provide Probable Solutions relating to native vegetation retention in the Urban Residential zone it is proposed to expand the existing Probable Solutions that only currently only apply to sub-area UR2 to apply to the entire zone where relevant.

SEQ Regional Plan

It is proposed to update the note that appears in the Urban Residential zone regarding the SEQ Regional Plan to be consistent with the planning horizon of the current Regional Plan (2009-2031).

**Proposed Amendments**

The proposed amendments to the Urban Residential zone are as follows:

**Division 24 - Urban Residential Zone**

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**4.24.3 Assessment criteria for development in the Urban Residential**

**Note -**

- The level of assessment indicated within section 4.24.4 - Urban Residential Zone - Table of Assessment for Material Change of Use of Premises may be affected by Division 2 of the Regulatory Provisions of the SEQ Regional Plan ~~2005—2026~~ 2009-2031.
- The level of assessment for reconfiguration as indicated within section 4.24.5 - Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises, where within the Regional Landscape and Rural Production Area-or-Investigation Area of the SEQ Regional Plan ~~2005—2026~~ 2009-2031
  - complies with Division 3 of the Regulatory Provisions;
  - has a minimum lot size of 100 hectares, unless the subdivision meets an exclusion documented in Division 3.

**4.24.4 Urban Residential Zone - Table of Assessment for Material Change of Use of Premises**

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

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria

<sup>4.199</sup>See Schedule 3 - Dictionary, [Division 1](#) - Uses.

<sup>4.200</sup>See Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
Dual Occupancy	<p><u>Code Assessable</u> If -</p> <p>(1) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less;</p> <p><del>(2) The use does not involve built to boundary walls that - (a) are greater than 9 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors;</del></p> <p>(2) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 4.5 metres or less in height; (c) does not have windows or doors;</p> <p>(3) The premises is - (a) is 800m<sup>2</sup> or greater in area; (b) has a frontage of 20 metres or more.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Urban Residential Zone Code</li> <li>■ Dual Occupancy Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code</li> </ul>
Dwelling House	<p><u>Self-Assessable</u> If -</p> <p>(1) Not in sub-area UR3; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><b>Note -</b> Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated "Alternative Provisions" or Building Assessment Provisions identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code</li> <li>■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code</li> </ul>



Urban Residential Zone - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
	<p>the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u> If not self-assessable</p> <p>(1) Not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Urban Residential Zone Code</li> <li>■ Dwelling House Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code</li> </ul>
<p><b>Mobile Home Park</b></p>	<p><u>Code Assessable</u> If -</p> <ul style="list-style-type: none"> <li>(a) in sub-area UR1;</li> <li>(b) on a site over 1.5 hectares in area;</li> <li>(c) not located on land within the South-East Thornlands or Kinross Road Structure Plan Overlays.</li> </ul> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Urban Residential Zone Code</li> <li>■ Mobile Home Park Code</li> <li>■ Access and Parking Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code</li> </ul>
<p><b>Multiple Dwelling</b></p>	<p><u>Code Assessable</u> If -</p> <ul style="list-style-type: none"> <li>(1) In sub-area - <ul style="list-style-type: none"> <li>(a) UR1 or</li> <li>(b) UR2;</li> </ul> </li> <li>(2) The building height is - <ul style="list-style-type: none"> <li>(a) 8.5 metres or less above ground level;</li> <li>(b) 2 storey or less;</li> </ul> </li> <li>(3) The premises is - <ul style="list-style-type: none"> <li>(a) is 1200m<sup>2</sup> or more in area;</li> <li>(b) has a frontage of 20 metres or more.</li> </ul> </li> </ul> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Urban Residential Zone Code</li> <li>■ Multiple Dwelling Code</li> <li>■ Access and Parking Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code</li> </ul>

**4.24.5 Urban Residential Zone - Table of Assessment for Other Development not associated with a Material Change of Use of Premises**

**Urban Residential Zone - Table of Assessment for Other Development**

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria
<b>Building Work for -</b>		
<p><b>On-site raising or relocation of an existing dwelling unit</b></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><b>Note -</b> Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the On-site Raising or Relocation Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.7.2 of the On-site Raising or Relocation Code.</p> <p><u>Code Assessable</u> If - (1) Not self-assessable; (2) The building height is - (a) 8.5 metres or less above ground level; (b) 2 storey or less; <del>(3) The relocation does not result in built to boundary walls that - (a) are greater than 9 metres in total length; (b) are greater than 3 metres in height; (c) have windows or doors.</del></p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.7.5 of the On-Site Raising or Relocation Code</li> <li>■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code</li> </ul> <ul style="list-style-type: none"> <li>■ Urban Residential Zone Code</li> <li>■ On-Site Raising and Relocation Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code</li> </ul>

<sup>4.202</sup>See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

Urban Residential Zone - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria

4.24.7 Overall Outcomes for Urban Residential Zone Code

- (a) Uses and other development...
  - (i) Provide for a range of residential uses that -
    - (a) are predominantly low-rise detached houses on individual lots of various sizes;
    - (b) maximise the supply of residential land through infill development;
    - (c) provide for housing choice and affordability;
    - (d) encourage opportunities for working from home;
    - ~~(e) where in sub-area UR1 and UR2 - provide an increased range of residential uses including multiple dwellings, and aged persons and special needs housing.~~
    - (e) where in sub-area UR1 and UR2 - provide an increased range of residential uses including aged persons and special needs housing, mobile home parks and multiple dwellings;
    - (f) in sub-area UR1 - provide a range of affordable and alternative housing options.
- (b) Built Form and Density.....
  - (vii) In sub-area UR1 - mobile home parks are consistent with the built form and density of surrounding development, particularly at the interface to established residential areas.

4.24.8 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Environment -</u>		
<b>S4.1</b>	(1) Protect the environment from impacts associated with the use or other development including - <ul style="list-style-type: none"> <li>(a) stormwater run-off;</li> <li>(b) water quality;</li> <li>(c) erosion and sediment run-off;</li> <li>(d) weed infestation.</li> </ul>	<b>P4.1</b>	No probable solution identified.
<b>S4.2</b>	(1) Minimise the need for excavation and fill by uses and other development being located and designed to - <ul style="list-style-type: none"> <li>(a) prevent the unnecessary removal of native plants;</li> <li>(b) protect natural overland drainage systems;</li> <li>(c) protect the amenity of adjoining properties;</li> <li>(d) reduce erosion and sediment run-off.</li> </ul>	<b>P4.2</b>	(1) No probable solution identified.  <b>Note -</b> Refer to Part 7 - <a href="#">Division 6</a> - Excavation and Fill Code for specific assessment criteria.

Assessable Development	
Specific Outcomes	Probable Solutions
<p><b>S4.3</b></p> <p>(1) Uses and other development, including the provision of infrastructure, maximise the retention of native plants by ensuring-</p> <p>(a) where new public roads are required opportunities are taken to retain mature native plants within the road reserve;</p> <p>(a) ensure road alignment and design maximises the retention of mature native trees, on verges and speed control devices, such as round-a-bouts, build outs and median areas;</p> <p>(b) building setback areas provide opportunities for native plant retention;</p> <p>(2) In sub-area UR2 - the retention of native plants is maximised both within lots and road reserves;</p> <p>(3) Where the topography or environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.</p>	<p><b>P4.3</b></p> <p>(1) In sub-area UR2—</p> <p>(a) lots between 800m<sup>2</sup> to 1000m<sup>2</sup> maintain 10 percent of the lot with native plants where the lot is greater than 1000 m<sup>2</sup> retention is increased to 15 percent;</p> <p>(b) road alignment and design maximise retention of mature native trees, on either verges, speed control devices, such as round-a-bouts or build outs, or median areas;</p> <p>(c) building setback areas provide opportunities for native plant retention on all lots;</p> <p>(1) No probable solution identified.</p> <p>(2) Where in sub-area UR2 - lots between 800m<sup>2</sup> to 1000m<sup>2</sup> maintain 10 percent of the lot with native plants where the lot is greater than 1000 m<sup>2</sup> retention is increased to 15 percent.</p> <p>(3) No probable solution identified.</p>

**Table 1 - Inconsistent Uses and Other Development**

<b>Inconsistent Uses</b>
Aged Persons and Special Needs Housing - except where in sub-area UR1 and sub-area UR2
Agriculture
Airport
Apartment Building
Brothel
Bulky Goods Showroom
Car Wash Facility
Caretakers Dwelling
Cemetery
Child Care Centre - in sub-area UR3
Commercial Office - where having more than 400m <sup>2</sup> gross floor area
Display and Sale Activity
Drive Through Restaurant
Extractive Industry
Forestry
Funeral Parlour
General Industry
Heavy Industry
High Impact Industry
Hospital - in sub-area UR3
Hotel
Intensive Agriculture
Institution - in sub-area UR3
Landscape Supply Depot
Marine Services
Mobile Home Park – except where in sub-area UR1 on a site over 1.5 hectares in area
Multiple Dwelling - except where in sub-area UR1 and sub-area UR2 or on UR premises between 1200m <sup>2</sup> and 4000 m <sup>2</sup> with a minimum 20 metre frontage and a width to depth ratio of not greater than 1:4 and with buildings 8.5 metres or less above ground level and 2 storeys or less.
Night Club
Outdoor Dining - where having more than 100m <sup>2</sup> gross floor area
Passenger Terminal
Place of Worship - in sub-area UR3
Produce Store
Refreshment Establishment - where having more than 200m <sup>2</sup> gross floor area
Retail Warehouse
Roadside Stall
Rural Enterprise
Service Industry
Service Station
Shop - where having more than 400m <sup>2</sup> gross floor area
Temporary Use
Vehicle Depot

**Officer Recommendation**

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

## REPORT/MODEL 05.03 Bushfire Hazard Overlay

### Amendment 05.03 – Bushfire Hazard Overlay

#### Explanation

The State Interest Review of Major Amendment Package 3A identified that parts of the proposed amendments to the Bushfire Hazard Overlay were in conflict with the Building Code of Australia (BCA). The code has been reviewed and amended to remove provisions covered by the BCA. This has involved removing dwelling houses and building work (i.e. domestic additions and the on-site raising or relocation of an existing dwelling unit) from the Bushfire Hazard Overlay.

Other proposed amendments to the Bushfire Overlay Code include the following:

- amending notes in the Overlay Code and associated mapping to reflect the following Council resolution made on 4 August 2010 at the Planning and Policy Committee:
  1. That Council under section 12(1) of the Building Regulations 2006 designate areas identified as medium bushfire hazard under the Bushfire Hazard Overlay Code and Map(s) of the Redlands Planning Scheme as a “designated bushfire prone area”; and
  2. That action be taken to amend the existing note in the Redland Planning Scheme Bushfire Hazard Overlay code and the notation on Bushfire Hazard overlay maps to reflect this designation.
- A number of recommendations (including revised bushfire hazard mapping for NSI) from an independent review of the bushfire hazard planning instruments in the Redlands Planning Scheme with particular focus on North Stradbroke Island to be progressed through this amendment package. It should be noted that other recommendations from this review will be considered as part of the broader Planning Scheme review.

#### Proposed Amendments

The following amendments are proposed to the Bushfire Hazard Code and Mapping:

1. Removing Dwelling Houses from the Table of Assessment as follows:

#### 5.3.4 Bushfire Hazard Overlay - Table of Assessment for Material Change of Use of Premises

**Bushfire Hazard Overlay - Table of Assessment for Material Change of Use**

column 1	column 2	column 3
Use <sup>5.11</sup>	Level of Assessment <sup>5.12</sup>	Assessment Criteria
<ul style="list-style-type: none"> <li>■ Display and Sale Activity</li> <li>■ Drive Through Restaurant</li> <li>■ Dual Occupancy</li> <li>■ Dwelling House</li> <li>■ Education Facility</li> <li>■ Emergency Services</li> <li>■ Estate Sales Office</li> <li>■ Facility</li> <li>■ Utility Installation</li> </ul>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Bushfire Hazard Overlay Code</li> <li>■ Bushfire Hazard Overlay Code</li> </ul>

**Bushfire Hazard Overlay - Table of Assessment for Material Change of Use**

column 1	column 2	column 3
Use <sup>5.11</sup>	Level of Assessment <sup>5.12</sup>	Assessment Criteria

2. Removing Building Work from the Table of Assessment as follows:

**5.3.5 Bushfire Hazard Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises**

**Bushfire Hazard Overlay – Table of Assessment for Other Development**

Building Work for -		
<ul style="list-style-type: none"> <li>Domestic Outbuilding</li> <li>On-site raising or relocation of an existing dwelling unit</li> </ul>	<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"> <li>Acceptable Solutions in section 5.16.8 of the Bushfire Hazard Overlay Code</li> <li>Bushfire Hazard Overlay Code</li> </ul>

3. Amendments to the note in the Bushfire Hazard Overlay relating to land designated as bushfire prone areas as follows:

**Note –**

Land identified within the high bushfire hazard and Southern Moreton Bay Islands bushfire hazard is designated as a bushfire prone area and the medium category bushfire protection provisions of the *Building Code of Australia* apply for the purposes of section 55 of the *Standard Building Regulations 1993*.

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.

4. Amending the self-assessable acceptable solutions to make it clear that NSI is included in the code as follows:

**5.3.8 Acceptable Solutions applicable to Self-Assessable Development**

Self Assessable Development	
Acceptable Solutions	
A1.	(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or

	<p>(1) Where on the mainland or North Stradbroke Island (NSI) and on a lot or premises identified as medium or high bushfire hazard on the Bushfire Hazard overlay maps, uses and other development are located outside the hazard areas shown on the Bushfire Hazard overlay maps; or</p> <p>(2) Uses and other development are located within an approved development envelope.</p>
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5. Amending Specific Outcome S1 to clearly identify the outcome applies to NSI as follows:

<b>S1.</b>	<p><del>(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map;</del></p> <p>(1) Where on the mainland or North Stradbroke Island (NSI) and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or</p>	<b>P1.</b>	(2) No probable solution identified.
	<p><b>Note -</b></p> <p>Compliance with specific outcome S1.(1) achieves compliance with this Code.</p>		

6. Replace all references in the Bushfire Hazard Overlay to 'this overlay map' with 'the Bushfire Hazard Overlay Maps' to clearly identify that there are two overlay maps;
7. Amending the Overlay Map to include the revised high and medium hazard mapping prepared for NSI – see the mapping and overlay amendments for further details;

**Officer Recommendation**

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



## **REPORT 05.16 Canal and Lakeside Structures Overlay**

### **Amendment 05.16 – Canal and Lakeside Structures Overlay**

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#### **Explanation**

The City Infrastructure Group (Marine Infrastructure Planning Unit) and the Planning Assessment Unit have identified significant issues related to waterfront structures in canals and lake front properties. The issue arises from the impact of structures constructed adjacent to or over Council revetment walls on canal and lake front properties. This has led to concern about the risks associated with structures impacting on canal revetment walls causing their failure resulting in costly repairs for Council and the community.

Additional loadings imposed by various structures (including swimming pools, and buildings) as well as the filling of allotments, have had an adverse impact upon the structural stability of revetment walls and embankments in canal and lake side developments. This has resulted in a need for measures that addresses appropriate design, construction and safety standards for waterfront structures.

#### **Background**

A Transitional Planning Scheme Policy – *Waterfront Structures* was introduced in 2001 to support the Transitional Planning Scheme in the design and construction of waterfront structures and swimming pools on land that abuts waterways or tidal land, or within 9m of a revetment wall. The policy was to assist in achieving desired and consistent outcomes in assessing development applications for waterfront structures. The aims of the policy were to ensure that:

- Waterfront structures do not interfere with the structural stability of the waterway; and
- Waterfront structures do not restrict the maintenance, hydraulic and flood carrying capacity of the waterway; and
- Waterfront structures and/or moored vessels do not interfere with navigation the allocated waterway area of adjoining properties, or public usage of the waterway.

This policy operated by requiring an application to Council, as the assessment manager, for a preliminary approval for Building Works for the construction of private jetties, pontoons, boat ramps, decks and piling in, on, over, through and across tidal lands and waters and/or the construction of swimming pools for private use within 9m of a revetment wall. The applicant was also required to lodge a completed Statement of Compliance and indicate in this statement how the proposed development would achieve the policy's performance criteria.

With the adoption of the Redlands Planning Scheme [RPS] on 15 March 2006, a number of transitional planning and existing policies were made redundant, including the Waterfront Structures transitional planning scheme policy.

Examples of failures of the revetment wall have been recorded and addressed on Masthead Drive in Raby Bay. Emergency works were undertaken to prevent total collapse and subsequent damage to other nearby structures. This emergency action cost \$115,000 across three blocks. Projected expenditure based on known failures for the 11/12 financial year was \$3.5M, and for the 12/13 financial year is \$2.4M. The cost to Council as a result of these revetment wall failures is substantial and ongoing.

#### **Proposed Canal and Lakeside Structures Overlay**

The proposed Canal and Lakeside Structures Overlay Code states that any development within 9m of a revetment wall must demonstrate that it does not increase the loading upon the revetment wall by more than 2.0kPa unless satisfactory details and certification from a Registered Professional Engineer of Queensland has been accepted by Council demonstrating that the proposed works do not exceed the design loads. The kPa or kilopascal is a measurement of the

pressure exerted (e.g. 2.0kpa is 200 kg over 1 square metre). It has been determined that this is an appropriate level that is not likely to exert pressure to the extent that the revetment wall will fail.

The current provisions of the Redlands Planning Scheme do not apply to canal and lake estates and the head of power of existing policies & guidelines do not provide a significant head of power for Council to enforce the requirements. Furthermore, the Queensland Development Code 2010 (QDC) sets a common setback of 1.5m rear and side boundaries for building works which allows buildings to be built right up to the canal walls.

This is an issue because there have been instances where structures have been built in accordance with the current setback (1.5m) which exceed the maximum loading of 2.0kPa (i.e. small lot house, relatives apartment, decks, etc). Therefore, any development, building works or operational works that is not included in the definition or associated with a canal or lakeside structure is not required to comply with, or consider the increased loading on the revetment wall. If this issue is not addressed there is a significant risk of continuing revetment wall failures in existing canal and lake estates and the subsequent substantial and on-going costs to Council and the community to repair these revetment walls.

Council has presently budgeted \$5,180,680 for the selective maintenance and repair of revetment walls in Raby Bay for 2012/13 and this does not include the maintenance of revetment walls in other canal or lake estates. The cost to repair a failed revetment wall is currently approximately \$17,000 per lineal metre or \$340,000 for a 20m allotment frontage. The ongoing financial drain on the council's budgetary resources from this is likely to increase over time unless this issue is immediately addressed.

### **Response to State Interest Review**

In response to comments received from the State Government on 22 April 2013 resulting from the first State Interest Review process, Council has undertaken a significant revision of the Canals and Lakeside Structures Overlay code that was last presented to Council on 19 December 2012 and explained above.

Key changes include:

- removal of the 2.0kPa loading and standard engineering drawings from the overlay code. These building and engineering standards are now included as extrinsic material for guidance purposes only. This change responds to the State Agency comment that the Planning Scheme can only regulate design and siting of a dwelling and associated structures and not how it is built;
- removal of all references to tidal works, pontoon and jetties to avoid duplication and potential conflict with *the Coastal Protection and Management Regulation 2003*;
- the definition of "revetment wall" in the overlay code and "revetment wall" in Part 9 – Schedule – Dictionary – Administrative terms of the Redlands Planning Scheme has been amended to align with the *Coastal Protection and Management Regulation 2003* definition for revetment wall; and
- the overlay code has been amended to trigger development within 9m of a revetment wall elevating such development from self-assessment to code assessment. This will allow Council to require that any development within 9m of the revetment wall is supported by a report by a RPEQ [Registered Professional Engineer Queensland) that demonstrates the proposed development will not impact on the structural integrity of the revetment wall.

