

19.3 GENERAL MAJOR AMENDMENT PACKAGE 01-19

Objective Reference:

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

Responsible Officer: Kim Sweeper, Acting Group Manager City Planning and Assessment

Report Author: Janice Johnston, Principal Strategic Planner

Attachments:

1. GMAP list of amendments
2. GMAP communications strategy
3. Minister's approval, conditions and advice

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.*

PURPOSE

The purpose of this report is to inform Council of the Minister's approval of and conditions for the General Major Amendment Package 01/19 (GMAP) for the City Plan, and seek Council approval to proceed to public consultation on the amendment package.

BACKGROUND

At the General Meeting of 10 October 2018, a confidential report was presented to Council for the GMAP for City Plan (see attachment 1). Council subsequently resolved to commence the amendment process pursuant to the Minister's Guidelines and Rules and submit the GMAP to the Planning Minister for the purpose of the State interest review.

On 19 December 2018, the Department issued a 'Notice of advice to change and pause the timeframe of a proposed amendment'. This notice requested that Council either makes changes to, or provide further information on, a number of proposed amendments to demonstrate they appropriately integrate State interests.

At its General Meeting of 22 February 2019, Council resolved to respond to the notice from the Department. At the same time, a resolution was made to incorporate the second major amendment package 02/19 (GMAP2) into the GMAP. GMAP2 dealt with a single amendment relating to density of dual occupancy development.

On 19 March 2019, in response to Council's resolution on the 22 February 2019, the Department issued a further 'Notice of advice to response' advising that the GMAP remained paused as Council's response did not appropriately address the matters it had previously raised. In particular, the Department's notice identified two outstanding items as follows:

1. Pear Street, Redland Bay zone change; and
2. Tables of assessment for excavation and fill.

In addition, the Department's notice also included a new matter, which had not previously been raised, in relation to the density of dual occupancy development. Department officers confirmed that the GMAP will not be further progressed until such time as Council has reconsidered its position on the three outstanding matters outlined above.

At its General Meeting of 3 April 2019, Council resolved to respond to the DSDMIP notice by:

- maintaining its position in relation to Pear Street and the excavation and fill table of assessment; and
- amend the proposed performance outcome relating to the density of dual occupancy development.

ISSUES

On 12 June 2019, the Minister for the DSDMIP advised Council that the State interest review has been completed and that the amendment package is approved subject to the following conditions:

1. Change item 6 (Filling and excavation assessment triggers). Amend Table 5.7.1 - Operational work, accepted provisions for excavation and filling in all zones except the Conservation Zone as follows:
 - a. Amend proposed item (3) to include an additional item d) which includes reference to the Environmental Significance Overlay; and
 - b. Remove proposed item (4).
2. Change item 16 (Pear Street, Redland Bay). Remove the proposed zoning change at Pear Street, Redland Bay from the proposed amendment.

Once those conditions have been complied with, Council may commence public consultation of the proposed amendment package in accordance with the Minister's Guidelines and Rules and the communications strategy submitted to the department on 5 March 2019 (refer to attachment 2).

It is noted that the General Meeting report of 3 April 2019 noted that, in relation to the Pear Street and excavation and fill items, Council has the option to resolve to change the amendment package as requested by the Department, or continue to maintain its position as adopted at the General Meeting of 22 February 2019. That report therefore did not delve into the planning merits of the issues, as the decision by Council on the policy positions had already been made. The report was more about the State Interest Review process and noted that it was expected that if Council chose to maintain its position on those items, that the Department will likely issue conditions which require the Department's position to be adopted prior to going to advertising.

Given the two issues which form part of the Minister's conditions have previously been debated at length with the DSDMIP, this report recommends changing the amendment package to comply with the Minister's conditions, and proceeding to public consultation of the GMAP. The Minister's Guidelines and Rules do not include provisions to request the State change the amendment package once the Minister has approved it, so the other option available to Council is to resolve to not proceed with the GMAP.

STRATEGIC IMPLICATIONS

Legislative Requirements

The GMAP has been prepared in accordance with the *Planning Act 2016* and Minister's Guidelines and Rules. Council must continue to follow the process set out in the legislative framework under which the proposed amendment was prepared.

Risk Management

Undertaking amendments to the City Plan will ensure the document remains current and consistent with community expectations. Mandatory public consultation requirements (as per the Minister's Guidelines and Rules) for major planning scheme amendments will also ensure the community is given the opportunity to provide feedback on any proposed changes.

Financial

The amendments to the City Plan are being funded as part of the operating budget of the City Planning and Assessment Group.

