



**Redland**  
CITY COUNCIL

# **AGENDA**

## **SPECIAL MEETING**

### **DRAFT REDLAND CITY PLAN**

**Monday, 25 June 2018**  
**commencing at 1.00pm**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

**Order Of Business**

**1 Declaration of Opening..... 1**

**2 Record of Attendance and Leave of Absence..... 1**

**3 Declaration of Material Personal Interest or Conflict of Interest on any Items of  
Business ..... 1**

**4 Reports from Community & Customer Services..... 4**

    4.1 Adoption of Draft Redland City Plan ..... 4

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## 1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

### Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

## 2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

## 3 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Councillors are reminded of their responsibilities in relation to a councillor's material personal interest and conflict of interest at a meeting (for full details see Division 5A of the *Local Government Act 2009*).

In summary:

### **If a councillor has a material personal interest, in a matter before the meeting:**

Under s.175C *Local Government Act 2009*, the councillor must inform the meeting of the councillor's material personal interest in the matter, including the following particulars:

- *The name of the person or other entity who stands to gain benefit or suffer a loss from the outcome of the consideration of the matter at the meeting;*
- *How the person or other entity stands to gain the benefit or suffer the loss;*
- *If the person or other entity who stands to gain the benefit or suffer the loss is not the councillor, the nature of the councillor's relationship to the person or entity.*

***If the councillor has a material personal interest they must leave the meeting, including any area set aside for the public while the matter is discussed and voted on, unless the councillor has approval from the Minister to be present while the matter is discussed and voted on pursuant to section 175F.***

### **Record of material personal interest**

Under s.175J of the *Local Government Act 2009*, if a councillor has a material personal interest under section 175C of the *Local Government Act 2009*, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—

- the name of the councillor who has the material personal interest in the matter;*
- the material personal interest including the particulars mentioned in section 175C(2)(a) as described by the councillor;*
- whether the councillor participated in the meeting, or was present during the meeting, under an approval given by the Minister under section 175F.*

**If a councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:**

The councillor must, under s.175E of the Local Government Act 2009, inform the meeting about the councillor's personal interests in the matter, including the following particulars:

- The nature of the interest;
- If the personal interest arises because of the councillor's relationship with, receipt of a gift from, another person-
  - The name of the other person;
  - The nature of the relationship or the value and date of the receipt of gift; and
  - The nature of the other person's interest in the matter.

**If the other councillors in the meeting are informed about a councillor's personal interests in a matter and the councillor has not voluntarily left the meeting while the matter is discussed and voted on, the other councillors must decide:**

- Whether there is a real or perceived conflict; and
- If the councillors decide that there is a real or perceived conflict, whether the councillor-
  - Must leave the meeting including any area set aside for the public, while the matter is voted on and discussed; or
  - May participate in the meeting in relation to the matter, including voting on the matter.

#### **Record of conflict of interest**

Under s.175J of the Local Government Act 2009, if a councillor has a conflict of interest under section 175E, the following information must be **recorded in the minutes of the meeting, and published on the local government's website**—

- (a) the name of the councillor who has a real conflict of interest or perceived conflict of interest in the matter;
- (b) the councillor's personal interests in the matter, including the particulars mentioned in section 175E(2) as described by the councillor;
- (c) the decisions made by the other councillors in relation to the existence and nature of the conflict and whether the councillor was permitted to participate in the meeting in relation to the matter, and the reasons for the decisions;
- (d) whether the councillor participated in the meeting, or was present during the meeting, under an approval under section 175F;
- (e) if the councillor voted on the matter—how the councillor voted on the matter;
- (f) how the majority of councillors who were entitled to vote at the meeting voted on the matter.

#### **Duty to report another councillor's material personal interest or conflict of interest**

Section 175G of the Local Government Act 2009 imposes an obligation on councillors to report undisclosed material personal interests and conflicts of interest at a meeting relating to other councillors.