### **Proposed Amendment/s**

That the Planning Scheme be amended as follows:

1. incorporate revised Canal and Lakeside Structures Overlay

**See model 05.16**

2. amend the administrative definition of revetment wall as follows:

<b>Revetment Wall</b>	<p><del>A wall erected against an earth bank or rock face to protect it against erosion.</del></p> <p>Means a wall constructed along the bottom of an embankment to—</p> <p>(a) protect the embankment from erosion; and</p> <p>(b) keep in place the materials that are landward of the wall.</p> <p><i>(as defined under the Coastal Protection and Management Regulation 2003.)</i></p>
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3. amend Table 1 – Maximum Site Coverage and Minimum Setbacks of the Dwelling House Code to include a minimum 4.5 metre setback from the property boundary adjacent to a canal or artificial waterway for premises identified in the Canal and Lakeside Structures Overlay as follows:

**Table 1 – Maximum Site Coverage and Minimum Setbacks**

**Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3**

Zone	Maximum Site Coverage	Minimum Setbacks
<ul style="list-style-type: none"> <li>■ Conservation</li> <li>■ Emerging Urban Community</li> <li>■ Environmental Protection</li> <li>■ Investigation</li> </ul>	1000m <sup>2</sup>	<p>(1) For lots that are less than 2 hectares in area, front, side and rear setbacks are 10 metres; or</p> <p>(2) For lots that are 2 hectares or greater in area, front, side and rear setbacks are -</p> <p>(e) 20 metres; or</p> <p>(f) 10 metres where screened by planted landscape; or</p> <p>(3) Sited wholly within a development envelope area approved by the local government, where applicable.</p>
<ul style="list-style-type: none"> <li>■ Park Residential</li> </ul>	30 percent	
<ul style="list-style-type: none"> <li>■ Rural Non-Urban</li> </ul>	2.5 percent	
<ul style="list-style-type: none"> <li>■ Low Density Residential</li> </ul>	30 percent	<p>(1) As per requirements of the QDC; or</p> <p>(1) For SMBI residential 3 metres where:</p> <p>(a) Maintaining or reinstating native vegetation; or</p> <p>(b) Minimising impact on areas of habitat value; or</p> <p>(c) Accommodating an on-site sewerage facility; or</p> <p>(2) For land within the Canal and Lakeside Structures Overlay, buildings and structures (other than pool fencing of glass or Perspex construction) exceeding 1 metre in height above ground level are set back a minimum</p>
<ul style="list-style-type: none"> <li>■ Medium Density Residential</li> <li>■ Urban Residential - excluding sub-area UR2</li> <li>■ SMBI Residential ( Lots 600m<sup>2</sup> or less)</li> </ul>	50 percent	

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<ul style="list-style-type: none"> <li>■ Urban Residential - sub-area UR2</li> <li>■ SMBI Residential ( Lots over 600m<sup>2</sup>)</li> </ul>	<p>40 percent</p>	<p>of 4.5 metres from the property boundary adjacent to the canal or artificial waterway/waterbody.</p> <p><b>Note:</b> Refer to the <i>Queensland Development Code</i> or Sited wholly within the development envelope area approved by the local government, where a development envelope exists on the property.</p>
<ul style="list-style-type: none"> <li>■ All other zones</li> </ul>	<p>Refer to the applicable zone code for site coverage and the <i>Queensland Development Code</i> for setbacks unless stated otherwise.</p>	

**Officer Recommendation**

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

## **MODEL 05.16 Canal and Lakeside Structures Overlay**

### **Amendment 05.16 – Canal and Lakeside Structures Overlay**

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#### **5.16.1 Introduction**

This division contains the provisions for the Canal and Lakeside Structures Overlay. They are -

- (a) The Canal and Lakeside Structures Overlay Tables of Assessment, that incorporates -
  - Levels of assessment for development in the Canal and Lakeside Structures Overlay (section 5.16.2);
  - Assessment criteria for development in the Canal and Lakeside Structures Overlay (section 5.16.3);
  - Canal and Lakeside Structures Overlay - Table of Assessment for Material Change of Use of Premises (section 5.16.4);
  - Canal and Lakeside Structures Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 5.16.5).
- (b) The Canal and Lakeside Structures Overlay Code, that incorporates -
  - Compliance with the Canal and Lakeside Structures Overlay Code (section 5.16.6);
  - Overall Outcomes for the Canal and Lakeside Structures Overlay Code (section 5.16.7);
  - Acceptable Solutions applicable to Self-Assessable Development (section 5.16.8);
  - Specific Outcomes and Probable Solutions applicable to Assessable Development (section 5.16.9).

#### **5.16.2 Levels of assessment for development affected by the Canal and Lakeside Structures Overlay**

- (1) Sections 5.16.4 and 5.16.5 identify the level of assessment for development affected by the Canal and Lakeside Structures Overlay, as follows -
  - (a) section 5.16.4 Canal and Lakeside Structures Overlay - Table of Assessment for Making a Material Change of Use of Premises -
    - column 1 identifies uses that are exempt, self-assessable or assessable;
    - column 2 identifies the level of assessment for the uses listed in column 1;
    - where the use is defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is exempt;
    - where the use is not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is code assessable.
  - (b) section 5.16.5 Canal and Lakeside Structures Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises -
    - column 1 identifies other development that is exempt, self-assessable or assessable;
    - column 2 identifies the level of assessment for other development listed in column 1;
    - where the other development is not listed in column 1 it is exempt.

Other Overlays may alter the level of assessment identified in 1(a) and (b)<sup>5,6</sup>.

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<sup>x,x</sup> Refer to Part 5 - Overlays to determine the level of assessment for the use or other development where another Overlay affects the lot and Part 1, section 1.2.5(10)(f) that explains how the highest level of assessment applies.

### 5.16.3 Assessment criteria for development in the Canal and Lakeside Structures Overlay

- (1) Development affected by the Canal and Lakeside Structures Overlay is assessed against the assessment criteria listed in column 3 of sections 5.16.4 and 5.16.5, as follows -
- acceptable solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code for self-assessable development; or
  - specific outcomes in section 5.16.9 of the Canal and Lakeside Structures Overlay Code for assessable development.
  - Self-assessable development that does not comply with all the acceptable solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code is assessable development.

### 5.16.4 Canal and Lakeside Structures Overlay - Table of Assessment for Material Change of Use of Premises

Canal and Lakeside Structures Overlay - Table of Assessment for Material Change of Use

column 1	column 2	column 3
<b>Use<sup>5.7</sup></b>	<b>Level of Assessment<sup>5.8</sup></b>	<b>Assessment Criteria</b>
<ul style="list-style-type: none"> <li>■ Aged Persons and Special Needs Housing</li> <li>■ Apartment Building</li> <li>■ Caretakers Dwelling</li> <li>■ Display Dwelling</li> <li>■ Dual Occupancy</li> <li>■ Dwelling House</li> <li>■ Estate Sales Office</li> <li>■ Home Business</li> <li>■ Multiple Dwelling</li> <li>■ Park</li> <li>■ Relatives Apartment</li> <li>■ Road</li> <li>■ Telecommunications Facility</li> <li>■ Utility Installation</li> </ul>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Defined uses not listed in column 1</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>

### 5.16.5 Canal and Lakeside Structures Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

Canal and Lakeside Structures Overlay - Table of Assessment for Other Development

<sup>x.x</sup> See Part 9 - Schedule 3 - Dictionary, [Division 1](#) - Uses for defined uses.

<sup>x.x</sup> See Part 9 - Schedule 3 - Dictionary, [Division 2](#) - Administrative Terms for a definition of level of assessment.

column 1	column 2	column 3
Other Development	Level of Assessment <sup>5,9</sup>	Assessment Criteria
<b>Building Work for -</b>		
<b>Communications Structures</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Domestic Additions</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Domestic Outbuildings</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>On-site raising or relocation</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Private Swimming Pool</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Private Tennis Court</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>

<sup>x,x</sup> See Part 9 - Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

## Canal and Lakeside Structures Overlay - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>5,9</sup>	Assessment Criteria
<b>Retaining Wall</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Excavation and Fill</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<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"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> <li>■ Canal and Lakeside Structures Overlay Code</li> </ul>
<b>Private Waterfront Structures</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 5.16.8 of the Canal and Lakeside Structures Overlay Code</li> </ul>



**Canal and Lakeside Structures Overlay - Table of Assessment for Other Development**

<b>column 1</b>	<b>column 2</b>	<b>column 3</b>
<b>Other Development</b>	<b>Level of Assessment<sup>5,9</sup></b>	<b>Assessment Criteria</b>
	<u>Code Assessable</u> If not self-assessable	■ Canal and Lakeside Structures Overlay Code
<b>All other development not listed in column 1</b>	<u>Code Assessable</u> If not self-assessable	■ Canal and Lakeside Structures Overlay Code

**5.16.6 Compliance with the Canal and Lakeside Structures Overlay Code**

- (1) Development that consistent with the following and complies with the Canal and Lakeside Structures Overlay Code -
- (a) acceptable solutions in section 5.16.8 where self-assessable development; or
  - (b) specific outcomes in section 5.16.9 where assessable development.

**5.16.7 Overall Outcomes of the Canal and Lakeside Structures Overlay Code**

- (1) The overall outcomes are the purpose of the Canal and Lakeside Structures Overlay Code.
- (2) The overall outcomes sought for the Canal and Lakeside Structures Overlay Code are the following -
- (a) to protect Council Infrastructure from damage or collapse;
  - (b) to minimize the risk to life and property resulting from the collapse of revetments;
  - (c) to reduce the cost to the community of repairs to revetments as a result of damage caused by development;
  - (d) to protect and maintain the visual amenity of canal and lake estates;
  - (e) to protect legal public and private access to the water;

### 5.16.8 Acceptable Solutions applicable to Self-Assessable Development

Self Assessable Development	
Acceptable Solutions	
<b>A1</b>	<p>1) Uses and Other Development within Raby Bay and Aquatic Paradise are setback a minimum of 9m from the revetment wall; or</p> <p>2) Uses and Other Development within Sovereign Waters Lakeside Estate –</p> <ol style="list-style-type: none"> <li>a. are not constructed within or upon the lake;</li> <li>b. are setback a minimum of 9.0m from the revetment wall;</li> <li>c. ensure fences are of an open design which allows the free flow of floodwater through them (refer to Table 2 Extrinsic Material – Drawing M-RCC-C005).</li> </ol>

### 5.16.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development	
Specific Outcomes	Probable Solutions
<p><b>S1</b></p> <p><u>Protection of Revetment Walls, Canals or Lake Banks</u></p> <p>(1) Development does not damage or weaken the structural integrity or stability of revetment walls, canals or lake banks.</p> <p><b>Note:</b></p> <p><i>To achieve S1 (1) certification from a RPEQ (Registered Professional Engineer of Queensland) is required to demonstrate the proposed development will not damage or weaken the structural integrity or stability of revetment walls, canals or lake banks.</i></p> <p><i>See Extrinsic Material in Table 2.</i></p> <p><i>Council has assessed that development that does not place more than 2.0kPa net positive load on the revetment wall is unlikely to cause damage or collapse.</i></p> <p><i>All structural elements of a building or structure (e.g. retaining walls and pools), including footings, structural steel and reinforced concrete portions, must comply with the Building Code of Australia (BCA). The BCA is a uniform set of technical provisions for the design and construction of buildings and structures throughout Australia. The BCA is produced and maintained by the Australian Building Codes Board (ABCB), and given legal effect in Queensland under the Building Act 1975.</i></p>	<p><b>P1</b></p> <p>(1) Development is setback a minimum of 9.0m from the revetment wall.</p>

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	<p><i>The BCA requires all buildings and structures to be structurally sound. Where an engineering design is necessary, a building certifier will generally require the building or structure to be certified by a Registered Professional Engineer who is registered to practice in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australia Standards.</i></p>		
<b>S2</b>	<p><u>Visual amenity and character</u></p> <p>(1) Development maintains the amenity of adjoining premises and dwelling houses by –</p> <p>(a) maintaining consistency with the building setbacks of the adjoining buildings and structures;</p> <p>(b) not dominating or detracting from the built form, waterway and landscape setting of the location</p>	<b>P2</b>	<p>(1) Buildings and structures (other than pool fencing of glass or Perspex construction) exceeding 1 metre in height above ground level are set back a minimum of 4.5 metres from the property boundary adjacent to the canal or artificial waterway/waterbody.</p> <p><b>Note:</b></p> <p><i>The 4.5 m setback is an alternative provision to the QDC. See Part 6 Div.11 (Dwelling House Code) Table 1.</i></p>
<b>S3</b>	<p><u>Legal public access</u></p> <p>(1) Development does not prevent or make unsafe -</p> <p>(a) legal public access to the water's edge; or</p> <p>(b) legal private access to the water's edge from any part of a lot or premises adjoining the water's edge.</p>	<b>P3</b>	<p>(1) Development is contained wholly within the premises; or</p> <p>(2) Where development necessarily crosses an area of legal public or private access, the development does not make unsafe, obstruct or prevent that access.</p>

**Table 1 – Canal and Lakeside Structures Overlay – Dictionary**

Where a term used in this Overlay is not defined under Table 1 Dictionary, the term shall, unless the context otherwise indicates or requires, have the meaning assigned to it by –

- a) the *Sustainable Planning Act 2009*; or
- b) The Planning Scheme where the term is not defined in the *Sustainable Planning Act 2009*.

<b>Building work</b>	Refer to s10 of the <i>Sustainable Planning Act 2009</i> .
<b>Canal</b>	Refer to s9 of the <i>Coastal Protection and Management Act 1995</i> .
<b>Prescribed tidal works</b>	Means tidal work that starts within, or is completely or partially within a local government tidal area, refers to s14 <i>Coastal Protection and Management Regulation 2003</i> .
<b>Setback</b>	Means the shortest distance measured horizontally from the outermost projection of the building or other structure concerned to the vertical projection of the boundary of the allotment. The setback from a revetment wall will be measured from the face of the revetment wall, unless specifically stated otherwise in this planning instrument.

**Table 2: Extrinsic Material**

<b>Drawing</b>	<b>Description</b>
<b>M-RCC-C001</b>	Typical canal wall cross section with typical geotechnical parameters
<b>M-RCC-C002</b>	Typical deck cross section
<b>M-RCC-C003</b>	Typical pontoon cross section
<b>M-RCC-C004</b>	Typical pool cross section
<b>M-RCC-C005</b>	Fencing details – Aquatic Paradise and Raby Bay
<b>M-RCC-C006</b>	Quay line clearances and canal depths

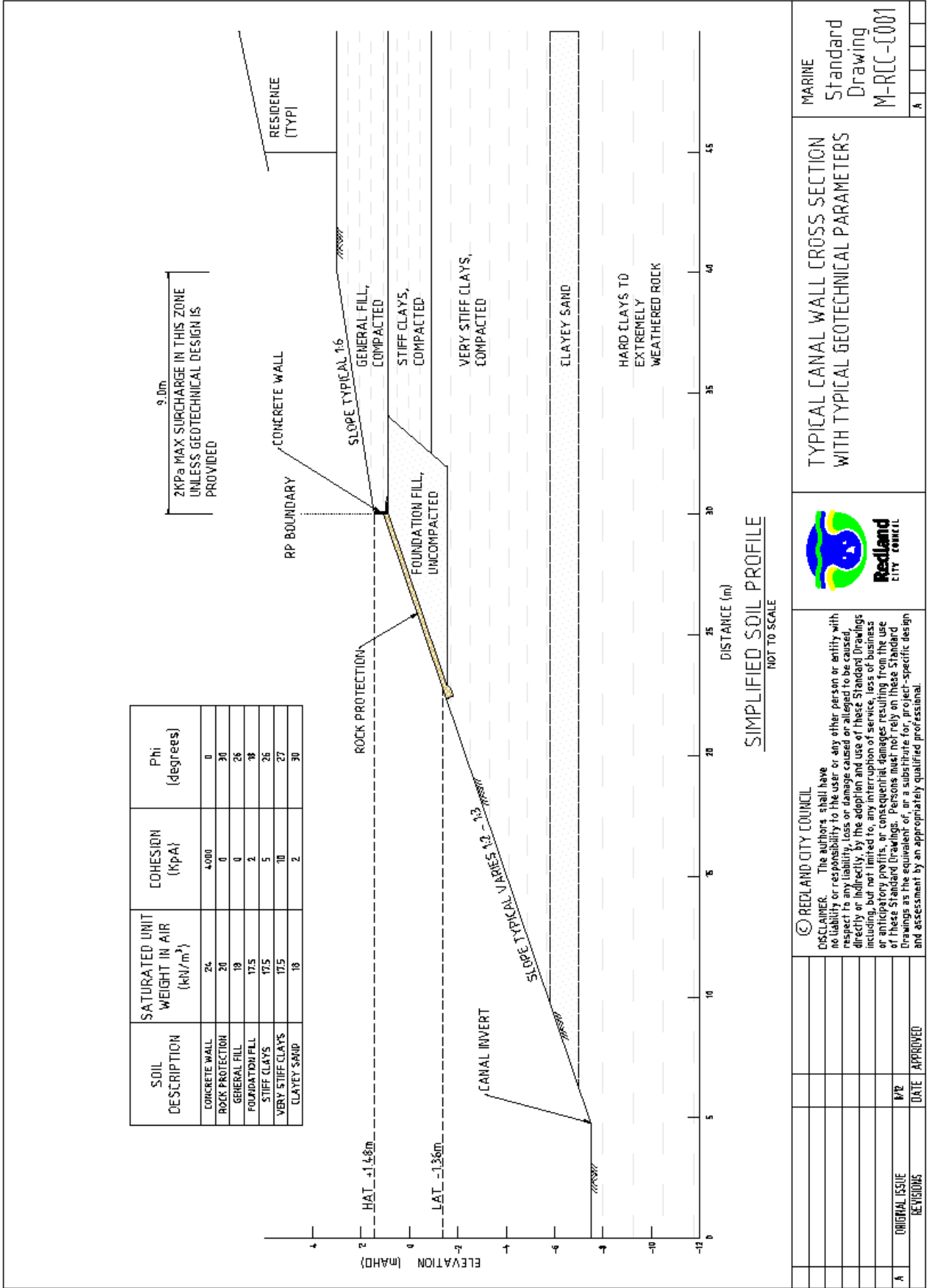
**Note:**

Council has assessed that development that:

- a) is placed at, or greater than, 9.0m from the top of the revetment wall; or
  - b) does not place more than 2.0kPa net positive load on the revetment wall;
- is unlikely to cause damage or collapse to the revetment

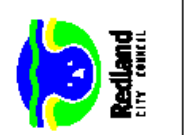
The following drawings are provided to assist engineers in meeting Specific Outcome S1(1).

Council uses the **Bishops modified method** of embankment analyses to determine the stability (circular failure surfaces) of slopes and excavations.