People

The staff resourcing required to facilitate the proposed amendment to the City Plan are primarily drawn from the Strategic Planning Unit of the City Planning and Assessment Group.

Environmental

Environmental matters have been discussed, where relevant.

Social

Social matters have been discussed, where relevant.

Alignment with Council's Policy and Plans

The proposed amendment package will align with the Wise Planning and Design goals contained in Council's Corporate Plan and the Redlands Community Plan. This includes managing population growth and improving efficiencies in the City Plan.

CONSULTATION

A number of Council groups were consulted in the preparation of the GMAP. In addition, the following consultation has occurred in relation to the first State interest review:

Consulted	Date	Comment
Department of State Development, Manufacturing, Infrastructure and Planning	Ongoing discussions with State officers regarding Pause Notices between December 2018 and June 2019.	Discussions regarding changes and information requested by the Department.

OPTIONS**Option One**

That Council resolves as follows:

1. To amend the General Major Amendment Package (attachment 1) to comply with the Minister's conditions.
2. To commence public consultation of the General Major Amendment Package in accordance with the Minister's Guidelines and Rules and the attached communications strategy (attachment 2).
3. That this report and attachments remain confidential until the proposed amendment package commences public consultation, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.

Option Two

That Council resolves as follows:

1. To not proceed with the proposed amendment.
2. To publish a public notice in accordance with the Minister's Guidelines and Rules which outlines the reasons for not proceeding with the amendment.
3. That this report and attachments remain confidential until the public notice is published, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To amend the General Major Amendment Package (attachment 1) to comply with the Minister's conditions.
2. To commence public consultation of the General Major Amendment Package in accordance with the Minister's Guidelines and Rules and the attached communications strategy (attachment 2).
3. That this report and attachments remain confidential until the proposed amendment package commences public consultation, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.

Proposed Major Amendments to the Redland City Plan

ITEM 1: SIDE AND REAR SETBACKS IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses Editor's note—The following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO4 Development in precinct LDR2 park residential maintains the amenity of adjoining premises by ensuring substantial separation between dwelling houses on adjoining land, and between dwelling houses and the street frontage.	AO4.1 In precinct LDR2 park residential, dwelling houses (including outbuildings) are set back 10m from a road frontage and 510m from a side or rear boundary.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 2: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR1 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO6 Buildings have a limited site cover in order to maintain an open, low density character.	AO6.1 Site cover does not exceed 30% of site area.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 3: SITE COVERAGE IN THE LOW DENSITY RESIDENTIAL ZONE (LDR2 PRECINCT)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.1.3.1— Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Dwelling houses in precincts LDR1: Large lot precinct and LDR2: Park residential precinct	
Editor's note—A number of the following acceptable outcomes are alternative provisions for the purposes of the Queensland Development Code.	
PO6 Buildings have a limited site cover in order to maintain an open, low density character.	AO6.1 Site cover does not exceed 30% of site area.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 4: FRONT BOUNDARY SETBACKS IN THE MEDIUM DENSITY RESIDENTIAL ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 6.2.3.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Built form	
<p>PO11</p> <p>Building setbacks (other than basements):</p> <ol style="list-style-type: none"> (1) create an attractive, consistent and cohesive streetscape; (2) maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings; (3) do not prejudice the development or amenity of adjoining sites; (4) assist in retaining native vegetation and allow for the introduction of landscaping to complement building massing and to screen buildings; (5) provide useable open space for the occupants; and (6) provide space for service functions including car parking and clothes drying; and (7) where tandem car parking spaces are proposed in front of garages, they are contained wholly within the property boundary. <p>Editor's note –The provision of tandem car parking spaces is not supported in all locations. Refer to Table 9.3.5.3.2 – Minimum on-site vehicle parking requirements in the Transport, servicing, access and parking code for further information.</p>	<p>AO11.1</p> <p>Buildings are set back 3m from street frontages.</p> <p>The front boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (1) 5.5m at ground level, where in line with a garage door; and (2) 3m otherwise. <p>AO11.2</p> <p>The side boundary setback:</p> <p>At the side boundary:</p> <ol style="list-style-type: none"> (1) a built to boundary wall does not exceed 4.5m in height and 9m in length along any one boundary; and (2) otherwise, buildings are set back a minimum of: <ol style="list-style-type: none"> (a) 1.5m for a wall up to 4.5m high; (b) 2m for a wall up to 7.5m high; and (c) 2.5m plus 0.5m for every 3m or part thereof by which the building exceeds 7.5m. <p>Note—Where a multiple dwelling in the form of attached or terrace houses is proposed, side setbacks would apply only to boundaries shared with adjoining sites and not to "internal" lot boundaries within the development site.</p> <p>AO11.3</p> <p>The rear boundary setback is a minimum of:</p> <ol style="list-style-type: none"> (3) 4m for a wall up to 13m high; and (4) 6m where above 13m high.