**If a councillor at a meeting reasonably believes, or reasonably suspects:**

- That another councillor at a meeting has a material personal interest or a real or perceived conflict in a matter; and
- The other councillor has not informed the meeting about the interest under section 175C(2) or 175E(2);

*The councillor who has the belief or suspicion, must as soon as practicable, inform the person who is presiding at the meeting about the facts and circumstances that form the basis of the belief or suspicion.*

*Note: Section 175H makes it an offence for a person to prejudice, intimidate or harass a councillor or another person take action that is likely to be detrimental to a councillor because a councillor has complied with their disclosure obligation under s.175G*

## 4 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 4.1 ADOPTION OF DRAFT REDLAND CITY PLAN

#### Objective Reference:

**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services

**Responsible Officer:** Kim Kerwin, Group Manager Economic Sustainability and Major Projects

**Report Author:** Kim Kerwin, Group Manager Economic Sustainability and Major Projects

**Attachments:**

1. Letter from The Hon Cameron Dick MP [↓](#)
2. Enclosure 1 Ministerial Conditions [↓](#)
3. Enclosure 2 Further Advice [↓](#)
4. Enclosure 3 Statement of State Interest Integration [↓](#)

#### PURPOSE

This report seeks Council's approval to adopt the proposed Redland City Plan and set a date of 8 October 2018 for the Redland City Plan to commence. This follows Council receiving written approval from the Hon Cameron Dick MP, Minister for State Development, Manufacturing, Infrastructure and Planning that Council may now adopt the version of the draft City Plan provided to the department on 14 March 2017, subject to the conditions provided in **Attachment 2 - Enclosure 1 Ministerial Conditions** being complied with prior to adoption. The Minister's conditions are final.

#### BACKGROUND

Statutory Guideline 01/16 *Making and amending local planning instruments* outlines the process that Council must follow to prepare and adopt the proposed planning scheme. Council resolved on 9 October 2013 to prepare a new planning scheme, formally commencing the scheme making process. Council's decision to adopt and set a date for commencement of the proposed planning scheme is the final step in the scheme making process.

#### ISSUES

On 9 June 2018, the Minister wrote to Council advising *Redland City Council (the council) may now adopt the version of the draft City Plan provided to the department on 14 March 2017, subject to the conditions set out in enclosure 1 being complied with prior to adoption*. The version provided to the Minister on 14 March 2017 incorporated changes to the publicly notified version in response to submissions.

The Department of State Development, Manufacturing, Infrastructure and Planning (the department) sought further direction on certain changes on 25 September 2017 which Council considered at its General meeting of Council of 7 February 2018. The conditions contained in **Attachment 2 - Enclosure 1 Ministerial Conditions** include matters considered at that meeting as well as two new matters, the first dealing with zone changes on North Stradbroke Island and the second, new provisions to regulate structural integrity of revetment walls in Raby Bay, Aquatic Paradise and Sovereign Waters in response to representations by Council addressing community stakeholder concerns.

The draft Redland City Plan was prepared under the *Sustainable Planning Act 2009*; an Act which has now been superseded by the *Planning Act 2016*. Prior to this Act coming into force the

Government established the "Alignment Amendment Rules", which allowed Councils to make an alignment amendment to their existing or proposed planning scheme in order to ensure that their scheme matched the terminology and structure established under the *Planning Act 2016*. Importantly, an alignment amendment cannot change policy within the planning scheme.

On 19 April 2017, Council resolved to make an alignment amendment to the then draft Redland City Plan and for this amendment to commence upon or after the commencement of the *Planning Act 2016*. This aligned version of the draft Redland City Plan was submitted to the Minister, and the Minister has confirmed that, pursuant to section 287(3) of the *Planning Act 2016*, the aligned version is consistent with the Planning Act. In this regard, the aligned version will be the version of the Redland City Plan upon commencement.

Council resolved on 22 February 2018 to adopt the Wildlife Connections Plan 2018 and associated action plan. As part of this resolution Council resolved to include additional provisions within the City Plan in response to this plan as part of the first amendment to the City Plan. The amendment process is intended to begin, subject to a Council decision, shortly after commencement of the City Plan.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

Statutory Guideline 01/16 *Making and amending local planning instruments* sets out the process for Council to decide whether to adopt the proposed planning scheme.

*9.1 After receiving advice from the Minister that it may adopt the proposed planning scheme, the local government must decide to:*

- a) adopt the proposed Redland City Plan, or*
- b) not proceed with the proposed planning scheme.*

Under 9A.2, if the local government decides to adopt the proposed planning scheme, it must comply with any conditions imposed by the Minister which must be undertaken prior to adoption, note in the planning scheme any relevant regional plan or State Planning Policy which are appropriately integrated in the proposed planning scheme, and place a notice in the gazette, a newspaper circulating generally in the local government's area, and on the local government's website, stating the date the planning scheme was adopted and the date the planning scheme commences.