MARINE  
 Standard Drawing  
 M-RCC-001

TYPICAL CANAL WALL CROSS SECTION WITH TYPICAL GEOTECHNICAL PARAMETERS

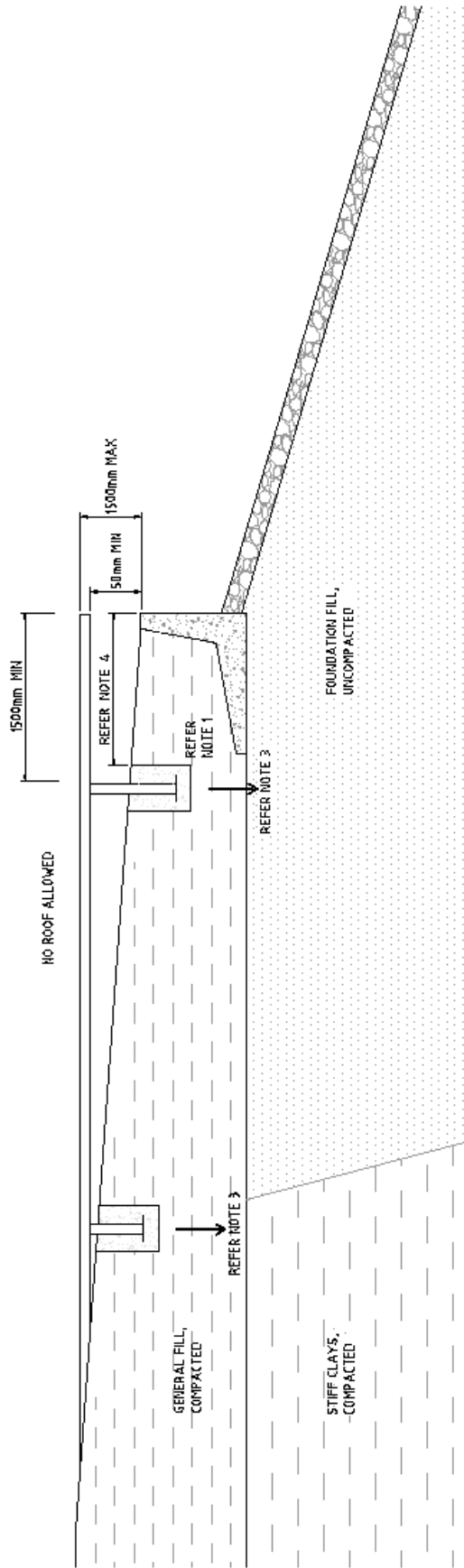


**DISCLAIMER:** The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.


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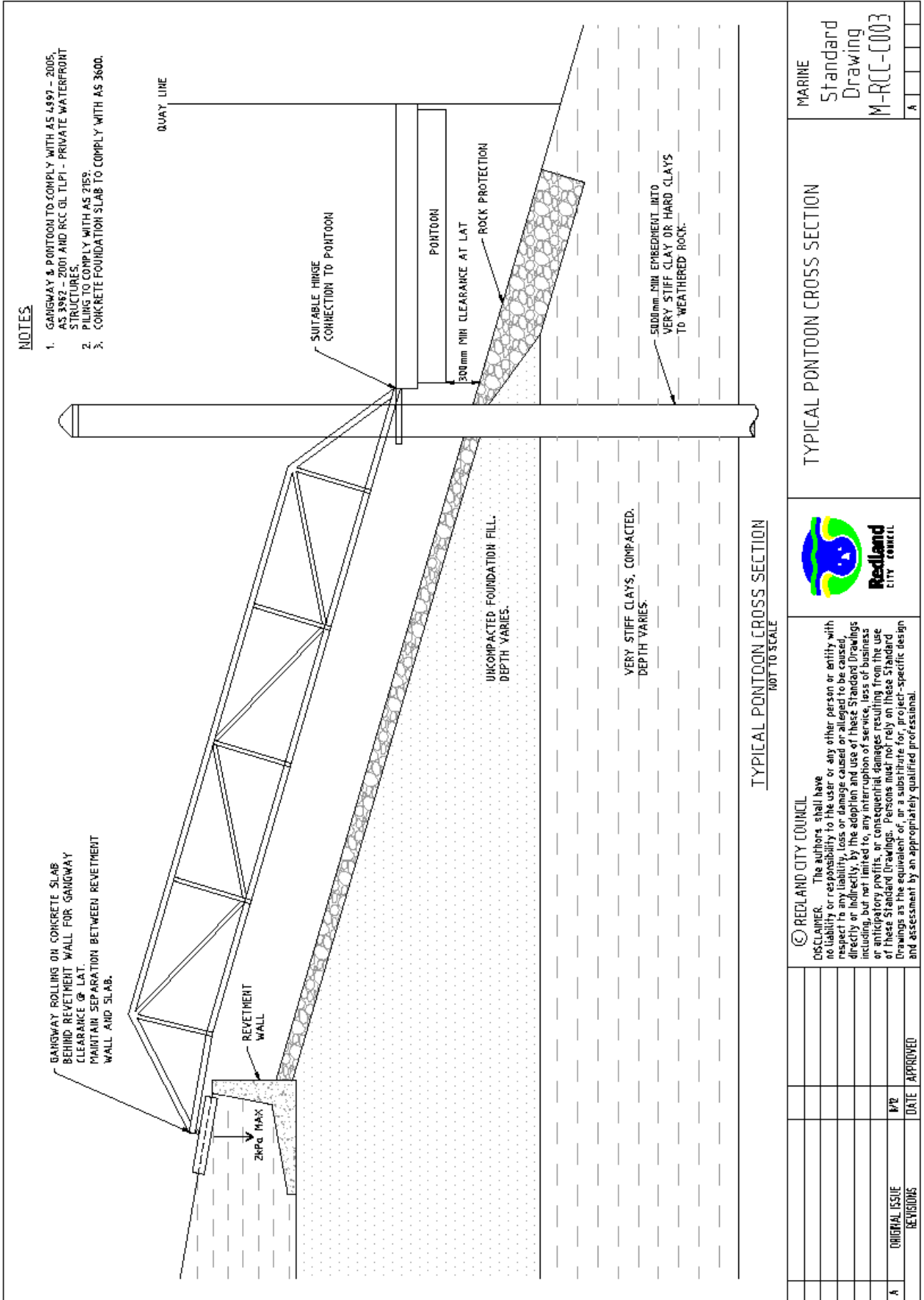
NOTES

1. MAY CONTRAVENE TEMPORARY LOCAL PLANNING INSTRUMENT. STRUCTURES MUST NOT BE CONNECTED TO, OR SUPPORTED BY REVETMENT WALL.
2. DECK MUST BE REMOVABLE FOR MAINTENANCE.
3. ZPP'S MAX OR AS DETERMINED FOR 15 FDS FROM GED TECHNICAL ANALYSIS.
4. MINIMUM SETBACKS - 15m BABY BAY & AQUATIC PARADISE.  
- 2.0m SOVEREIGN WATERS.



TYPICAL DECK CROSS SECTION  
NOT TO SCALE

MARINE Standard Drawing M-RCC-C002		TYPICAL DECK CROSS SECTION				<p>© REDLAND CITY COUNCIL</p> <p><b>DISCLAIMER:</b> The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.</p>	
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MARINE  
Standard  
Drawing  
M-RCC-003  
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TYPICAL PONTOON CROSS SECTION

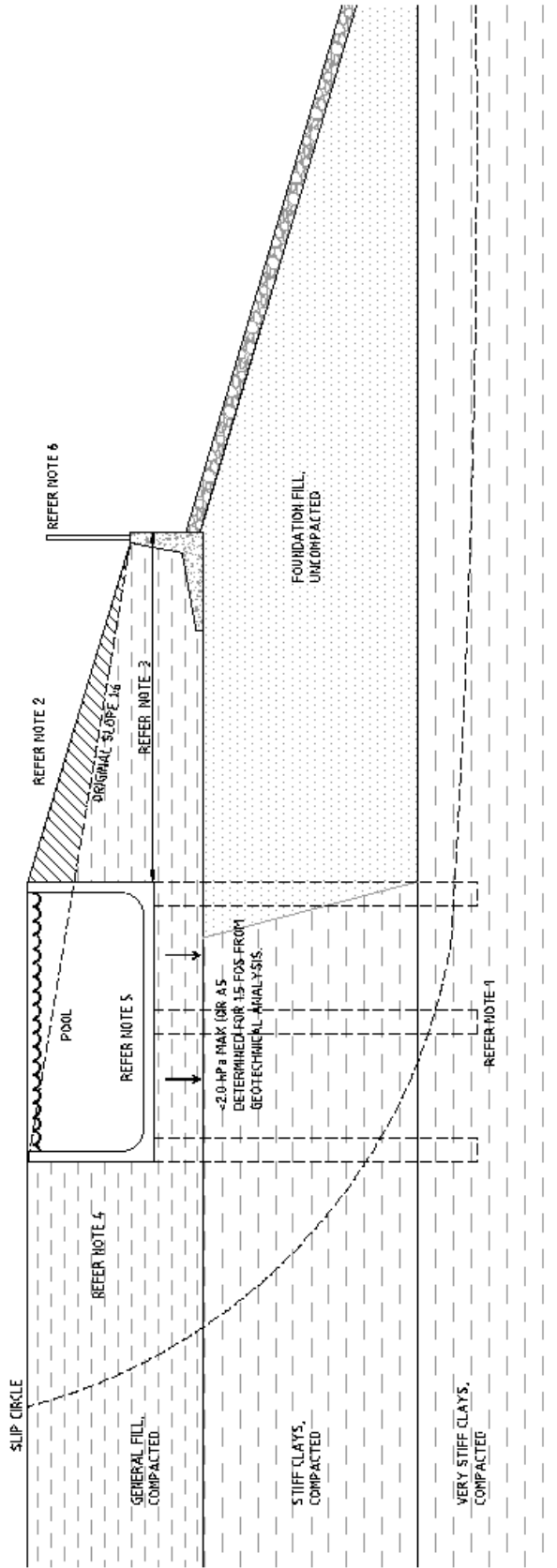


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 DISCLAIMER: The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.

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**NOTES**

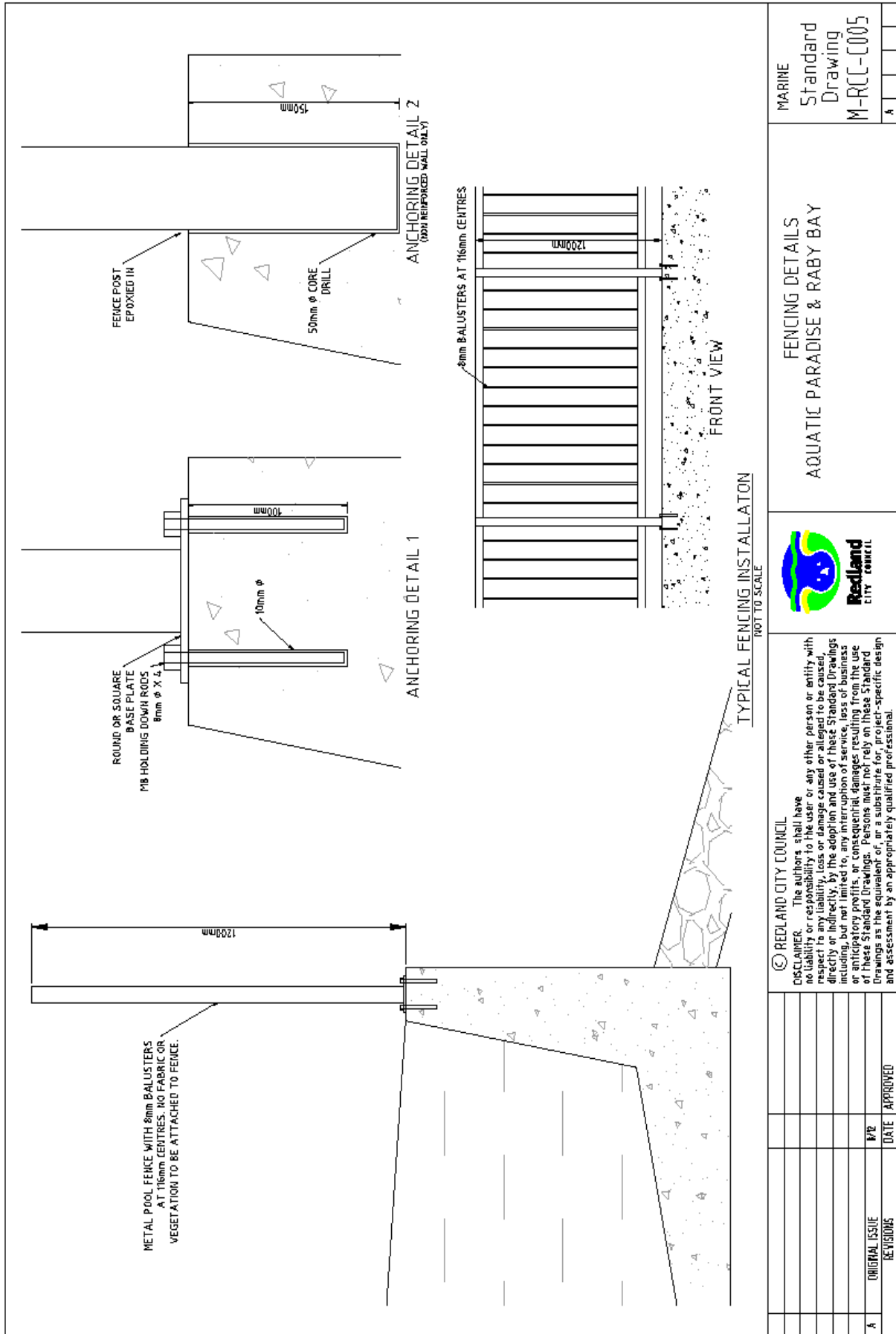
1. PILING BELOW SLIP CIRCLE MAY BE REQUIRED.
2. FILL ON SITE SHOULD NOT CONTRAVENE ALTERATION OF LAND LEVELS IN SOVEREIGN WATERS. FILL SHOULD NOT EXERT SURCHARGE LOAD  $>2.0 \text{ MPa}$ .
3. MINIMUM SET BACKS - 15m BABY BAY & AQUATIC PARADISE.  
- 20m SOVEREIGN WATERS.
4. POOL OVERFLOW MUST BE DIRECTED TO STREET. POOL MUST HAVE OVERFLOW FITTED.
5. WALL AND FLOOR OF POOL TO SUPPORT WATER PRESSURE. NO LOAD ON EXCAVATION  $>2.0 \text{ MPa}$ .
6. SOLID FENCING (IE GLASS PANEL) NOT TO BE ATTACHED TO RETEMENT WALL. 'OPEN STYLE' METAL FENCING (STANDARD POOL FENCE) 2000mm HIGH WITH 8mm BALUSTERS AT 110mm CENTRES PERMITTED. SEE M-RC-C005 FOR DETAIL.



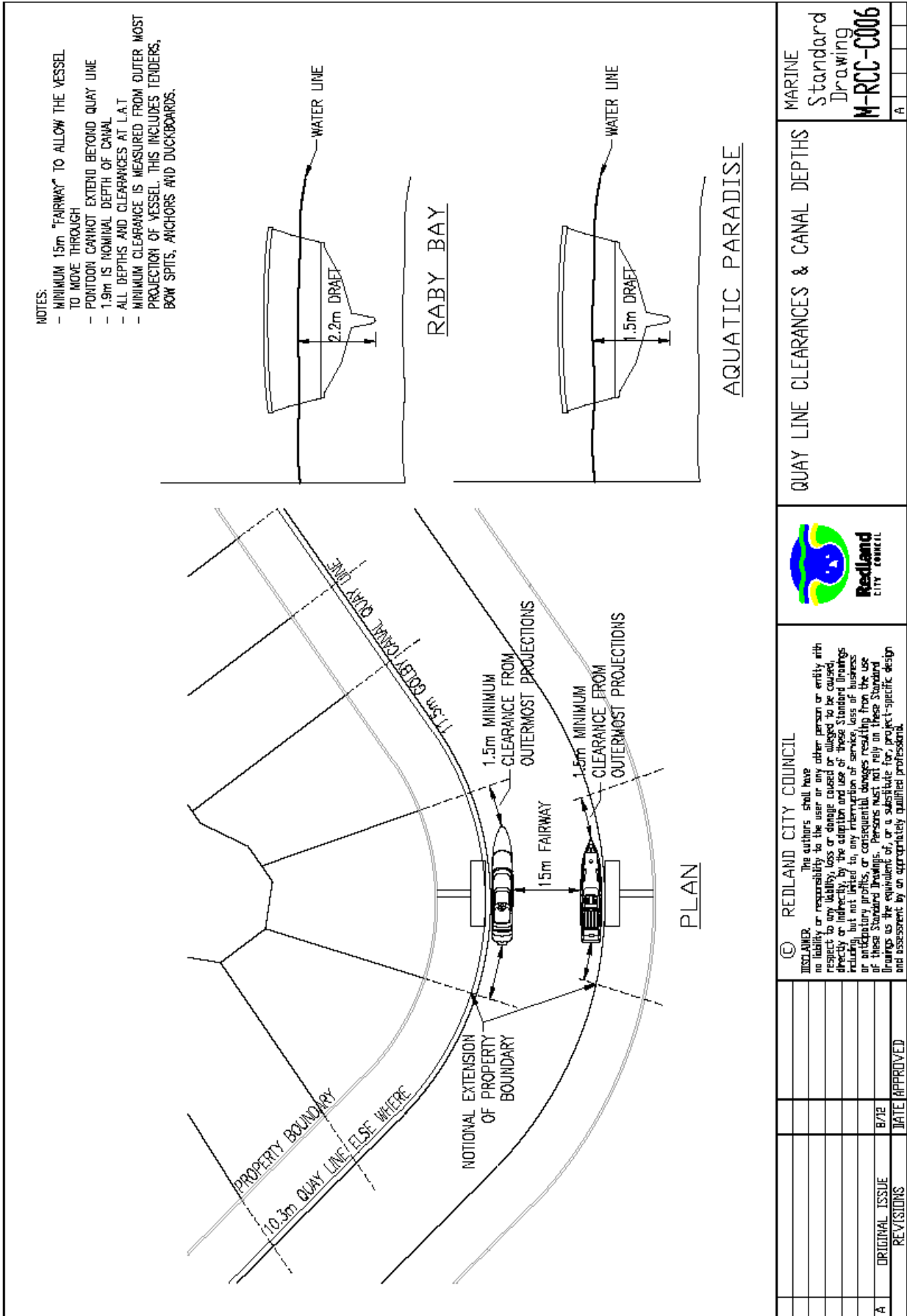
TYPICAL POOL CROSS SECTION  
NOT TO SCALE

<p>© REDLAND CITY COUNCIL                  DISCLAIMER: The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, professional design and assessment by an appropriately qualified professional.</p>				<p>TYPICAL POOL CROSS SECTION</p>		<p>MARINE                  Standard Drawing                  M-RC-C004</p>	
A	ORIGINAL ISSUE	WB	DATE	APPROVED			
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		<b>FENCING DETAILS</b> AQUATIC PARADISE & RABY BAY		MARINE Standard Drawing M-RCC-005	
<p><b>© REDLAND CITY COUNCIL</b>                  DISCLAIMER: The authors shall have no liability or responsibility to the user or any other person or entity with respect to any liability, loss or damage caused or alleged to be caused, directly or indirectly, by the adoption and use of these Standard Drawings including, but not limited to, any interruption of service, loss of business or anticipatory profits, or consequential damages resulting from the use of these Standard Drawings. Persons must not rely on these Standard Drawings as the equivalent of, or a substitute for, project-specific design and assessment by an appropriately qualified professional.</p>		ORIGINAL ISSUE REVISIONS		DATE APPROVED	
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MARINE Standard Drawing M-RCC-C006  
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QUAY LINE CLEARANCES & CANAL DEPTHS



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## REPORT/MODEL 09.04 Heritage Places Register

### Amendment – 09.04 Schedule 4 - Heritage Places Register

#### Explanation

The Heritage Place and Character Precinct Overlay in the planning scheme reflects State and Local Heritage Places as listed in Schedule 4 – Heritage Places Register (below). The purpose of the Heritage Overlay is to identify State and Local Heritage Places in the Redlands.

The RPS identifies State Heritage to ensure consistency between the Queensland Heritage Register 1992 and planning scheme. The planning scheme provisions and the Overlay also recognise sites adjoining State Heritage Places. The amendment consists of the addition of a State Heritage place to the Register, the Ormiston Fellmongery and a change to the property name, heritage significance and inclusion of two additional property descriptions for the Cleveland No.1 Cemetery (Pioneer Cemetery). Both of these amendments reflect properties identified in the Queensland Heritage Register.