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 5

This amendment was removed from the amendment package.

ITEM 6: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE RURAL ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.7.1—Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Excavation and Filling		
All zones except the Conservation Zones	Accepted	
	<p>If carried out by Redland City Council; or</p> <ol style="list-style-type: none"> 1. the excavation or filling proposed does not exceed a depth of 300mm on its own or when combined with any previous excavation or filling; 2. the excavation or filling does not exceed: <ol style="list-style-type: none"> a. 600m² in area; or b. a volume of 50m³; and 3. where involving a retaining wall, the retaining wall is not greater than 1 metre in height <p>If the proposed filling or excavation:</p> <ol style="list-style-type: none"> (1) does not involve: <ol style="list-style-type: none"> a) excavation of 100m³ or more at or below 5m AHD; or b) filling of 500m³ with an average depth of 0.5m or more on land below 5m AHD; and (2) does not exceed a depth of 750mm on its own or when combined with any previous excavation or filling; and (3) is not located in an area mapped by any of the following overlays: <ol style="list-style-type: none"> a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or b) Coastal Protection (Erosion Prone Area) Overlay; or 	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	c) Waterway Corridors and Wetlands Overlay; and (4) is undertaken outside the canopy cover of native vegetation when located in an area mapped by the Environmental Significance Overlay.	
	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).outcome (refer section 5.3.3 (2) (e)).	
	If not accepted or code assessable	Infrastructure works code
	Code assessment	
	If exceeding a volume of 50m3. If not accepted	Healthy waters code Infrastructure works code
Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	If not accepted	Healthy waters code Infrastructure works code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 7: PERMITTED USES ON THE BIRKDALE COMMONWEALTH LAND SITE (IN STRATEGIC FRAMEWORK)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

3.2.3 Economic Growth

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of clean, export-oriented industries and training and tertiary education facilities. An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

A special purpose precinct may be established on the Birkdale Commonwealth land, possibly containing a mix of:

- clean, export-oriented industries;
- training and tertiary education facilities; and
- tourism, recreation, open space and sporting activities.

An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College.

3.4.1.13 Birkdale special enterprise area

1. A new special enterprise area may establish at Birkdale, utilising surplus Commonwealth land (currently the communications facility site). This precinct may focus on clean industries, in association with tertiary education and training facilities and tourism, recreation, open space and sporting activities. Development does not occur prior to site based investigations and feasibility assessments which establish an appropriate role and layout, and ensure the protection of significant ecological and heritage values on the land

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 8: INTEGRATING ADULT STORES SPRP PROVISIONS INTO CITY PLAN

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table SC1.2.1 — Index of administrative definitions

Index for administrative definitions		
<ul style="list-style-type: none"> • Adjoining premises • Adult store sensitive use area • Advertising device • Affordable housing • Average width • Base date • Basement • Boundary clearance • Building height • Defined flood event • Defined storm tide event • Demand unit • Development footprint 	<ul style="list-style-type: none"> • Domestic outbuilding • Dwelling • Gross floor area • Ground level • Household • Minor building work • Minor electricity infrastructure • Net developable area • Netserv plan • Non-resident workers • Outermost projection • Planning assumptions 	<ul style="list-style-type: none"> • Plot ratio • Projection area(s) • Rear lot • Secondary dwelling • Service catchment • Setback • Site • Site cover • Storey • Temporary use • Ultimate development • Urban purposes

Table SC1.2.2 — Administrative definitions

Administrative term	Definition
Adult store sensitive use area	<p>Means the area from the boundary of land occupied by a child care centre, educational establishment or place of worship (Adult Store Sensitive Use) which is within the greater of the following:</p> <ul style="list-style-type: none"> 200 metres of an Adult Store Sensitive Use according to the shortest route a person may lawfully take, by vehicle or on foot; or 100 metres of an Adult Store Sensitive Use measured in a straight line.