If Council decides to not proceed with the proposed Redland City Plan, it must similarly place a notice in the gazette, a newspaper circulating generally in the local government's area, and on the local government's website, stating the decision and the reason for not proceeding.

### **Risk Management**

There has been a significant body of work undertaken in the preparation of the proposed Redland City Plan to reach this final step in the scheme making process. In parallel with finalisation of the Redland City Plan, Council has been undertaking preparatory work on a major City Plan amendment package. After commencement of the Redland City Plan, Council can formally commence the scheme amendment process.

### **Financial**

Implementation of the Redland City Plan can be carried out within existing budgets.

Should Council decide to not proceed with the proposed Redland City Plan, significant budget would be required to commence a new plan making process.

### **People**

Following adoption of the proposed Redland City Plan, considerable work will be undertaken in preparation for commencement, including an internal training program for relevant Council staff.

### **Environmental**

No implications.

### **Social**

No implications.

### **Alignment with Council's Policy and Plans**

A decision to adopt the proposed Redland City Plan aligns with Council's policy and plans. Commencing the Redland City Plan delivers Strategic Outcome 5.1.3 of Council's Operational Plan 2017-18.

### **CONSULTATION**

- Group Manager City Planning and Assessment
- Chief Information Officer

### **OPTIONS**

#### **Option 1:**

That Council resolves to:

1. adopt the changes to the proposed Redland City Plan in compliance with the conditions imposed by the Minister which are contained in *Attachment 2 - Enclosure 1 Ministerial Conditions*;
2. adopt the aligned version of the proposed Redland City Plan incorporating the Minister's conditions and commence the adopted Redland City Plan on 8 October 2018; and
3. undertake the necessary actions listed in Step 9A.2 of the Statutory Guideline 01/16 *Making and amending local planning instruments*.

#### **Option 2:**

That Council resolves to:

1. not proceed with the proposed Redland City Plan and identify the reason for not proceeding; and
2. undertake the necessary actions listed in Step 9A.2 of the Statutory Guideline 01/16 *Making and amending local planning instruments*.

**OFFICER'S RECOMMENDATION**

That Council resolves to:

1. adopt the changes to the proposed Redland City Plan in compliance with the conditions imposed by the Minister which are contained in *Attachment 2 - Enclosure 1 Ministerial Conditions*;
2. adopt the aligned version of the proposed Redland City Plan incorporating the Minister's conditions and commence the adopted Redland City Plan on 8 October 2018; and
3. undertake the necessary actions listed in Step 9A.2 of the Statutory Guideline 01/16 *Making and amending local planning instruments*.



The Hon Cameron Dick MP  
Minister for State Development,  
Manufacturing, Infrastructure and Planning

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Our ref: MC17/1152

09 JUN 2018

Councillor Karen Williams  
Mayor  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Dear Councillor ~~Williams~~

Karen,

Thank you for your letter received on 14 March 2017 to the then Minister for Planning, the Honourable Jackie Trad MP, requesting approval to adopt the draft Redland City Plan (draft City Plan). As the Minister for State Development, Manufacturing, Infrastructure and Planning, I am now responding.

The Department of State Development, Manufacturing, Infrastructure and Planning (the department), in consultation with relevant state agencies, has assessed the draft City Plan in terms of submissions received during the public consultation, changes made as a result of the public consultation, as well as against the requirements of the *Sustainable Planning Act 2009* (SPA) and Statutory guideline 01/16: Making and amending local planning instruments (MALPI) to determine whether or not state interests would be adversely affected by the draft City Plan.

I am pleased to advise, in accordance with SPA and MALPI, I am satisfied the relevant state interests contained in the State Planning Policy April 2016 (SPP April 2016) and the *South East Queensland Regional Plan 2009-2031* have been integrated into the draft City Plan. The Redland City Council (the council) may now adopt the version of the draft City Plan provided to the department on 14 March 2017, subject to the conditions contained in enclosure 1 being complied with prior to adoption. Further advice to assist the council is provided in enclosure 2 and a statement of state interest compliance is provided in enclosure 3.