#### Proposed Amendments

### Schedule 4 - Heritage Places Register

Table 1 – Mainland

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
<b>Cleveland</b>			
Cleveland No. 1 Cemetery (Pioneer Cemetery) 11 Lisa Street	Lot 9 on C644 Lot 11 on RP168581 Lot 101 on RP161055	Landscaped park; original site of Cleveland Cemetery	State Local
RSL Hall 44-76 Smith Street	Part of Lot 1 on CP864383	c.1928 large low set timber hall, gable roof, masonry entry	Local
Edgar Harley Pavilion, former Cleveland School of Arts Hall 44-76 Smith Street	Part of Lot 1 on CP864383	Community facility used for various social and cultural events, built c.1890 on Shore Street	Local
Former Cleveland Police Station 1-11 Passage Street	Part of Lot 10 on CP664	Low set symmetrical timber frame, hip and gable roofs c.1936	State
Cleveland War Memorial 0/33 Shore Street	Lot 9 on SP144574	c.1925 stone war memorial; Lauder	Local
St Paul's Anglican Church 76 Shore Street East	Lot 1 on RP159272	c.1874 small brick church; Gothic style; spire	State
GJ Walter Park 240 Middle Street East	Lot 66 on SP115554	Recreation reserve; promenade of pine trees near foreshore	Local
Grand View Hotel 49-51 North Street	Part of Lot 11 on RP154679	Two storey masonry hotel c.1840	State
Banyan Tree 45, 47 & 49-51 North Street	Part of Lot 6 and 7 on C14561 and Lot 11 RP154679	Massive, mature banyan tree growing between property and road reserve	Local
Cassim's Hotel (Former Cleveland Hotel) 109A Shore Street North	Lot 6 on RP884286	Single storey/two storey masonry hotel	State
Former Cleveland Lighthouse Cleveland Point	Road Reserve (Adjacent to Lot 391 on SL10999)	Timber framed hexagonal tower, narrow walkway to upper level; moved to new site	State
Street Tree 204 Middle Street	Road Reserve Near (Lot 10 on RP234061)	Large street tree near doctor's residence	Local

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Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Ye Olde Court House Restaurant 149 Shore Street North	Lot 501 on C14568	Courthouse Restaurant; c.1853 painted brick; boat-like profile to verandah balustrade	State
"Fernleigh" 71-75 Shore Street East	Lot 14-16 on C14563	Low set timber frame residence on timber stumps	State
Norfolk Island pine trees 127 Shore Street North	Part of Lot 0 on BUP103110	Norfolk Island pine trees	State
Cleveland Central Cemetery 53-71 Wellington Street	Lot 1 on SP185725	Cleveland district's earliest non-indigenous settler families are interred; since c. 1874	Local
Cleveland Rifle Range 31 & 37 Weippin Street	Lot 37 on C145614 and Part of Lot 84 on SL12329	Formed in 1914 under the Defence Act; partly cleared bushland with a track to the site of the target mounds	Local
<b>Ormiston</b>			
Ormiston Fellmongery	Lot 1 on RP123669	Abattoir/Meat processing plant Wool scour. Spanned two time periods: c. 1850s-1860s, c.1890s-1920s.	State
St Andrews Anglican Church 209-213 Wellington Street	Lot 2 on RP1705	Small timber church, steep pitched gable roof	State
Empire Point Foreshore 11-13 Empire Vista	Lot 999 on RP863217	Remnants of timber jetty; extensive trees	Local
Old Bridge Hilliards Creek, 56 Hilliard Street	Lot 7 on RP807476	Remnants of timber bridge	Local
Ormiston House 277-295 Wellington Street	Part of Lot 2 on RP176653	Residential estate; listed National Trust	State
<b>Wellington Point</b>			
Wellington Point Reserve 2A Main Road	Lot 199 on SL8594	Land reserve; panoramic views; mature trees	Local
"Whepstead House" 563 Main Road	Part of Lot 2 on SP192348 and Part of Lot 0 on SP152511	Elegant 2½ storey timber frame villa and tree	State
<b>Birkdale</b>			
School of Arts Hall 101 Birkdale Road	Lot 130 on SL319	c.1930s high set double gable, later addition	Local
<b>Victoria Point</b>			
"Monkani" 11 Point O'Halloran Road	Lot 1 on RP14821	Girl Guide Hall, timber frame gable roof	Local
<b>Redland Bay</b>			
Foreshore, 46-72 Banana Street	Lot 167 on CP884275	Roll of Honour	Local
Moreton Bay Figs On Esplanade, corner of Moores Road	Road Reserve Opposite Lot 21 on RP46884	Moreton Bay figs	Local
Building 189 School of Arts Road	Lot 1 on SP165089	Cropped pyramid roof, exposed timber framing	Local
Cemetery 398-408 Serpentine Creek Road	Lot 260 on SL11166	Graves of many pioneering residents	State
Redland Bay School 125-141 Gordon Road	Lot 434 on SL8044	Raised timber frame school building	State
North Redland Bay Cemetery 19-27 Gordon Road	Part of Lot 2 on RP209904	Burials from 1908; headstones made of white marble, sandstone, or granite, with concrete, sandstone or metal grave surrounds	Local

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Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
<b>Thornlands</b>			
Thornlands Hall Dance Palais 87-95 Redland Bay Road	Part of Lot 1 on RP138577	Community Hall; built in 1938	Local
<b>Capalaba</b>			
The Rocks Crossing Tingalpa Creek	Part of Lot 83 on SL5432 and adjoining the creek bed	Creek crossing; remnants of the roadway "cobblestones" (c. 1850) and bridge foundations 1874	Local

**Officer Recommendation**

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

Table 2 – North Stradbroke Island

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
<b>Dunwich</b>			
Dunwich Cemetery Bingle Road	Lot 107 on SP170152	c. 10,000 burials, largely of inmates of the Benevolent Asylum	State
Convict Causeway Junner Street	Lot 88 on CP815722	1827 military post and stores depot; services the Benevolent Asylum (1864-1947)	State
Privy Pit and site of Convict Barracks and Store Ballow Road	Lot 12 on CP865858	1828; Magazine at Dunwich, military and prisoner barracks	State
St Marks Anglican Church Ballow Road	Lot 13 on D9044	Church built for Dunwich Benevolent asylum inmates	State
Dunwich Mess Hall/Public Hall Ballow Road	Lot 2 on D9048	Dunwich Public Hall, formerly mess hall for Dunwich Benevolent Asylum	State
North Stradbroke Island Lazaret Cemetery 32 Ballow Road	Part of Lot 152 on SP104035	Only known visible evidence of one of Queensland's first lazarets; c. 1850	Local
Moongalba Aboriginal Cemetery (formerly Myora) East Coast Road, North of Dunwich	Lot 171 of SL12421	c. 50 graves; headstones – wooden stone, coral and shell markers; operated alongside Moongalba/Myora Aboriginal Mission from 1892	Local
NSI Historical Museum Welsby Street	Lot 704 and 705 on D9044	Three buildings in the museum complex; herdsman's hut, replica fowl ward, early stand mining residence	Local
Benevolent Institution Water Pump, Yerrol Creek East Coast Road	Lot 89 on SL5124	Public hall, formerly mess hall for Dunwich Benevolent Asylum	Local
Dunwich Learning Centre Building Mitchell Crescent	Part of Lot 128 on SL12274	Erected during World War II for patients at Brisbane's Diamantina Hospital as Dunwich Benevolent Asylum was considered safer. Never used for this purpose	Local
Junner Street South Park Junner Street	Lot 3 on CP865498	Contains structures associated with Benevolent Asylum; roadway, trees, draughts board, foundations of Victoria Hall and toilet block	Local
Water Tanks Rainbow Crescent	Part of Lot 89 on SL5124, Part of Lot 9 on USL20273	Dating from Benevolent Days	Local
<b>Point Lookout</b>			
-Point Lookout Foreshore -Point Lookout Well Site -Cylinder Beach Hut Base	Lot 148 on SP153119, Lot 48 on SL12352, Lot 132 on CP826165, Lot 170 on SL12240 and Lot 73 on CP 826165, and the coastline between Lot 73 on CP 826165 and Lot 48 on SL 12352, parish of Stradbroke, County of Stanley.	Point Lookout Foreshore area between Main Beach and Cylinder Beach including - -Point Lookout Well Site associated with 19 <sup>th</sup> century pastoral lease - Cylinder Beach Hut Base - remnant structure associated with construction of Point Lookout Lighthouse and other local industries	State
Point Lookout Lighthouse	Lot 6 SL1335	Lighthouse built in 1932	Local
Bill North Cattle Dip East Coast Road, adjoining Dickson Way	Part of Lot 130 on SL13002	Cattle dip associated with 19 <sup>th</sup> century pastoral lease over the island	Local

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Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Point Lookout Norfolk Pines Moongalba Road and Midjimberry Road	Road Reserve Near Lot 421 on PL8544, Lot 415 on PL85424, Lot 310 on PL8544	Three of the seven Norfolk Pines planted by the Progress Association members 1940s-50s to beautify Point Lookout	Local
<b>Amity Point</b>			
Amity Point Public Hall 16 Ballow Street	Lot 1 on A33911	Former Benevolent Asylum building converted into hall early 1950s by community labour.	Local

## Proposed Amendments to Zone and Overlay Mapping

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### Explanation

The amendments proposed to the zone and overlay mapping of the Redlands Planning Scheme through Consolidated Major Amendment Package 01/2013 were all previously endorsed by Council as part of either Major Amendment Package 2A or 3A.

### Proposed Amendments to Zone and Overlay Mapping

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

1. Table 1: includes amendments to elevate the Redland Bay Neighbourhood Centre to a District Centre as previously proposed as part of Major Amendment Package 2A;
2. Map 1 of 3: Consolidated Major Amendment Package 01/2013 – Redland City Mainland that amends the zoning of the Redland Bay Centre from the Neighbourhood Centre zone to the District Centre zone;
3. Consolidated Major Amendment Package 01/2013 – Bushfire Hazard Overlay: Sheet 2/2;
4. Consolidated Major Amendment Package 01/2013 – Electricity Infrastructure Overlay: Sheet 2/2;
5. Consolidated Major Amendment Package 01/2013 – Flood Prone, Storm Tide and Drainage Constrained Land Overlay: Sheets 1/2 and 2/2;
6. Consolidated Major Amendment Package 01/2013 – Heritage Place and Character Precinct Overlay: Sheet 1/2; and
7. Consolidated Major Amendment Package 01/2013 – Canal and Lakeside Structures Overlay: Sheet 1/1.

### 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. Consolidated Major Amendment Package 01/2013 Zone Mapping (Map 1 of 3) and as reflected in Table 1; and
2. Consolidated Major Amendment Package 01/2013 Overlay Mapping as detailed in points 3-7 above.



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<b>TABLE 1: Consolidated Major Amendment Package 01/2013</b>										
<b>LOT</b>	<b>PLAN</b>	<b>LANDNO</b>	<b>PROPERTYNO</b>	<b>UNIT</b>	<b>HOUSE</b>	<b>STREET</b>	<b>SUBURB</b>	<b>AMENDMENT SUMMARY</b>	<b>ZONECODE</b>	<b>SUBCODE</b>
1	SP128339	303600	203867	1	131	Broadwater Terrace	Redland Bay	NC to DC	DC	
2	SP128339	303601	203868	2	131	Broadwater Terrace	Redland Bay	NC to DC	DC	
3	SP128339	303602	203869	3	131	Broadwater Terrace	Redland Bay	NC to DC	DC	
4	SP128339	303603	203871	4	131	Broadwater Terrace	Redland Bay	NC to DC	DC	
5	SP128339	303604	203872	5	131	Broadwater Terrace	Redland Bay	NC to DC	DC	
0	SP128339	303605	203873		131	Broadwater Terrace	Redland Bay	NC to DC	DC	
1	RP181623	140972	5161		133-149	Broadwater Terrace	Redland Bay	NC to DC	DC	
50	SP181361	334285	276150		136	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
50	RP30542	140970	5705		144-150	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
51	RP30542	140985	5705		144-150	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
52	RP30542	141000	5705		144-150	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
49	RP900920	162626	5705		144-150	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
1	RP188274	141013	36282		152-158	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
57	RP30542	141087	5706		160-162	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
58	RP30542	141106	5706		160-162	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
1	SP213219	352305	316940	1	165-171	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
2	SP213219	352310	315720	2	165-171	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1

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0	SP213219	352315	315730		165-171	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
173	SL7298	141334	5654		173	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
174	SL7367	141352	5653		175	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
175	SL7041	141369	5652		177	Broadwater Terrace	Redland Bay	NC2 to DC1	DC	DC1
1	RP90798	141019	38484		161-165	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
59	RP30542	141109	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
60	RP30542	141124	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
61	RP30542	141141	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
62	RP30542	141151	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
71	RP30542	141160	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
63	RP30542	141167	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
72	RP30542	141175	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
64	RP30542	141180	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
73	RP30542	141184	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
65	RP30542	141187	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
74	RP30542	141190	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
66	RP30542	141198	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
75	RP30542	141201	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
67	RP30542	141203	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
68	RP30542	141206	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
76	RP30542	141214	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
77	RP30542	141227	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
78	RP30542	141237	5708		167	Esplanade	Redland Bay	NC2 to DC1	DC	DC1
79	RP30542	141255	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2

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69	RP30542	141267	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
80	RP30542	141269	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
81	RP136364	141282	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
82	RP136364	141296	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
83	RP136364	141315	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
70	RP30542	141326	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
84	RP136364	141329	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
85	RP136364	141343	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
86	RP136364	141364	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
87	RP136364	141377	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
89	RP59297	141393	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
90	RP59297	141422	5708		167	Esplanade	Redland Bay	NC3 to DC2	DC	DC2
7	RP125241	140945	5543		143	James Street	Redland Bay	NC to DC	DC	
8	RP125241	140976	5544		149-151	James Street	Redland Bay	NC to DC	DC	
9	RP125241	141001	5545		153	James Street	Redland Bay	NC to DC	DC	
10	RP125241	141032	5546		157	James Street	Redland Bay	NC to DC	DC	
11	RP125241	141070	5547		161	James Street	Redland Bay	NC to DC	DC	
12	RP125241	141097	5548		165	James Street	Redland Bay	NC to DC	DC	
2	RP150087	140875	5142		2A	Marine Street	Redland Bay	NC2 to DC1	DC	DC1
5	RP125241	140882	5145		6	Marine Street	Redland Bay	NC to DC	DC	
6	RP125241	140884	5146		8	Marine Street	Redland Bay	NC to DC	DC	
201	RP30542	141228	5162		10	Stradbroke Street	Redland Bay	NC to DC	DC	
202	RP30542	141229	5162		10	Stradbroke Street	Redland Bay	NC to DC	DC	
1	RP212521	141125	5160		11	Stradbroke Street	Redland Bay	NC to DC	DC	
1	SP143388	305585	206062		2-8	Stradbroke Street	Redland Bay	NC to DC	DC	





# BUSHFIRE HAZARD OVERLAY

Sheet 2/2

- |   |                        |   |                               |
|---|------------------------|---|-------------------------------|
|  | High Bushfire Hazard   |  | Cadastral Properties          |
|  | Medium Bushfire Hazard |  | Outline of RCC                |
|  | SMBI Bushfire Hazard   |  | Local Authorities outside RCC |