Table 5.4.1—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: <ul style="list-style-type: none"> (1) change of use within an existing building and involving only minor building work; (2) not located in an adult store sensitive use area. 	Principal centre zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4; and (3) not located in an adult store sensitive use area.	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market Multiple dwelling Nightclub entertainment facility Office Place of worship Residential care facility Retirement facility Rooming accommodation Service industry Shop Shopping centre Short term accommodation Showroom	Accepted subject to requirements	
	Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Principal centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; and (2) building height does not exceed the height shown on figure 6.2.6.3.3 or figure 6.2.6.3.4	Principal centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Theatre Veterinary services		

Table 5.4.2—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Major centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an adult store sensitive use area.	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit Educational establishment Emergency services Food and drink outlet Function facility Health care services Hospital Hotel Indoor sport and recreation Market	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	Major centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 17m	Major centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling Nightclub entertainment facility Office Place of worship Rooming accommodation Service industry Short term accommodation Showroom Theatre Veterinary services		

Table 5.4.3—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	District centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (3) not located in an adult store sensitive use area.	District centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation Child care centre Club Community care centre Community residence Community use Dwelling unit	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If a change of use within an existing building and involving only minor building work	District centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 17m	District centre zone code Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Educational establishment Emergency services Food and drink outlet Function facility Health care services Hotel Indoor sport and recreation Market Nightclub entertainment facility Office Place of worship Service industry Showroom Theatre Veterinary services		Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.4—Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Local centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed 17m; and (1) not located in an adult store sensitive use area.	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Bar Caretaker's accommodation	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Child care centre Club Community care centre Community residence Community use Dwelling unit Emergency services Food and drink outlet Health care services Indoor sport and recreation Market Office Place of worship Service industry Veterinary services	If a change of use within an existing building and involving only minor building work	Local centre zone code
	Code assessment	
	If not accepted subject to requirements and building height does not exceed 10.5m	Local centre zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.5—Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
Adult Store	If not located in an adult store sensitive use area.	Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Brothel Bulk landscape supplies Car wash Crematorium Indoor sport and recreation Funeral parlour Parking station Service station Transport depot	Code assessment	
		Low impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.6—Medium impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Code assessment	
	If not located in an adult store sensitive use area.	Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Brothel Car wash Crematorium Funeral parlour Service station	Code assessment	
		Medium impact industry zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Table 5.4.7—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Adult Store	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) change of use within an existing building and involving only minor building work; and (2) not located in an adult store sensitive use area.	Mixed use zone code Adult stores code
	Code assessment	
	If: (1) not accepted subject to requirements; and (2) not located in an adult store sensitive use area.	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Adult store Agricultural supplies store Bulk landscape supplies Emergency services	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Garden centre Hardware and trade supplies Indoor sport and recreation Low impact industry Outdoor sales Place of worship Service industry Showroom Veterinary services Warehouse	If change of use within an existing building and involving only minor building work	Mixed use zone code
	Code assessment	
	If not accepted subject to requirements	Mixed use zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 9: FILLING AND EXCAVATION ASSESSMENT TRIGGERS IN THE CONSERVATION ZONE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Conservation Zone	Accepted	
	If undertaken by Redland City Council	
	Code Assessment	
	All	Infrastructure works code Healthy waters code

Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 10: IMPACTS OF RETAINING WALLS ON VISUAL AMENITY (INFRASTRUCTURE WORKS CODE)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

9.3.2.3 Infrastructure works code – Specific benchmarks for assessment

Table 9.3.2.3.1 —Benchmarks for devevelopment that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Excavation and filling	
PO1 Excavation and filling is minimised and does not reduce the amenity of adjoining properties or of individual lots or dwellings within a development site.	AO1.1 Excavation and filling does not exceed: <ol style="list-style-type: none"> (1) a depth of 750mm either alone or combined with any previous excavation or filling; (2) an area of 600m²; and (3) a volume of 50m³.
PO2 Excavation and filling involving retaining walls or structures ensures that they: <ol style="list-style-type: none"> (1) are constructed of materials that are of a high quality appearance; (2) incorporate landscaping or other features to assist in reducing their visual prominence; and (3) are of an appropriate scale so they do not overbear or dominate buildings / structures and land uses in the locality. 	AO2.1 Retaining walls or structures do not exceed 1m in height.
PO3 Excavation and filling result in landforms and structures which are stable and designed to minimise the potential for failure over the long term.	AO3.1 Retaining walls or structures: <ol style="list-style-type: none"> (1) are designed in accordance with Section 3 of Australian Standard 4678:2002 - Earth Retaining Structures; (2) have a design life of not less than 60 years; and (3) where associated with reconfiguration, are not constructed of timber materials.
	AO3.2 Earthworks are carried out in accordance with Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.
PO4 Excavation and filling does not result in land or water contamination, or the spread of vermin or pest species. Editor's note—Applicants should note that where the development requires the disturbance of soil within a fire ant restricted area, a risk management plan may be required by approved by Biosecurity Queensland within the Department of Agriculture, Fisheries and Forestry. In addition, where a site contains contaminated material, additional requirements under the Environmental Protection Act 1994 may apply.	AO4.1 Excavation or filling involves the controlled use of clean, dry, solid, inert building material in accordance with section 4 of Australian Standard 3798:1996 - Guidelines on earthworks for commercial and residential developments.