I understand that officers from the council have collaborated with the department to resolve the outstanding state interest matters relating to the draft City Plan. I appreciate the time that the council has spent in making the draft City Plan and the extensive period and manner in which public consultation was undertaken.

Further, in accordance with section 287(3) of the *Planning Act 2016* (Planning Act), I advise that I am satisfied the aligned version of the draft City Plan as submitted to the department on 19 March 2018, is consistent with the Planning Act and that it has not substantially changed the effect of the proposed amendment.

As you are aware, on 3 July 2017 the State Planning Policy (SPP) July 2017 commenced and replaced the SPP April 2016. The SPP July 2017 was released subsequent to the draft City Plan being progressed to the former Planning Minister. I encourage the council to review the SPP July 2017 and consider a major amendment process to ensure the City Plan appropriately integrates the SPP July 2017.

Please note that the South East Queensland Regional Plan 2017 (*ShapingSEQ*), is the new regional plan for the South East Queensland region. It was given effect on 11 August 2017, and replaces the *South East Queensland Regional Plan 2009-2031*. I encourage the council to review *ShapingSEQ* and include any changes needed to ensure the draft City Plan is integrated with *ShapingSEQ* through a major amendment process. In this regard, the department is currently undertaking a planning scheme alignment review of *ShapingSEQ* and it will continue to work closely with the council to assist in the alignment of the City Plan.

If you require further information, I encourage you to contact Mr Gareth Richardson, Manager, Planning and Development Services - South, in the department, on (07) 5644 3213 or [gareth.richardson@dsgmip.qld.gov.au](mailto:gareth.richardson@dsgmip.qld.gov.au), who will be pleased to assist.

Yours sincerely



**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**

Enc (3)

cc: Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council

## ENCLOSURE 1

**MINISTERIAL CONDITIONS FOR REDLAND CITY COUNCIL'S DRAFT REDLAND CITY PLAN PURSUANT TO SECTION 117 OF THE SUSTAINABLE PLANNING ACT 2009**

Pursuant to section 117 of the *Sustainable Planning Act 2009*, I hereby advise the Redland City Council that it may proceed to adopt the draft Redland City Plan (Post Consultation Draft 2017), as submitted on 14 March 2017, subject to the following conditions:

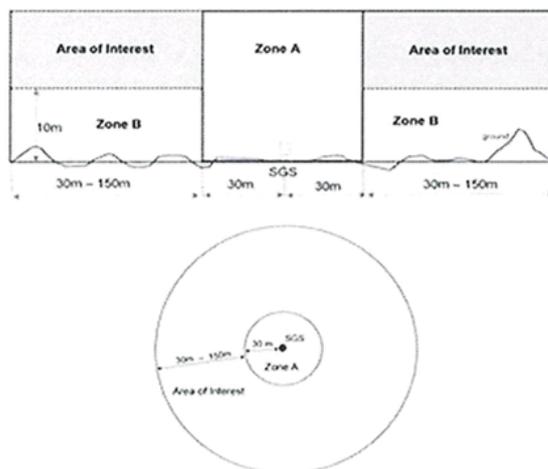
**State interest – Purpose of the Act**

1. Amend Part 6.2 Zone Codes of the proposed City Plan as follows:
  - a) Amend the following sections of the Low Density Residential Zone Code:
    - i. section 6.2.1.2 (2)(c) to state *where not within a particular precinct, lot sizes are not reduced below 400m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
    - ii. section 6.2.1.2 (3)(a)(iv) to state *lot sizes are not reduced below 2,000m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
    - iii. section 6.2.1.2 (3)(b)(iv) to state *lot sizes are not reduced below 6,000m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood*
    - iv. section 6.2.1.2 (3)(d)(v) to state *lot sizes are not reduced below 1,600m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*
  - b) Amend the following sections of the Low-Medium Density Residential Zone Code:
    - i. section 6.2.2.2 (2)(c) to state *lot sizes are not reduced below 400m<sup>2</sup> and have a frontage width of no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*
  - c) Amend the following sections of the Medium Density Residential Zone Code:
    - i. section 6.2.3.2 (2)(d) to state *lot sizes are not reduced below 800m<sup>2</sup>, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.*

**State interest – State Planning Policy (Biodiversity, Cultural Heritage, Transport Infrastructure, Energy and Water Supply, Natural Hazards, Risk and Resilience, Development and Construction, Tourism and Housing Supply and Diversity)**