### Notation

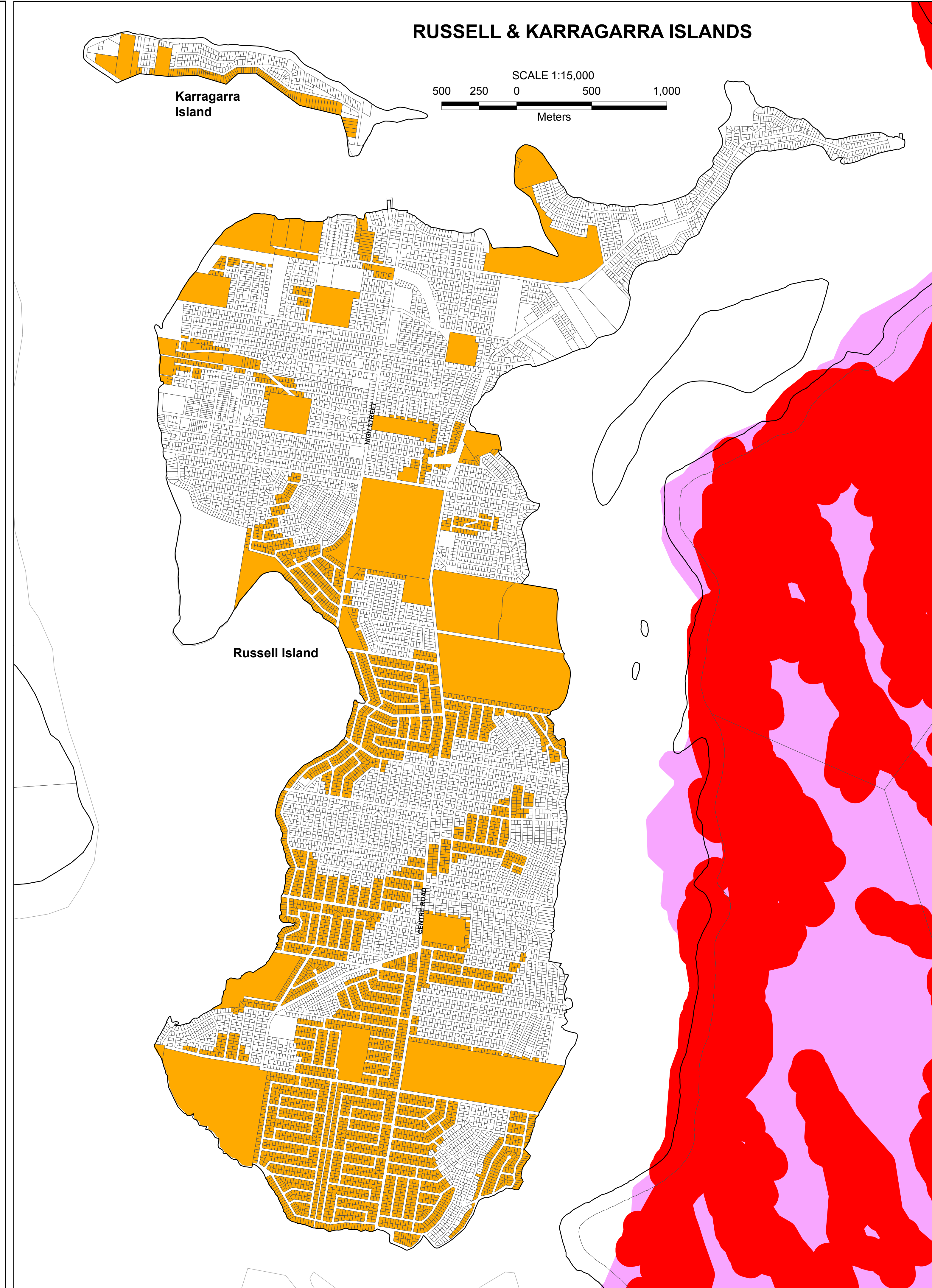
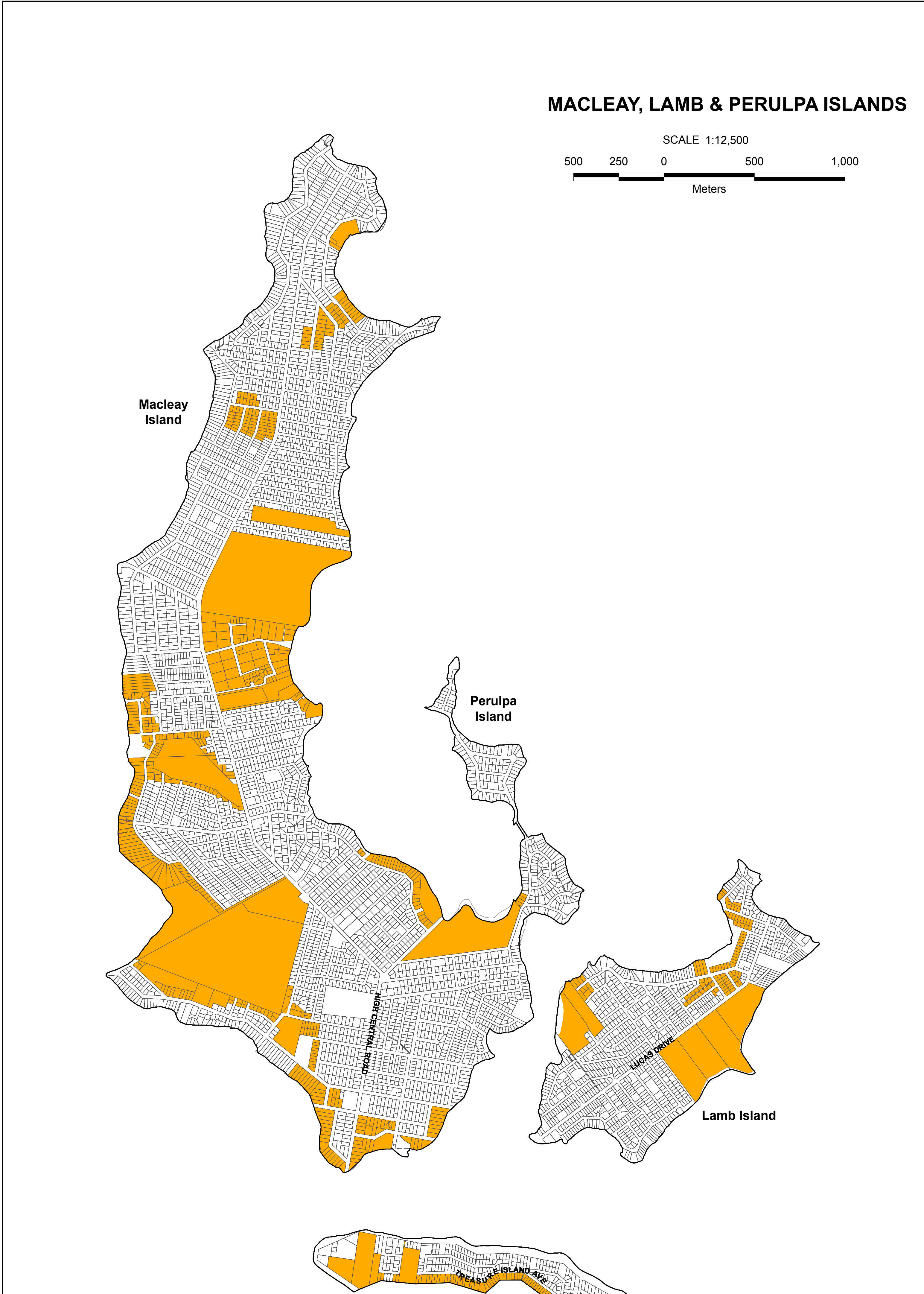
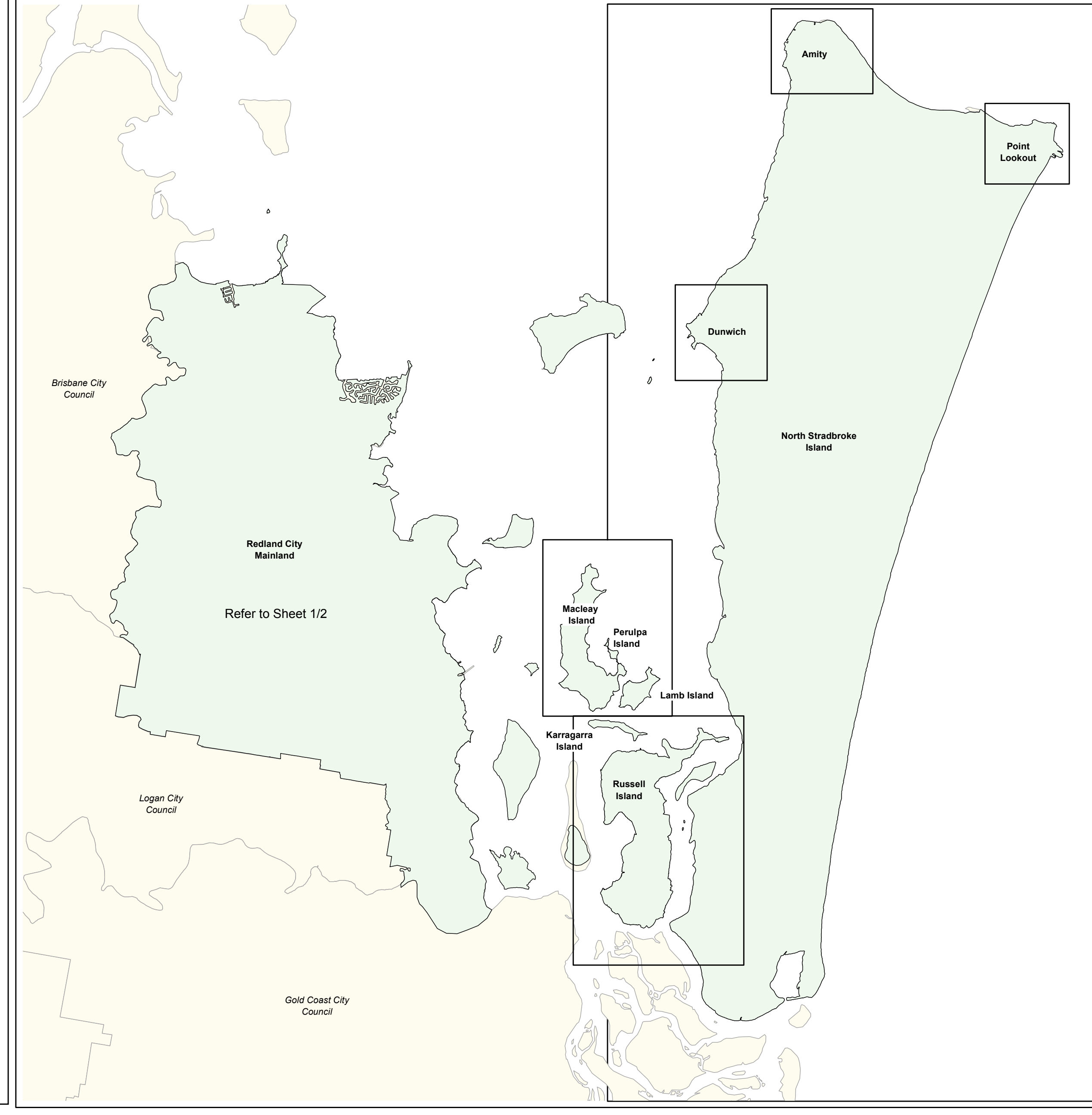
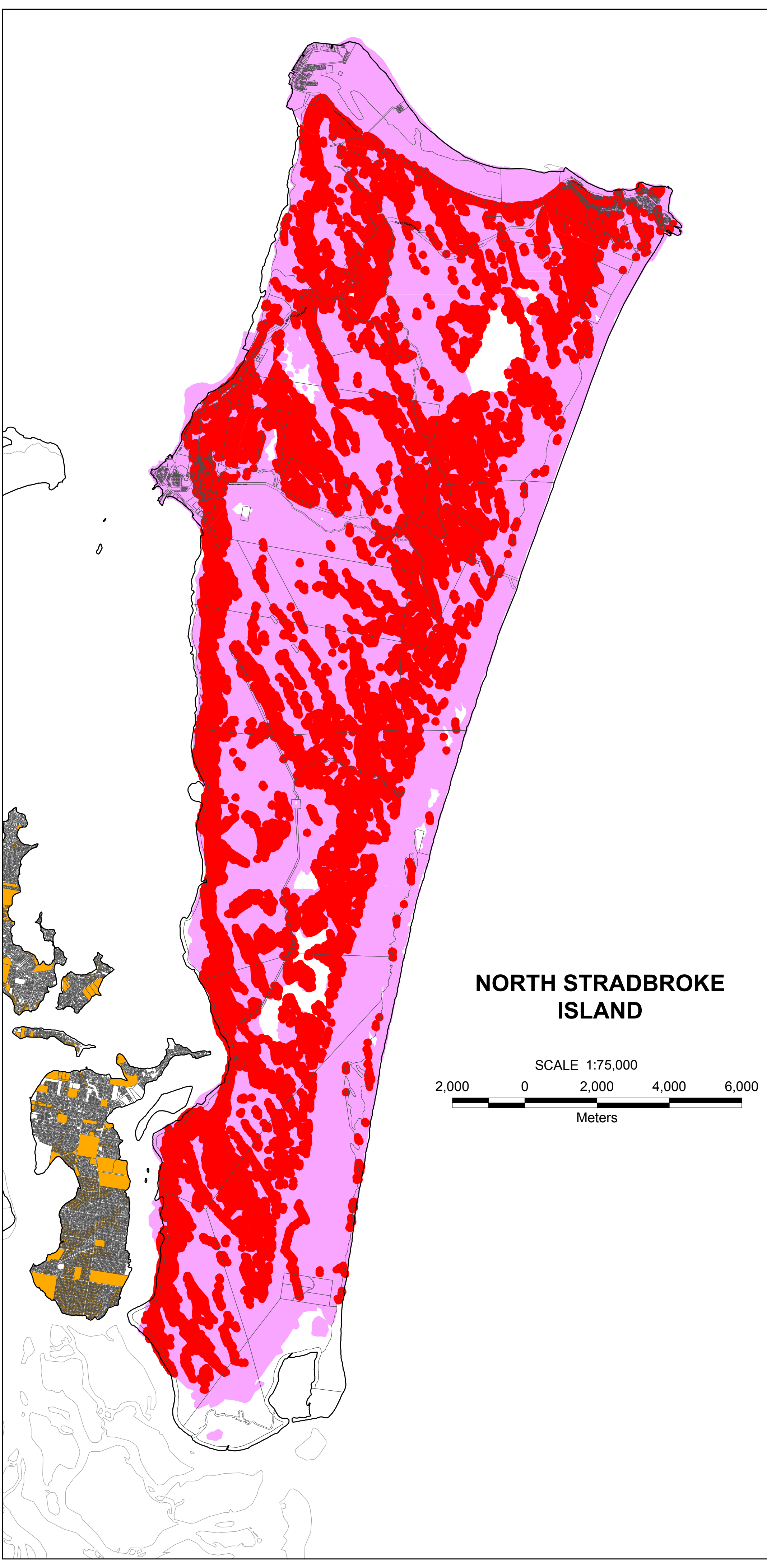
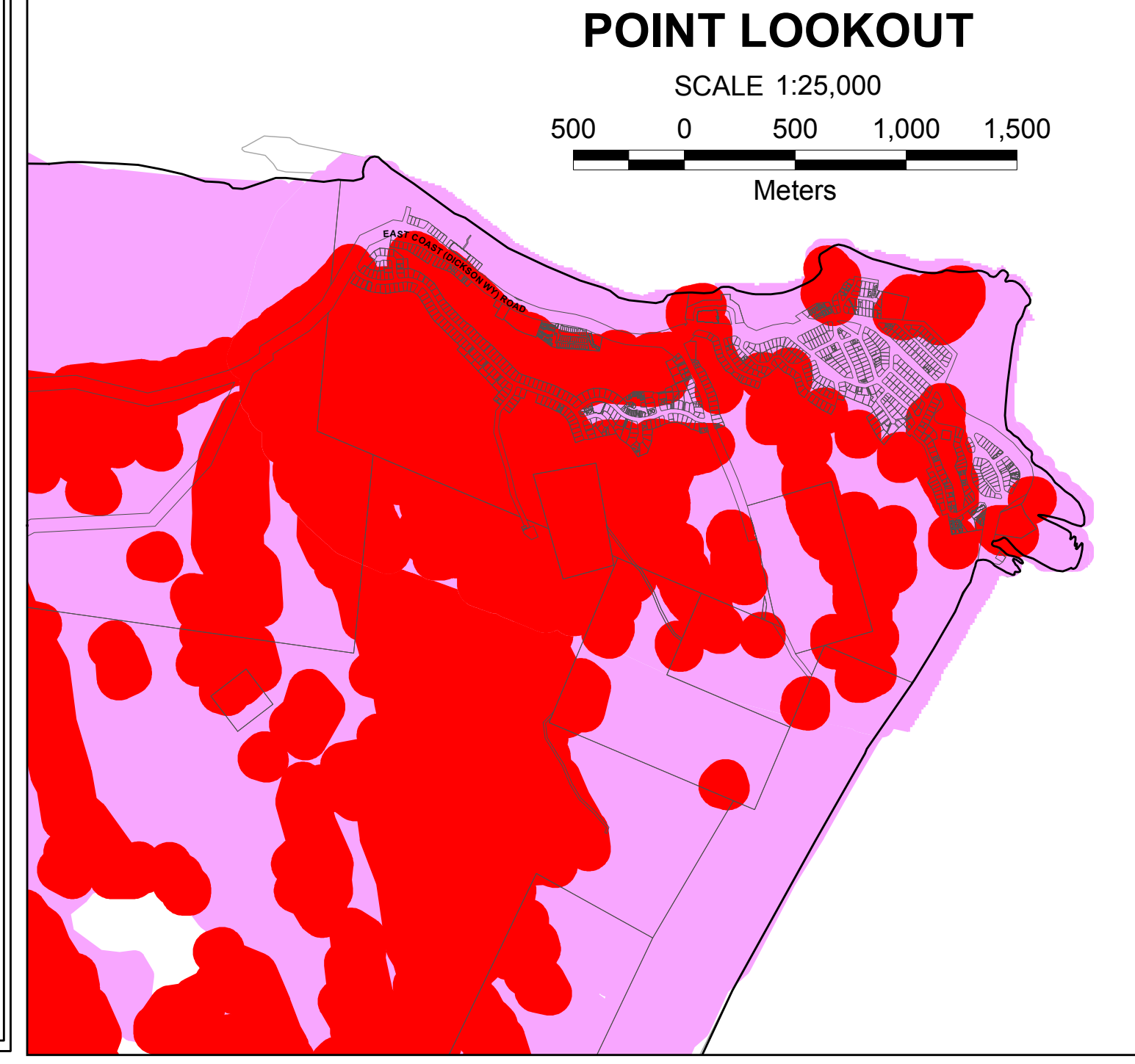
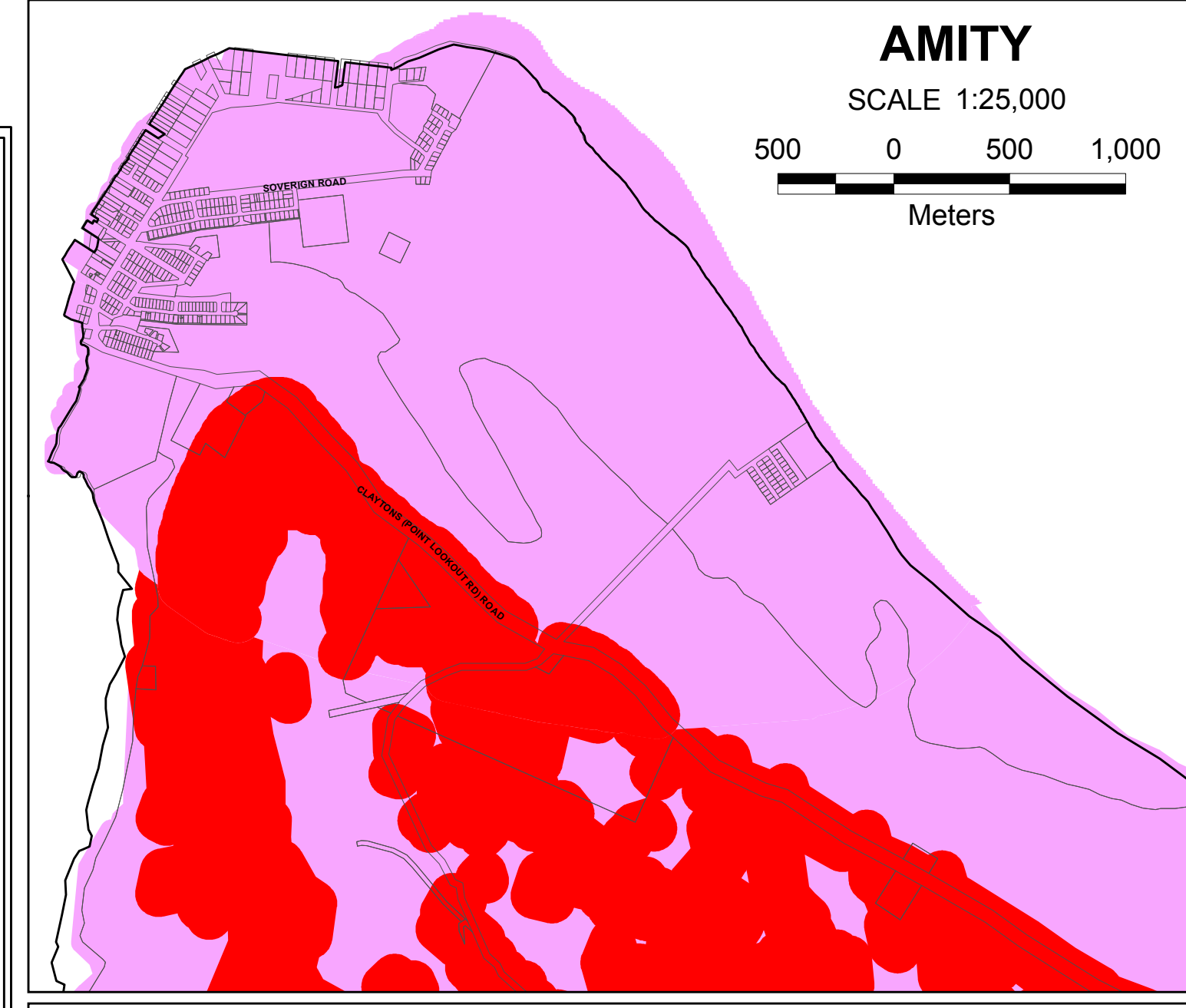
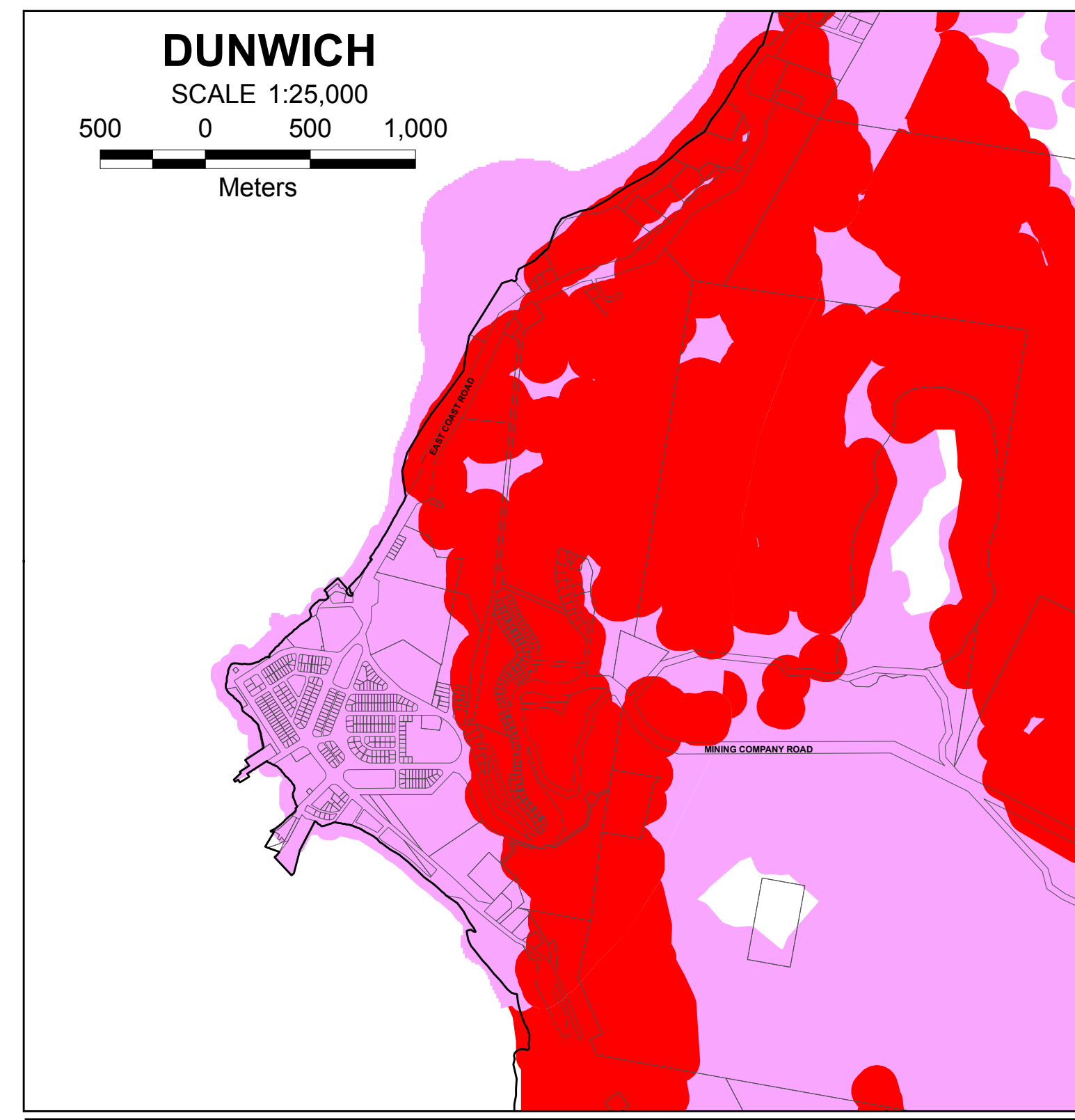
Land identified within the Medium and High Bushfire Hazard and Southern Moreton Bay Islands Bushfire Hazard areas have been designated by Council as bushfire prone areas for the purposes of the Building Regulation 2006 (section 12) and the BCA under Council resolution dated 4 August 2010.