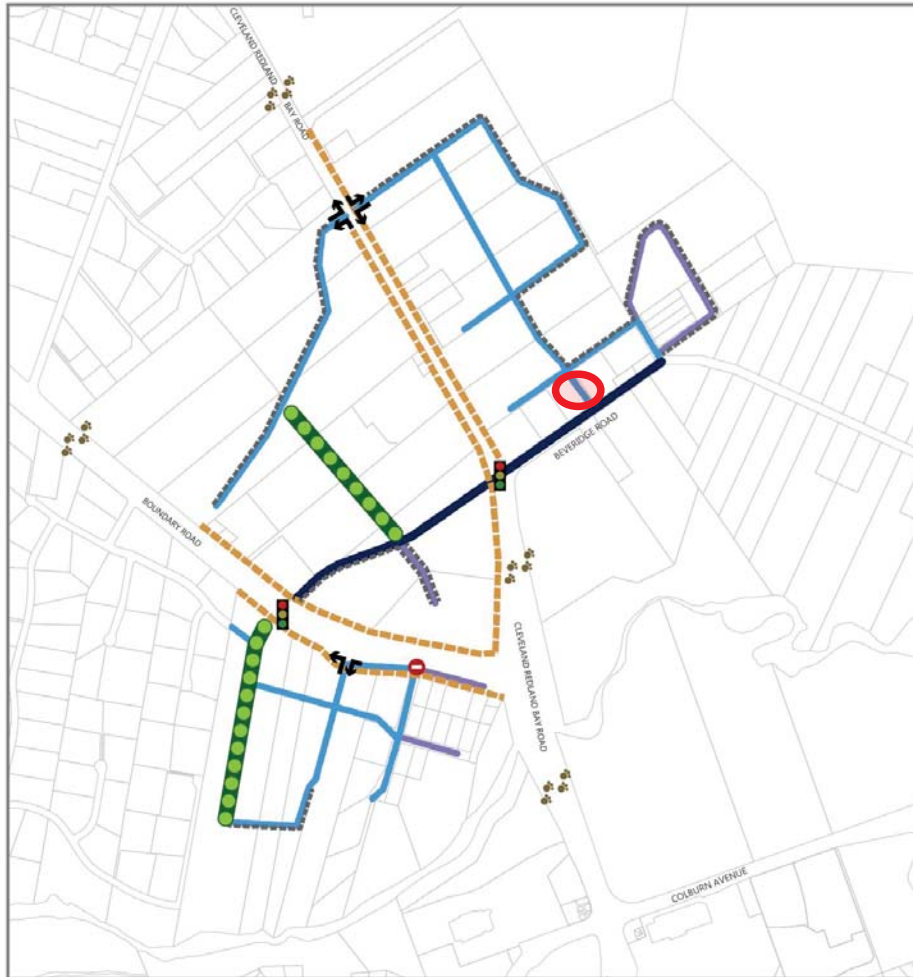
Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 11: ROAD MOVEMENT NETWORK IN SOUTH-EAST THORLANDS (18-22 BEVERIDGE ROAD COLLECTOR STREET)

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme will be made to the following Figure (amendment area circled in red).