2. Amend Schedule 2 – Mapping of the proposed City Plan as follows:
  - a) Amend the City Wide Zoning Map (ZM-001) and Redland City Mainland Zoning Map (ZM-002) to remove state land reserve, Lot 600 on SP219225, from the Low Density Residential Zone to the Recreation and Open Space Zone.
  - b) Amend the Environmental Significance Overlay (OM-007 and OM-008) and Waterways Wetlands and Moreton Bay Overlay (OM-023 and OM-024) to identify the current Matters of State Environmental Significance (protected area, marine park, wetlands, threatened wildlife and regulated vegetation).
  - c) Amend the Transport Noise Corridor Overlay (OM-019) to identify the Transport Noise Corridor – Railway for the Cleveland Railway Line.

- d) Amend the Regional Infrastructure Corridors and Substations Overlay (OM-018) to identify the following 110kV electrical infrastructure easements:
    - i. Easement A on CP900470 and Easements B-D and R on SP191080 burdening Lot 1 on SP228365
    - ii. Easements F and G on SP191082 burdening Lot 3 on SP107310
    - iii. Easement E on SP191081 burdening Lot 5 on SP158691
    - iv. Easement H on SP191083 burdening Lot 2 on CP818900
    - v. Easement J on SP186919 burdening Lot 117 on SP228365
    - vi. Easement L on SP186921 burdening Lot 11 on SP106594
    - vii. Easement K on SP186920 burdening Lot 12 on SP106594
    - viii. Easement J on SP186919 burdening Lot 1050 on SP228347
    - ix. Easement Q on SP191084 burdening Lot 119 on SP228365
    - x. Easements M and P-Q on SP191084 burdening Lot 113 on SP228365
    - xi. Easement Q on SP191084 and Easement N on SP191085 burdening Lot 105 on SP228365.
  
  - e) Amend the Coastal protection (Erosion Prone Areas) Overlay (OM-006) to remove the Coastal Management District from the following land parcels:
    - i. Lot 40 on RP135031
    - ii. Lot 39 on RP135031
    - iii. Lot 38 on RP135031
    - iv. Lot 37 on RP135031.
  
  - f) Amend the City Wide Zoning Map (ZM-001) and North Stradbroke Island Zoning Map (ZM-005) to reflect the following changes:
    - i. Lot 21 on A33930 to change the Recreation and Open Space Zone to the Low Density Residential Zone
    - ii. Lot 141 on SL10562 to change the partial Recreation and Open Space Zone to the Low Impact Industry Zone
    - iii. Lot 12 on PL85432 to change the Conservation Zone to the Low Density Residential Zone
    - iv. Lot 13 on PL85432 to change the Conservation Zone to the Low Density Residential Zone
    - v. Lot 39 on D90444 to change the Recreation and Open Space Zone to the Low Density Residential Zone
    - vi. Lot 18 on SP296433 to change the Conservation Zone to the Community Facilities Zone.
3. Replace Figure 8.2.1.3.3 – Birkdale satellite ground station building restriction area with the following diagram:



4. Amend Table 5.10.1, Environmental Significance Overlay, Operational work involving clearing of native vegetation, under the "level of assessment" column as follows:

Self-assessable if clearing is within:

- (1) the rural zone on land that contains a dwelling house and the combined area of the proposed clearing and any clearing previously undertaken since commencement of the first version of this planning scheme exceeds 500m<sup>2</sup> and does not exceed 2500m<sup>2</sup>.

5. Amend Table 5.10.1, Environmental Significance Overlay, Operational work involving clearing of native vegetation, under the "development" column to include an editor's note as follows:

Editor's note – Referral or approval under the *Sustainable Planning Act 2009* and *Water Act 2000* may also be required.

6. Amend Table 6.2.16.3.1 to include the following AO and PO under the "For self-assessable and assessable" heading and "Environmental protection and public safety" subheading as follows:

AO: No acceptable outcome is nominated.

PO: Development does not involve the handling or storage of hazardous chemicals described in Schedule 11, table 11.1 of the Work Health and Safety Regulation 2011 at quantities that exceed the manifest quantity identified in column 5 of Schedule 11, table 11.1 of the Work Health and Safety Regulation 2011.

In addition, make the necessary sequential changes to the numbering of the succeeding POs and AOs.