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.






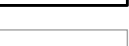
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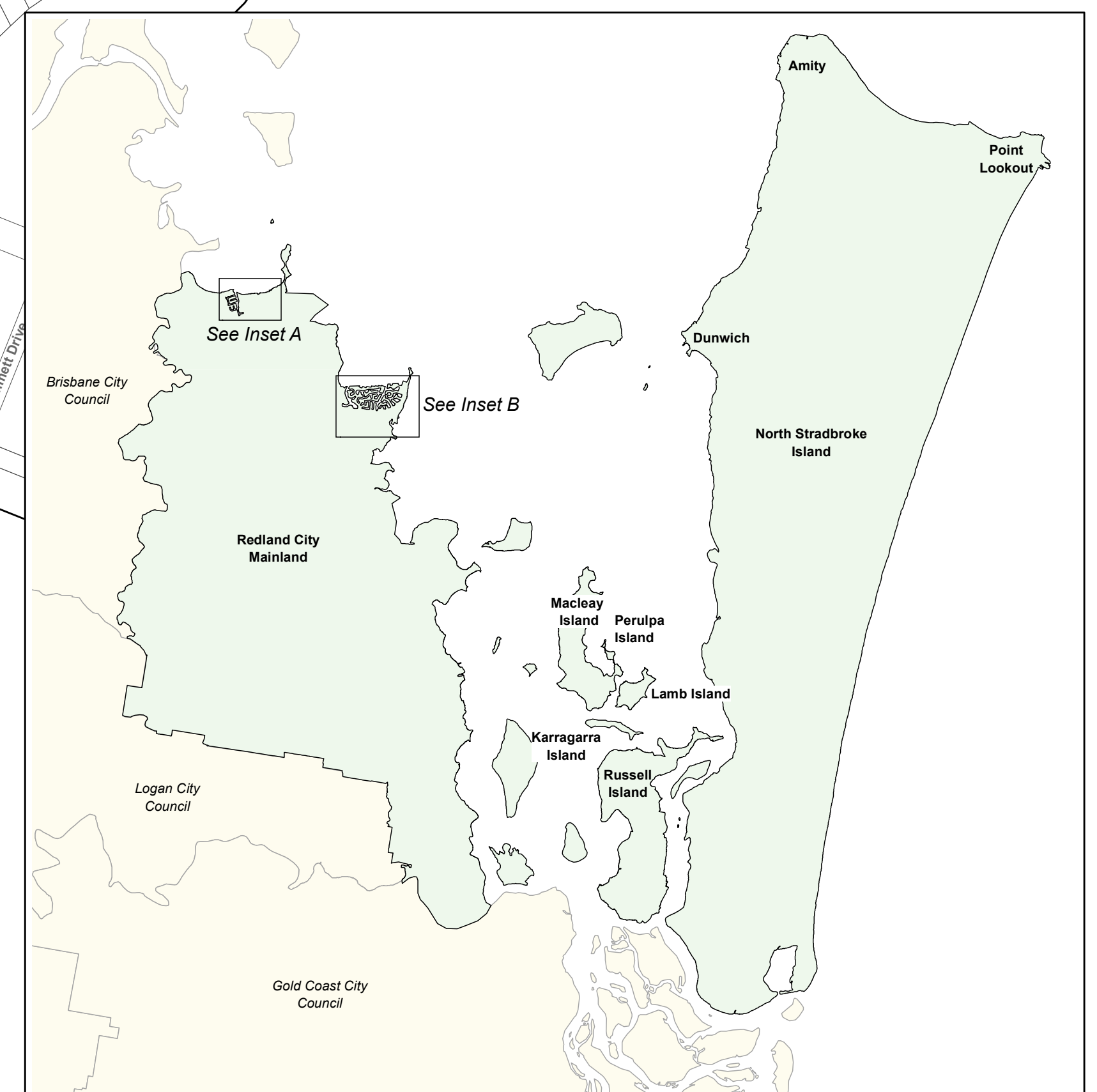


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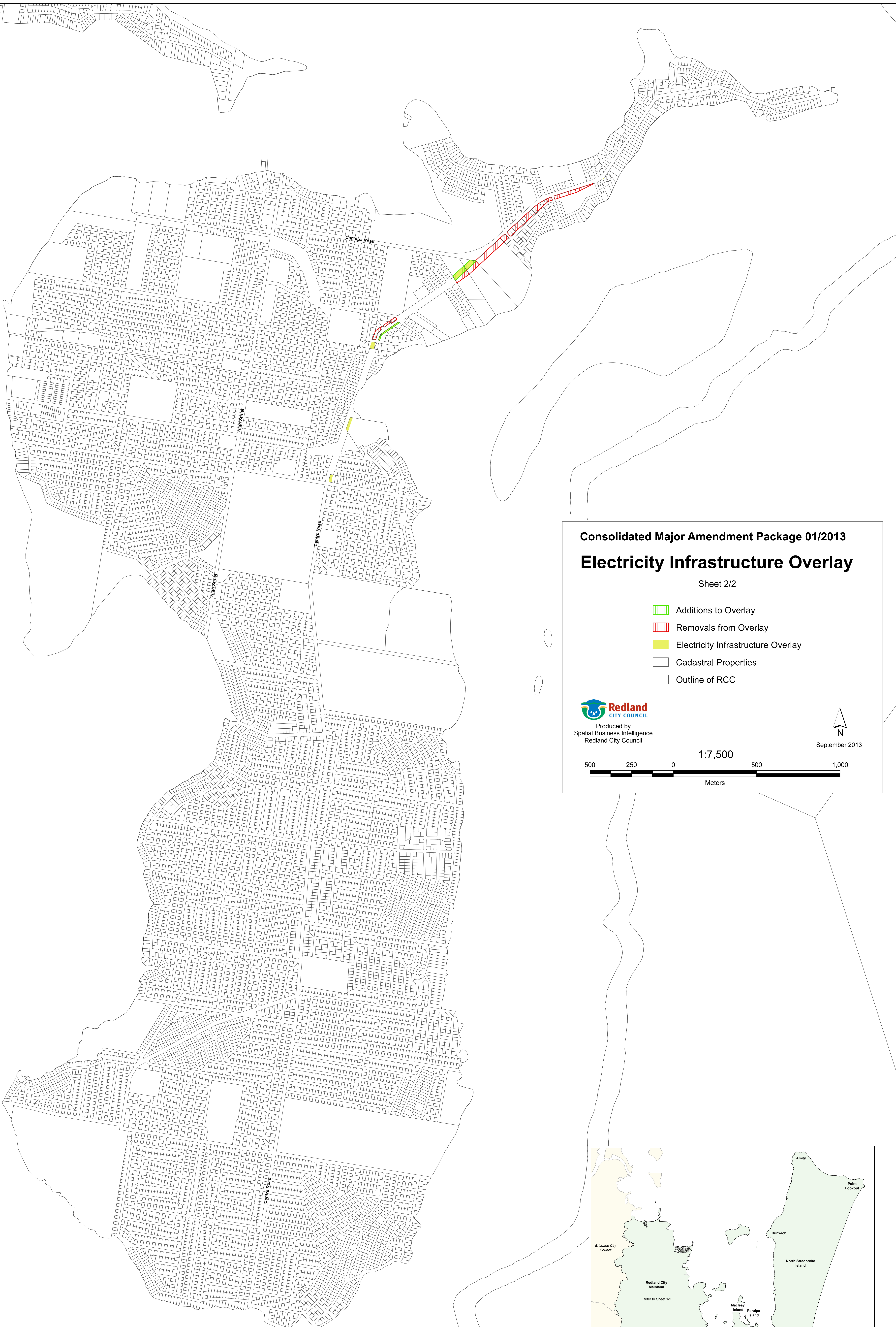
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-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC



**Inset B**  
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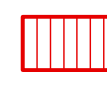

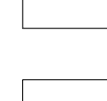
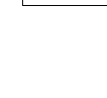




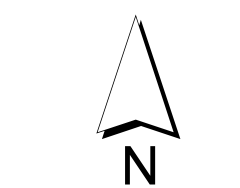


**Consolidated Major Amendment Package 01/2013**  
**Electricity Infrastructure Overlay**

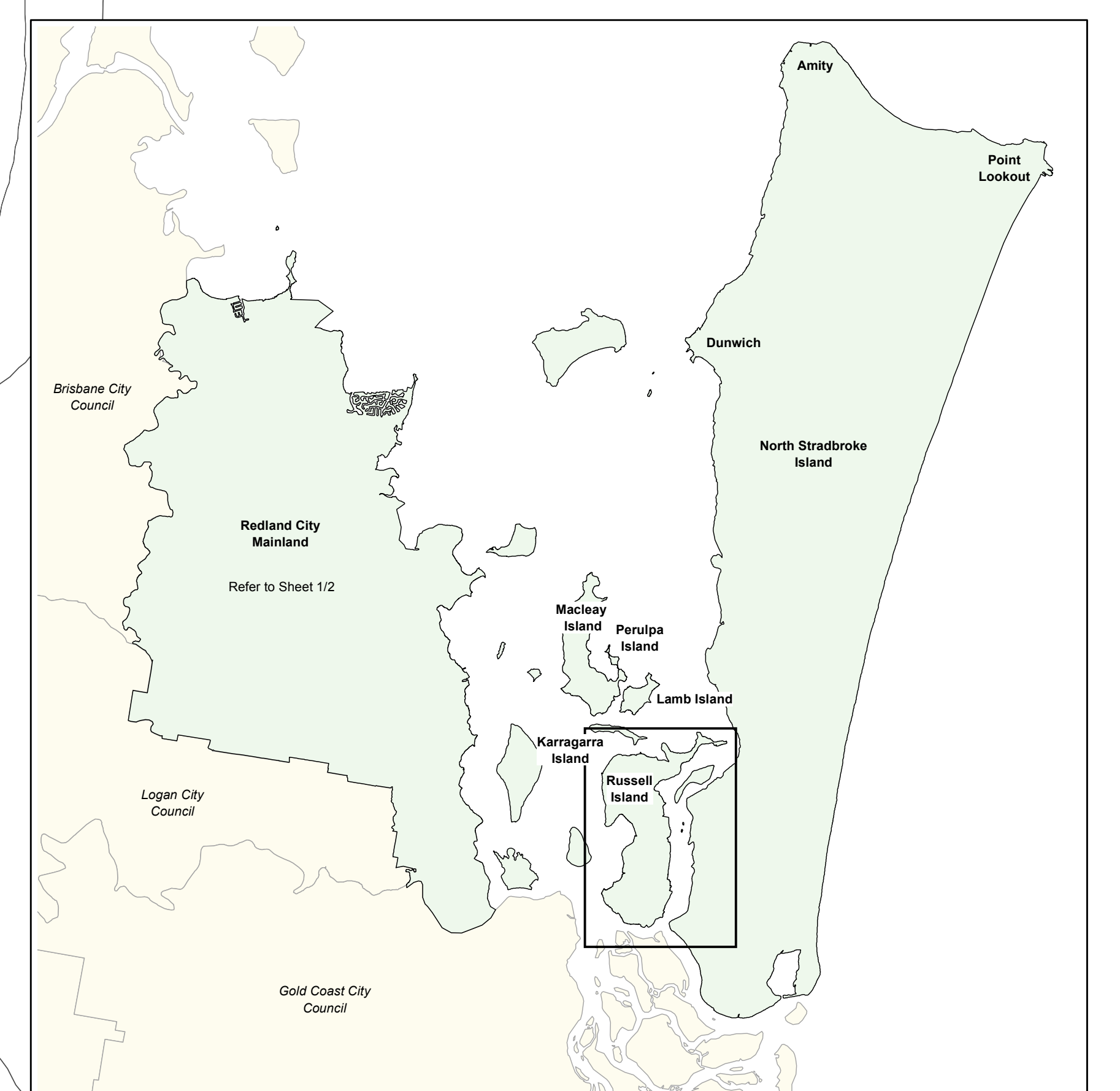
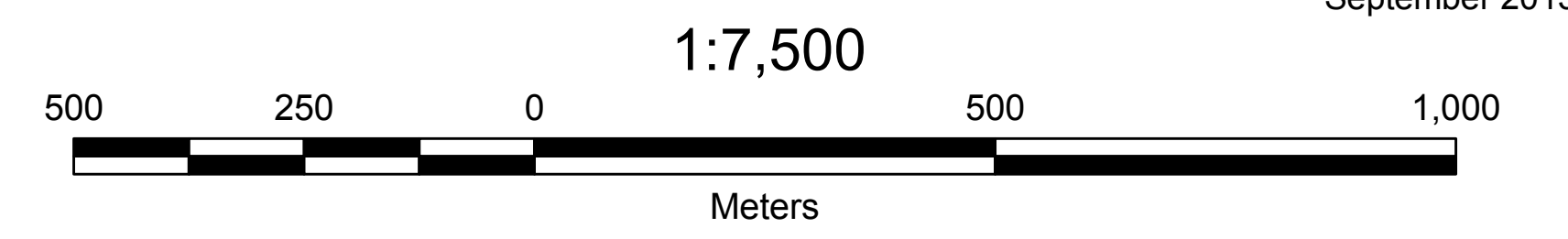
Sheet 2/2

-  Additions to Overlay
-  Removals from Overlay
-  Electricity Infrastructure Overlay
-  Cadastral Properties
-  Outline of RCC

  
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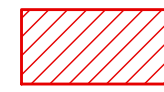

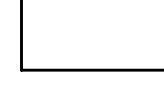

September 2013





Consolidated Major Amendment Package 01/2013  
**FLOOD PRONE, STORM TIDE AND DRAINAGE  
 CONSTRAINED LAND OVERLAY**