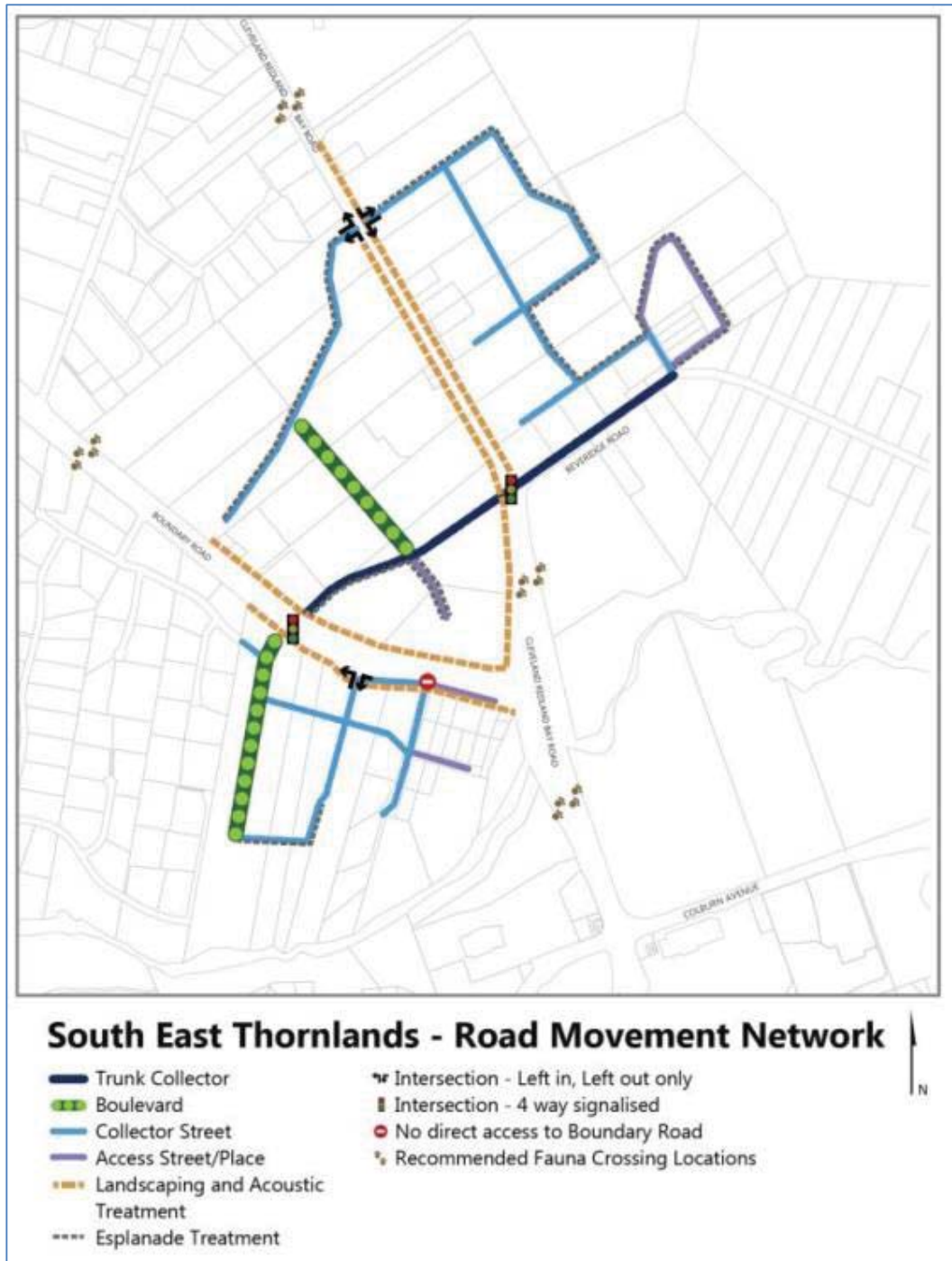
South East Thornlands - Road Movement Network

- | | |
|------------------------------------|---------------------------------------|
| Trunk Collector | Intersection - Left in, Left out only |
| Boulevard | Intersection - 4 way signalised |
| Collector Street | No direct access to Boundary Road |
| Access Street/Place | Recommended Fauna Crossing Locations |
| Landscaping and Acoustic Treatment | |
| Esplanade Treatment | |

These changes (removing the collector street shown over 18-22 Beveridge Road, Thornlands in the Medium Density Residential Zone Code) will be applied to the following figures within City Plan:

1. **Figure 6.2.2.3.4 South East Thornlands: road movement network;**
2. **Figure 6.2.3.3.5 South East Thornlands: road movement network;**
3. **Figure 6.2.10.3.1 South East Thornlands: road movement network;**
4. **Figure 9.3.4.3.3 South East Thornlands: road movement network** (note that the figure in the current version of city plan incorrectly shows the Kinross Road Movement Network – the whole figure will be replaced using the updated image below).

The figures are to be amended as follows:



Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 12:

This amendment was removed from the amendment package.

ITEM 13:

This amendment was removed from the amendment package.

ITEM 14:

This amendment was removed from the amendment package.