7. Amend Table 8.2.4.3.1 to include the following editor's note under PO1 as follows:

Editor's note—See Planning Scheme Policy 1 – Environmental significance for advice on achieving compliance with this outcome.

***State interest – State Planning Policy (Cultural Heritage) and South East Queensland Regional Plan 2009-2031 (Item 7.3 – Social and economic equity and Item 7.4 – Cultural Values)***

8. Amend section 3.3.1.4(11) of the Strategic Framework to state '*future development on North Stradbroke Island should recognise and reflect indigenous land use values and the economic and social needs of the indigenous community*'.

***State interest – State Planning Policy (Development and Construction and Natural Hazards, Risk and Resilience)***

9. Amend Table 6.2.1.3.1 as follows:

- a) include the following subheading and associated AO and PO under the "For self-assessable and assessable development" heading as follows:

Subheading: Dwelling houses and dual occupancies

AO: Development is set back 9m from the property boundary adjoining a revetment wall.

PO: Development in Raby Bay, Aquatic Paradise and Sovereign Waters is setback from a property boundary adjoining a revetment wall to:

- (1) Reduce the risk to new structures from the construction, maintenance, structural deterioration or failure of revetment walls;
- (2) Maintain the structural stability of revetment walls;
- (3) Provide unimpeded access to allow for the maintenance of revetment walls.

Note (1) —

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*.

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 Australian Standards.

In addition, make the necessary sequential changes to the numbering of the succeeding POs and AOs.

- b) Remove AO3.1 and PO3 from the "Dwelling houses" subheading and include within the "Dwelling houses and dual occupancies" subheading.
- c) Amend AO3.1 to include reference to dual occupancies.

#### **Drafting errors**

10. Amend all references of SEQ Water to Seqwater.
11. Amend Table 5.10.1, Waterway Corridors and Wetlands Overlay, Operational work involving clearing of native vegetation, under the "level of assessment" column as follows:

Editor's note – Referral or approval under the *Sustainable Planning Act 2009* and *Water Act 2000* may also be required.

Dated this 9<sup>th</sup> day of June 2018



**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**

**ENCLOSURE 2****FURTHER ADVICE FOR THE REDLAND CITY COUNCIL'S DRAFT REDLAND CITY PLAN**

The following further advice is given to the Redland City Council (the council) for its consideration:

***Small lot housing***

1. The proposed changes made to the draft Redland City Plan, in particular—the change to the minimum lot size in the Low-Medium Density Residential Zone from 250m<sup>2</sup> to 400m<sup>2</sup>—may result in a reduction in the diversity and amount of small lot housing.

The council should undertake additional studies to ensure the Redland City Plan will provide appropriately zoned land to accommodate a diverse range of dwellings, particularly small lot housing.

## ENCLOSURE 3

STATEMENT OF STATE INTEREST INTEGRATION

- 1) I have identified that the State Planning Policy April 2016 (SPP April 2016) is integrated in the draft Redland City Plan (draft City Plan) in the following ways:

**Aspects of the SPP April 2016 appropriately integrated**

- Guiding principles
- Housing supply and diversity
- Liveable communities
- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism
- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality
- Emissions and hazardous activities
- Natural hazards, risk and resilience
- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports.

Please note that the State Planning Policy July 2017 (SPP July 2017), was approved on 19 May 2017 and commenced on 3 July 2017. In accordance with section 8(4)(a) of the *Planning Act 2016*, the SPP July 2017 applies to the extent of any inconsistency. Where the draft City Plan does not reflect the SPP July 2017, additional assessment benchmarks may apply and the SPP July 2017, as a whole may need to be considered to the extent of any inconsistency.

- 2) I am also satisfied that the *South East Queensland Regional Plan 2009-2031* has been integrated into the Redland City Plan.

Please note that the *South East Queensland Regional Plan 2017 (ShapingSEQ)*, was given effect on 11 August 2017 and replaces the *South East Queensland Regional Plan 2009-2031*. I encourage the council to review *ShapingSEQ* and include any changes needed to ensure the draft City Plan is integrated with *ShapingSEQ* through a major amendment process.

Dated this 9<sup>th</sup> day of June 2018



**CAMERON DICK MP**  
**Minister for State Development, Manufacturing,**  
**Infrastructure and Planning**

**5 MEETING CLOSURE**