Sheet 2/2

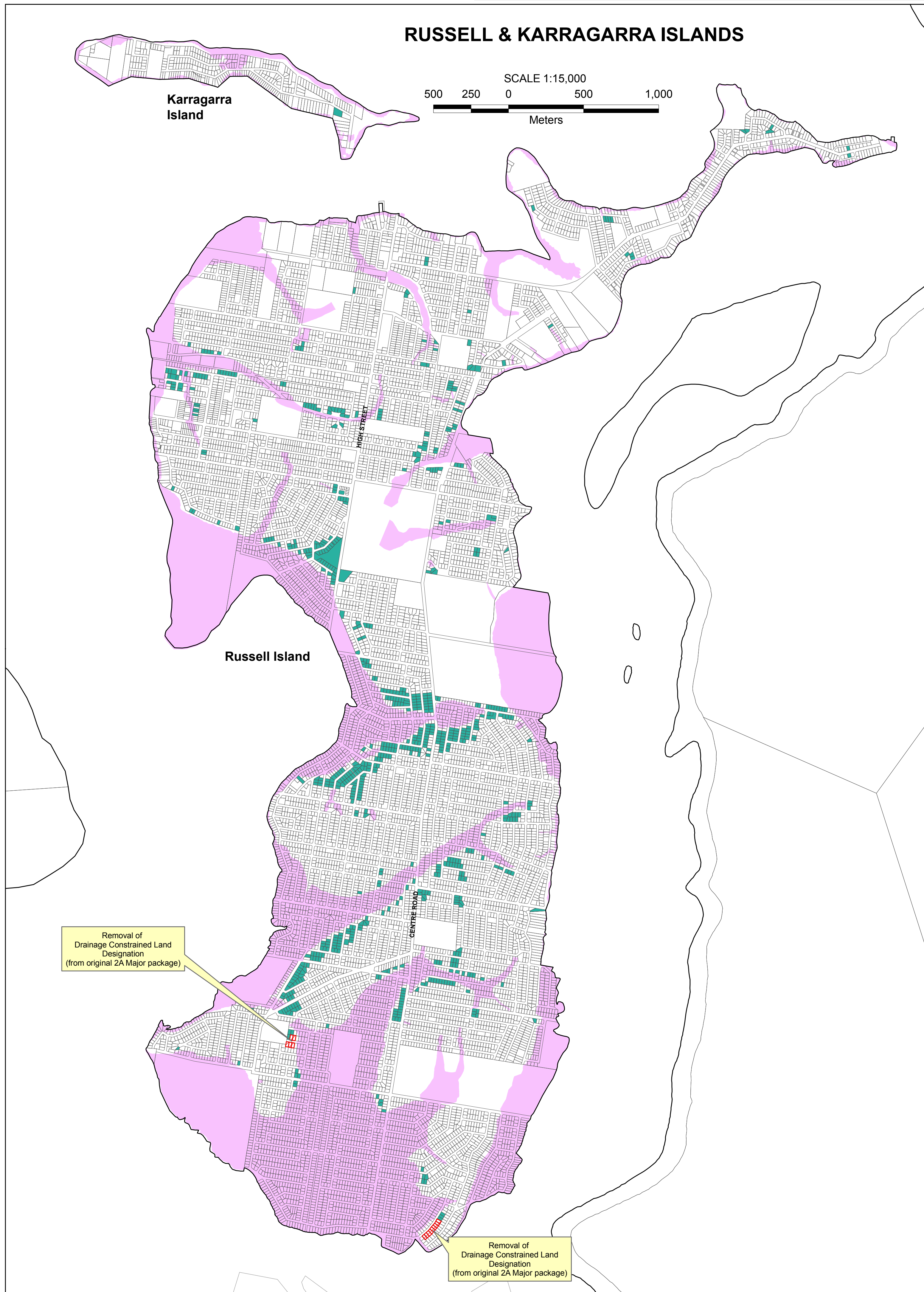
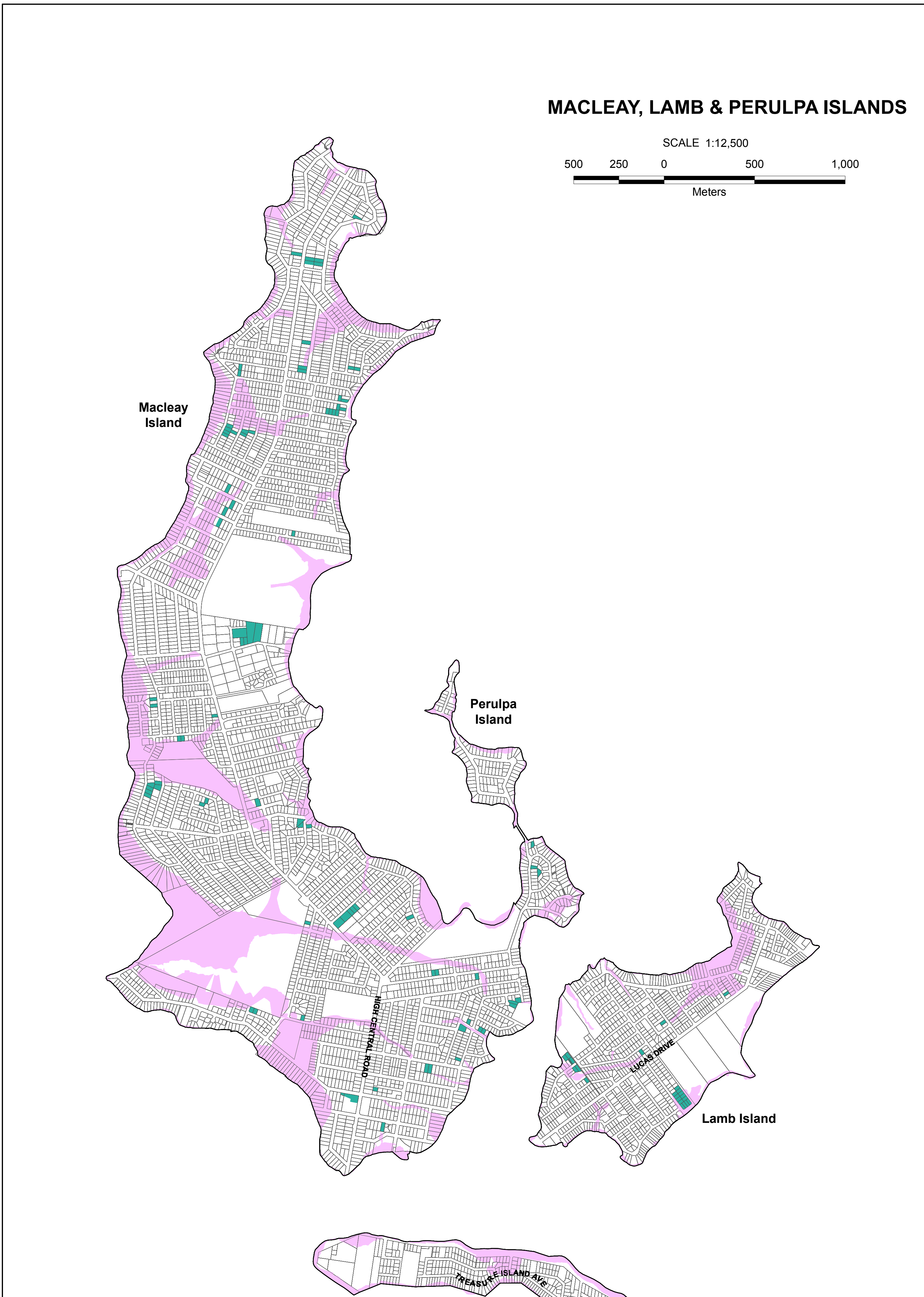
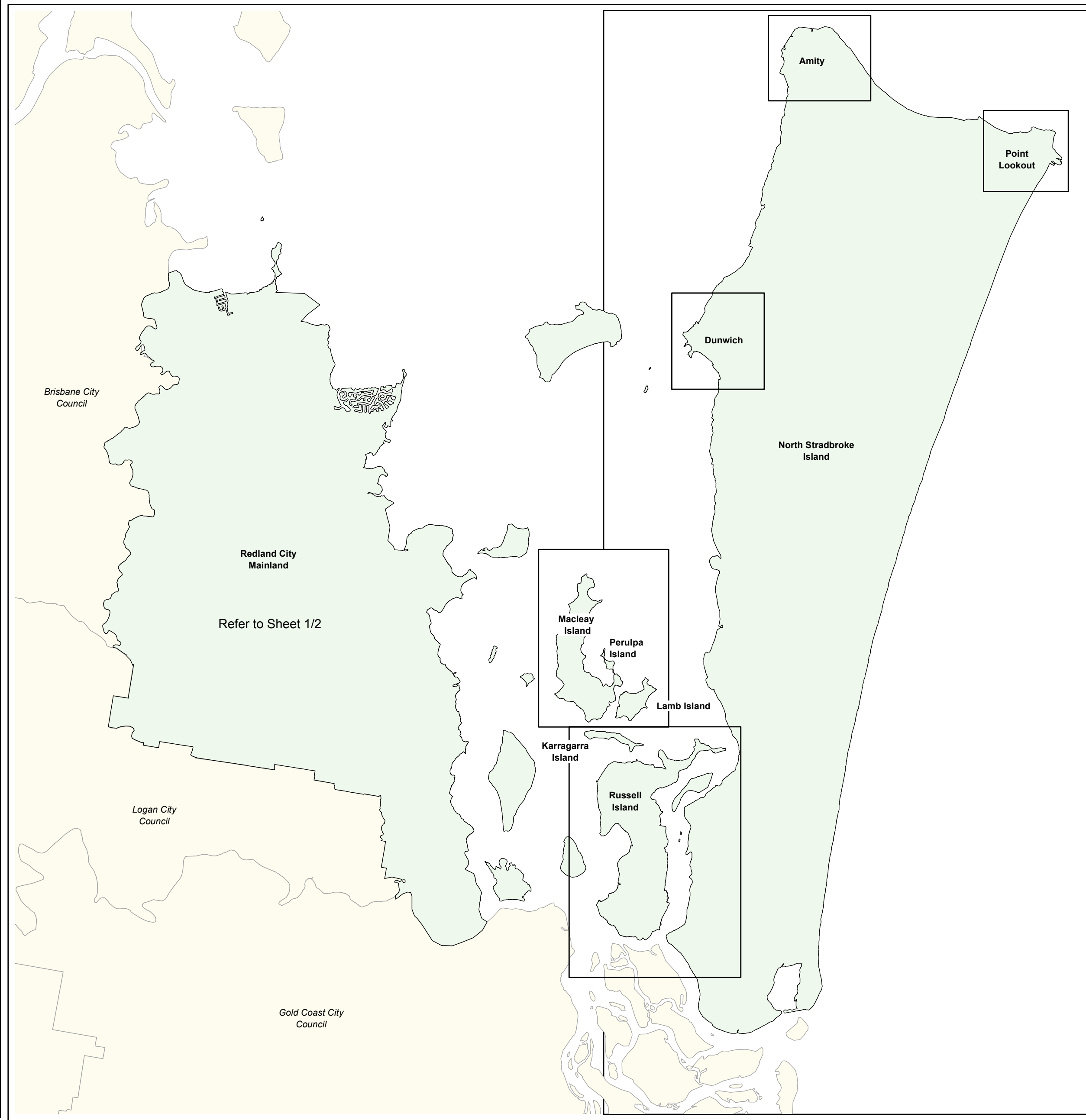
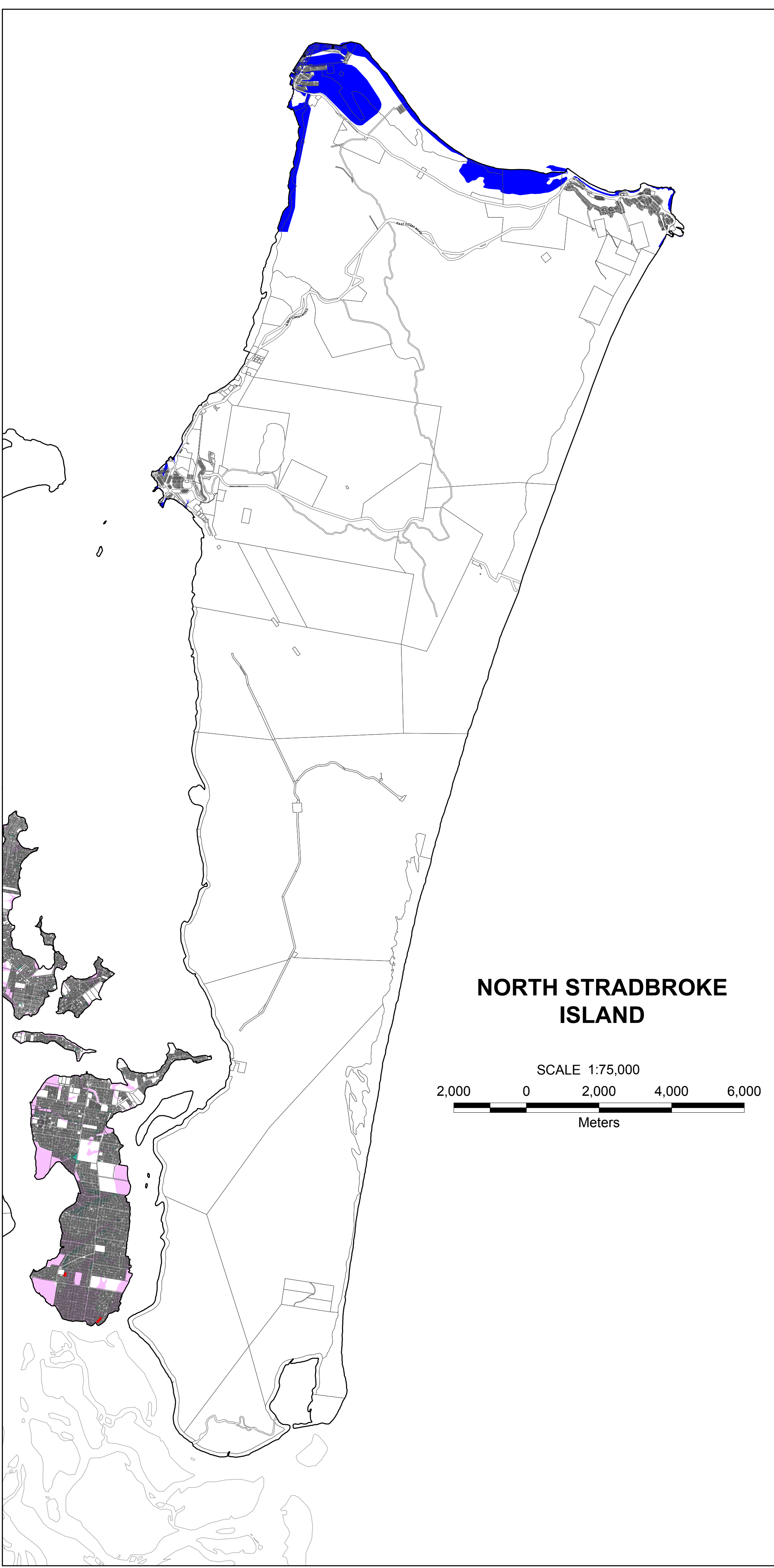
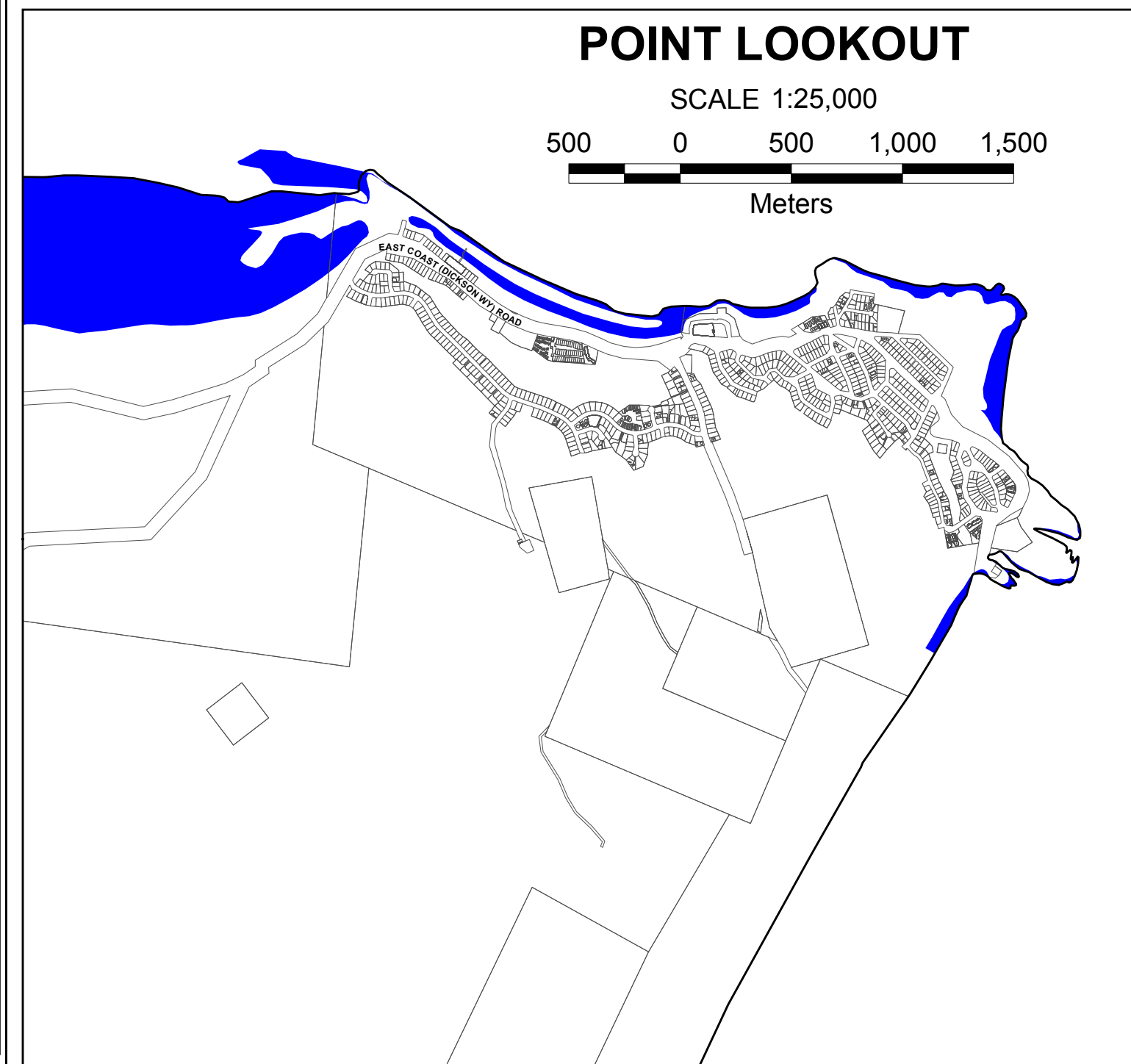
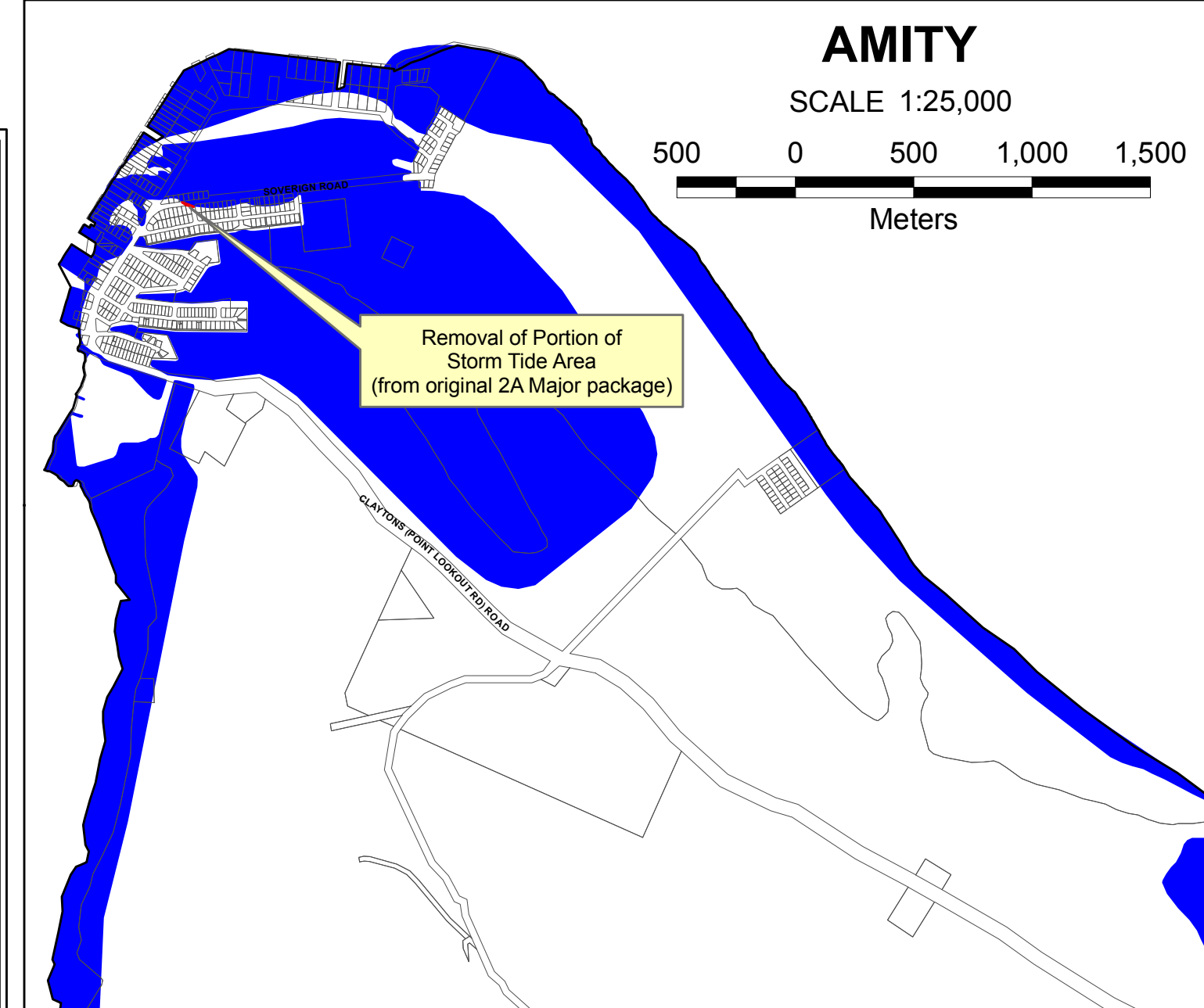
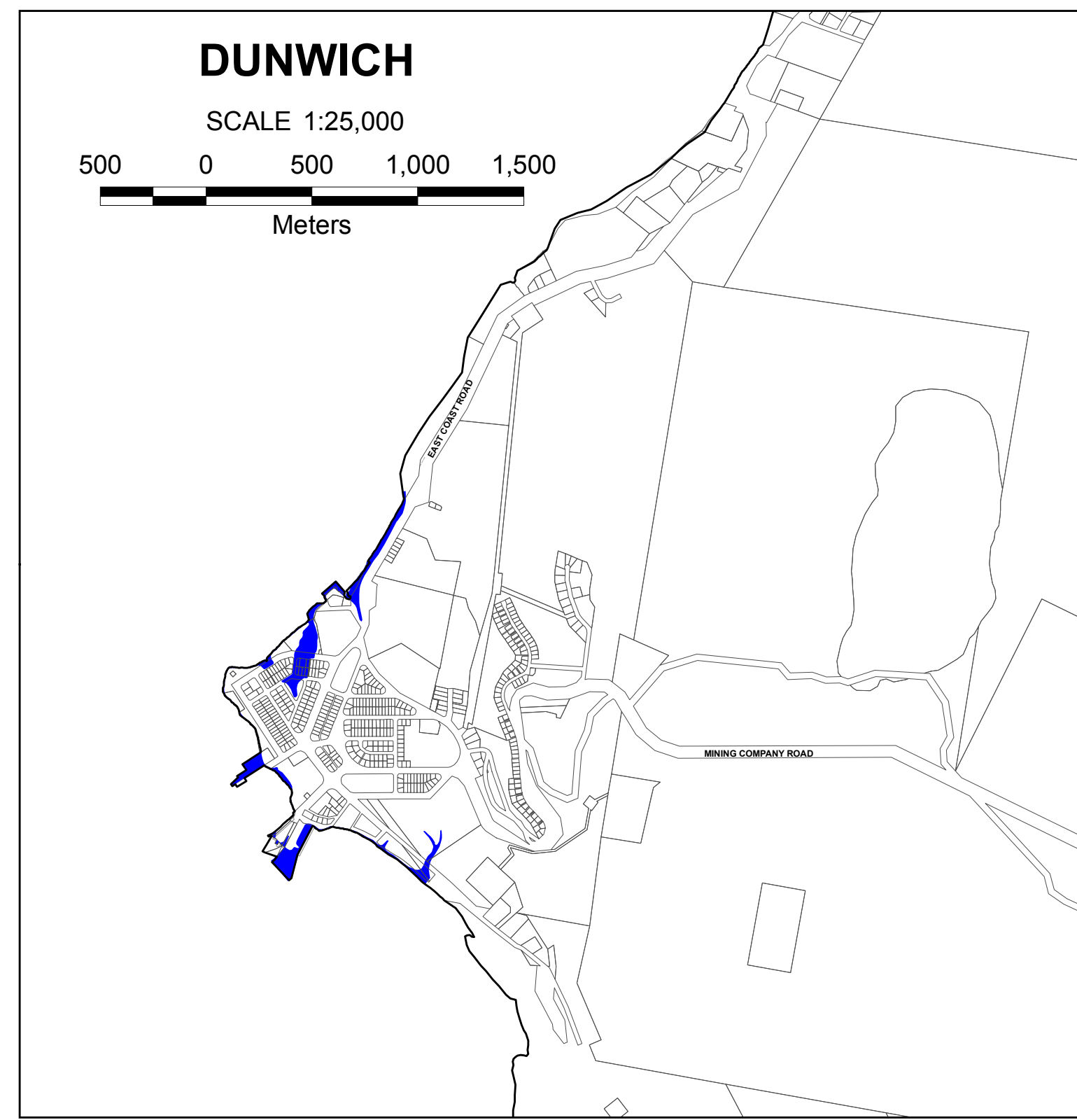
-  Storm Tide Area
-  SMI Flood Prone and Storm Tide Area
-  Drainage Constrained Land
-  Removals from RPSV3 Overlay
-  Cadastral Properties
-  Outline of RCC
-  Local Authorities outside RCC