ITEM 15: AMENITY AND VISUAL IMPACTS OF DEVELOPMENT ALONG CANAL AND LAKE FRONTAGES – ADDITIONAL PROVISIONS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park Sales office Landing Editor's note—Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act	Accepted	
Substation Utility installation	Accepted	
	If provided by a public sector entity	
Telecommunications facility	Accepted	
	If aerial cabling for broadband purposes	
Dwelling house	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If in precincts LDR2, LDR3, LDR4 or LDR5. If: (1) in precincts LDR2, LDR3 or LDR4; or (2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body.	Low density residential zone code
Dual Occupancy	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
	If: (1) not in precincts LDR1, LDR2 or LDR4; and (2) building height is 8.5m or less; and	Low density residential zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(3) density does not exceed 1 dwelling per 400m ² of site area	
	Code assessment	
	If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements	Low density residential zone code
Home based business	Accepted subject to requirements Editor's note—Unless otherwise specified, development that is accepted subject to requirements will become code assessable when not complying with an acceptable outcome. However, it will only be assessable against the corresponding performance outcome (refer section 5.3.3 (2)).	
		Home based business code
Community care centre Community use	Code assessment	
	If total gross floor area of the proposed use and any existing community care centre or community use does not exceed 250m ²	Low density residential zone code Healthy waters code Infrastructure works code Landscaping code Transport, servicing, access and parking code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the description listed in the categories of development and assessment column. Any other undefined use.		The planning scheme

Table 5.6.1—Building work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	Accepted	
	If not accepted subject to requirements	
	Accepted subject to requirements Editor's note—Dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the Regulation. Editor's note—The acceptable outcomes for detached houses in the Low density residential code are alternative provisions to the Queensland Development Code.	
	If : (1) a dwelling house in precincts LDR2, LDR3, LDR4 or LDR5; or (2) a dual occupancy in precinct LDR5.	Low density residential zone code
	If (1) in precincts LDR2, LDR3 or LDR4; or	

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(2) in Raby Bay, Aquatic Paradise or Sovereign Waters and adjoining a canal or artificial water body	
Accepted development		
Any other building work not listed in this table.		

Editor's note—The above categories of development assessment apply unless otherwise prescribed in the Regulation.

6.2.1 Low density residential zone code

6.2.1.2 Purpose

...

(e) Precinct LDR5: Canal and Lakeside Estates:

- (i) Development is setback from revetment walls to maintain structural integrity, enable unrestricted access for maintenance and reduce any impacts associated with the construction, maintenance, structural deterioration or failure of revetment walls;
- (ii) View lines and vistas of waterways and canals are maintained for neighbouring properties; and
- (iii) Design does not detract from the amenity or character of the area and is complementary to the built form, waterway or landscape setting of the location.

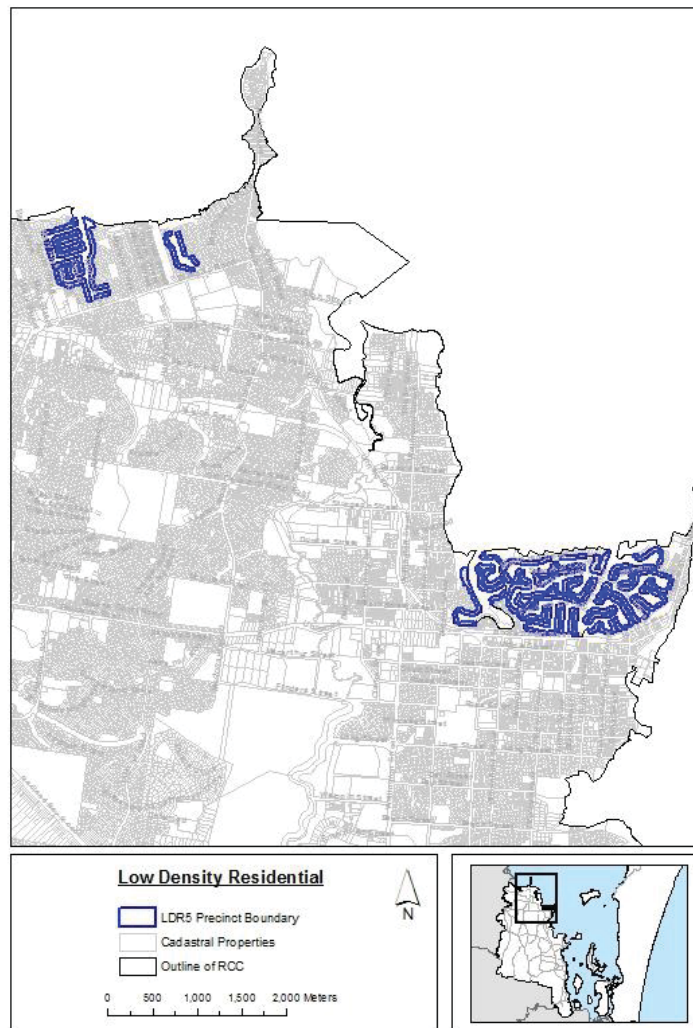


Figure 6.2.1.2.5 – Precinct LDR5: Canal and Lakeside Estates

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

Table 6.2.1.3Error! No text of specified style in document..2—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies and dwelling houses in precinct LDR5: Canal and lakeside estates	
<p>PO6</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters is set back from a property boundary adjoining a revetment wall to:</p> <ol style="list-style-type: none"> (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; 	<p>AO6.1</p> <p>Development is set back 9m from the property boundary adjoining a revetment wall.</p>