**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.



September 2013




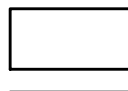
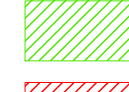






**Consolidated Major Amendment Package 01/2013  
FLOOD PRONE, STORM TIDE AND  
DRAINAGE CONSTRAINED LAND OVERLAY**

Sheet 1/2

**Legend**

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

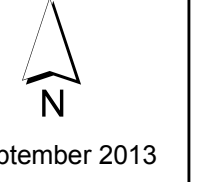
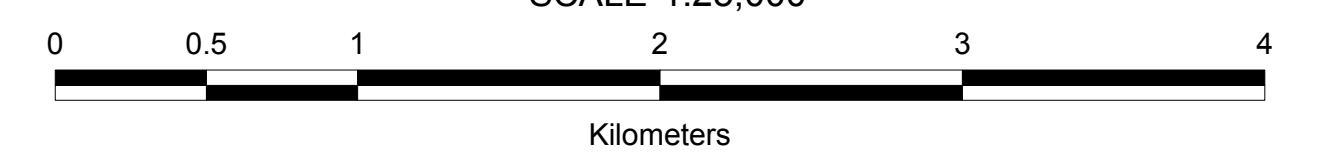
**Notation**

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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SCALE 1:25,000

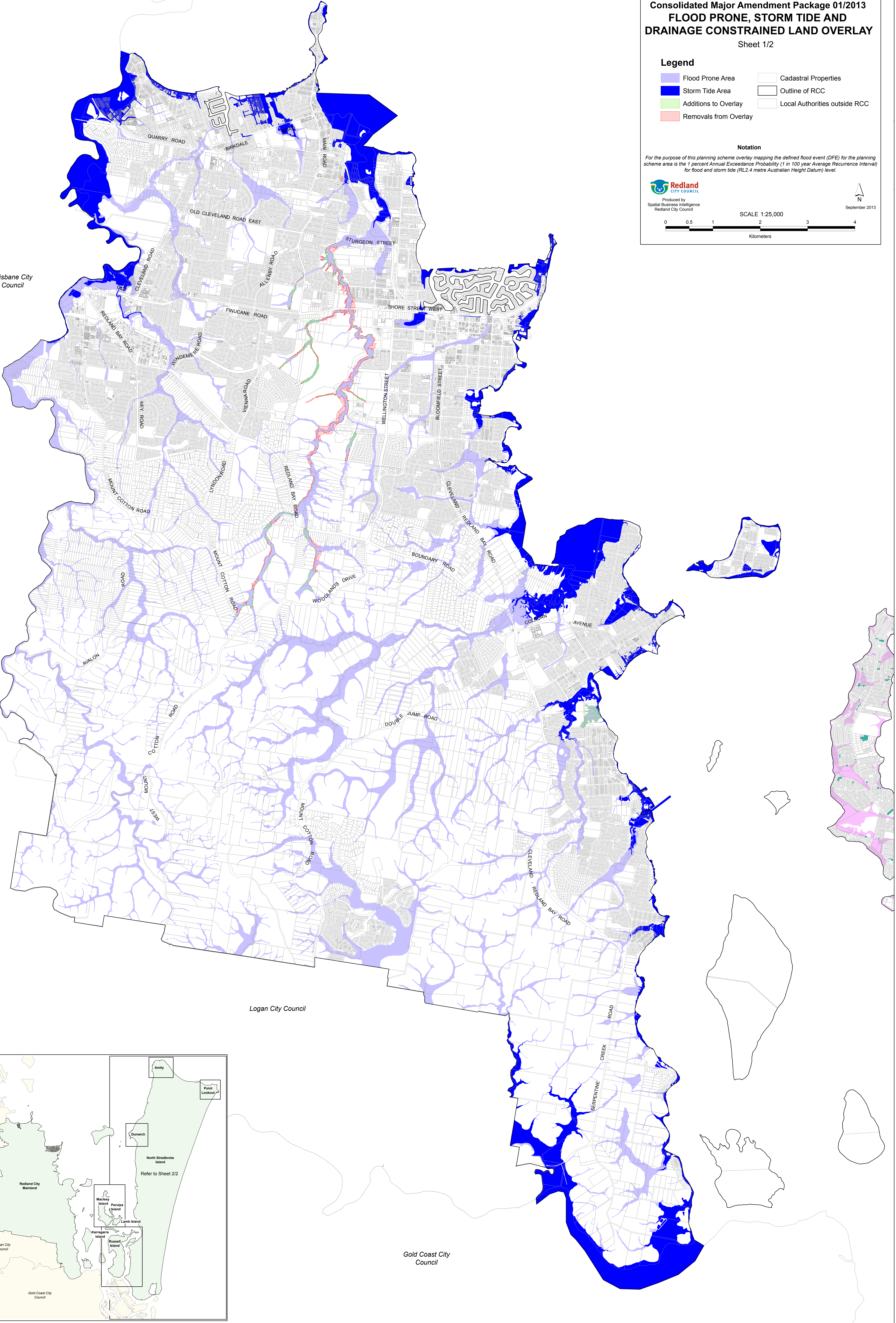
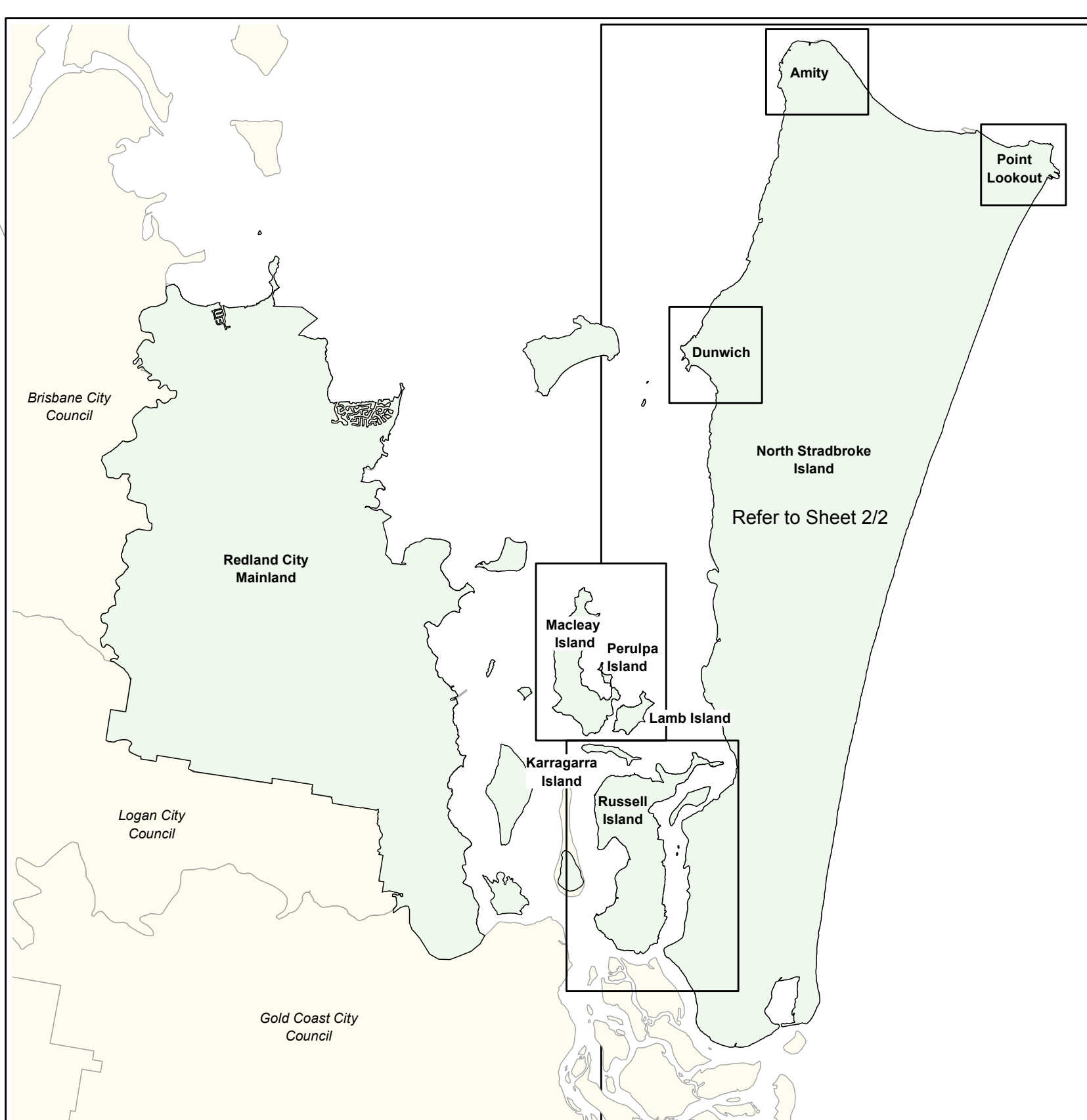


September 2013

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Logan City Council

Gold Coast City Council





# HERITAGE PLACE AND CHARACTER PRECINCT OVERLAY

Sheet 1/2

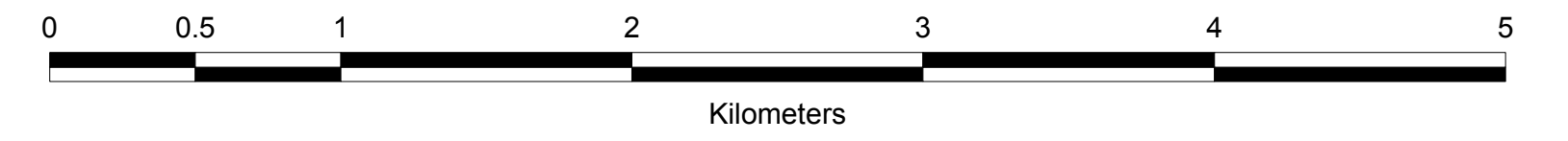
### Legend

- Local Significance
- State Significance - Permanent
- Adjoining State Significance
- Tree - Local Significance
- Tree - State Significance - Permanent
- Heritage Precincts
- Cadastral Properties
- Outline of RCC
- Local Authorities outside RCC



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SCALE 1:25,000



See INSET A

See INSET B

Ormiston Fellmongery (Lot 1 on RP123669)  
added to State Significance.  
Adjoining parcel shown as Adjoining State Significance.

See INSET C

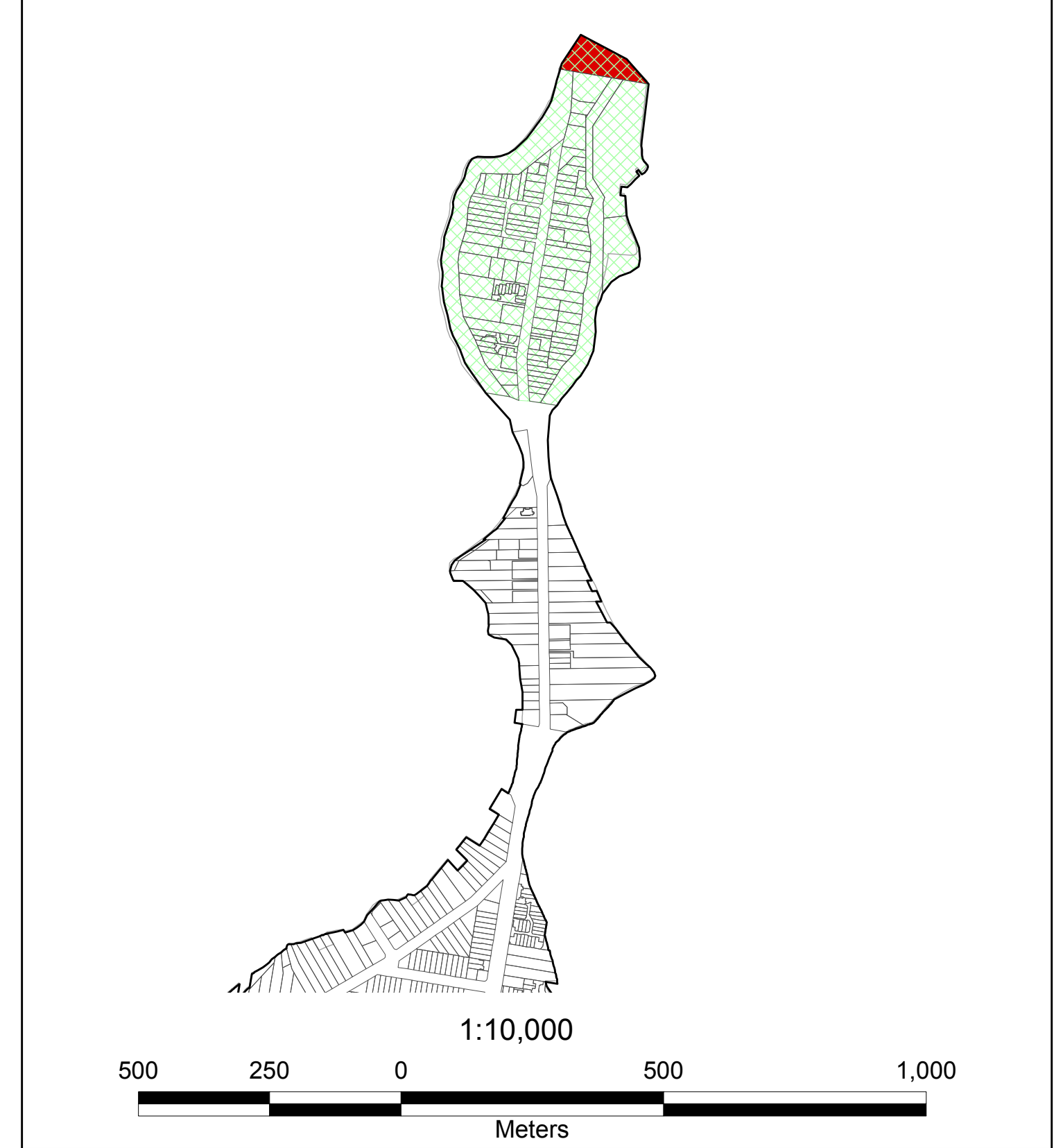
Cleveland No.1 Cemetry ( Lot 9 on C644) changed to  
State Significance and now includes Lot 11 on RP168581,  
and Lot 101 on RP161055.  
Adjoining parcels shown as Adjoining State Significance.

Brisbane City Council

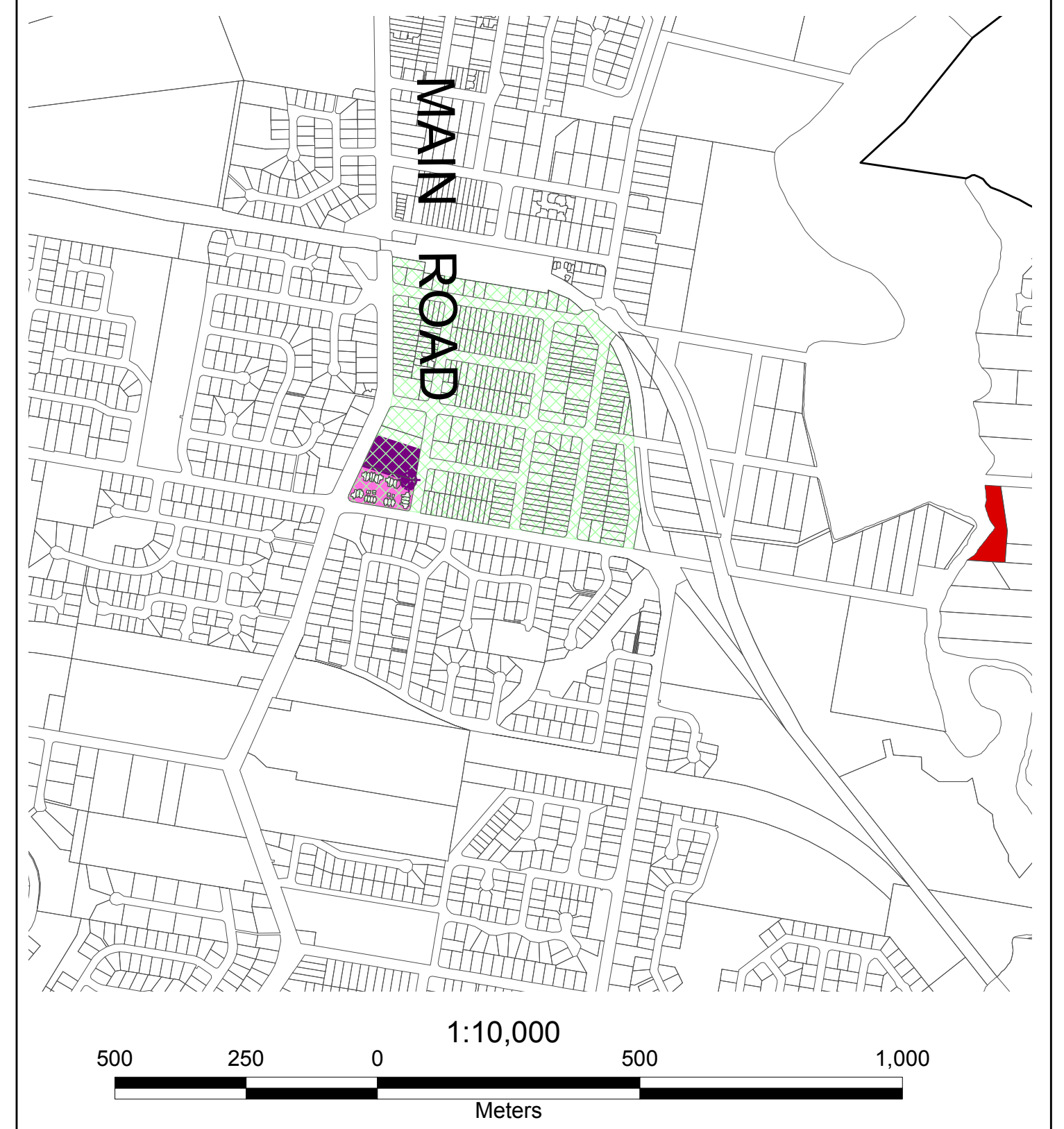
Logan City Council

Gold Coast City Council

INSET A - Wellington Point Character Precinct



INSET B - Wheapstead Character Precinct



INSET C - Cleveland Point Character Precinct