<p>(3) Provide unimpeded access to allow for the maintenance of revetment walls.</p> <p>Note — 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.</p> <p>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.</p>	
<p>PO7</p> <p>Development in Raby Bay, Aquatic Paradise and Sovereign Waters maintains the amenity of adjoining premises by:</p> <p>(1) maintaining consistency with the setbacks of adjoining buildings and structures; and</p> <p>(1) maintaining the existing view lines of neighbouring properties; and</p> <p>(2) not dominating or detracting from the built form, waterway and landscape setting of the location.</p>	<p>AO7.1</p> <p>Dwelling houses and dual occupancies (including outbuildings) are set back 9m from the property boundary adjoining a canal wall, revetment wall or bank of an artificial water body.</p> <p>Development (including domestic outbuildings) is setback a minimum of 9.0m from the property boundary adjoining a canal or lake.</p> <p>OR</p> <p>AO6.2</p> <p>Development layout and building setbacks maintain the existing view line of neighbouring properties.</p> <p>Figure 6.2.1.2.4.6 illustrates.</p> <p>OR</p> <p>AO6.3</p> <p>Development undertaken within 9.0m of the property boundary adjoining a canal or lake:</p> <p>(1) Is of an open air design; and</p> <p>(2) Does not incorporate screening elements (e.g. shutters, awnings and sunshades) that could impede existing view lines when in use.</p> <p>Figure 6.2.1.2.4.7 illustrates.</p> <p>Editor's note—Applicants should also be aware that structures near a canal or revetment wall must</p>

	<p>maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction closer than 9m would need to be supported by the correct building structural design certificates which prove that any works within this distance will not cause any movement or damage to the existing revetment wall or bank which may have a limited capacity to withstand additional loadings. These matters are to be addressed in any application for building works.</p>
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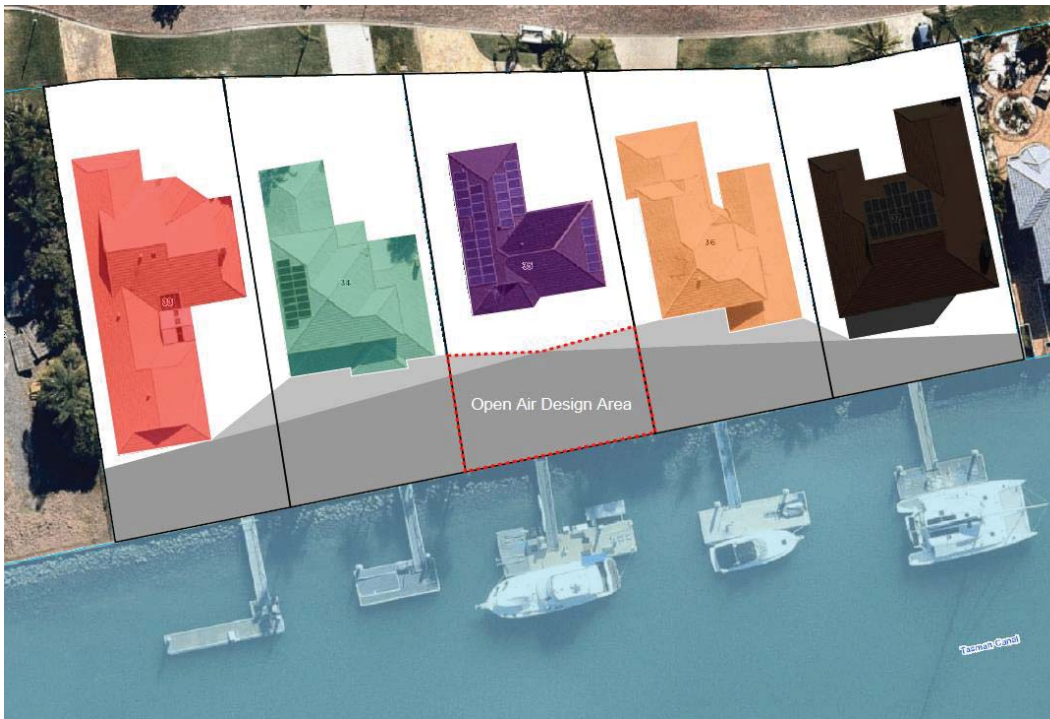
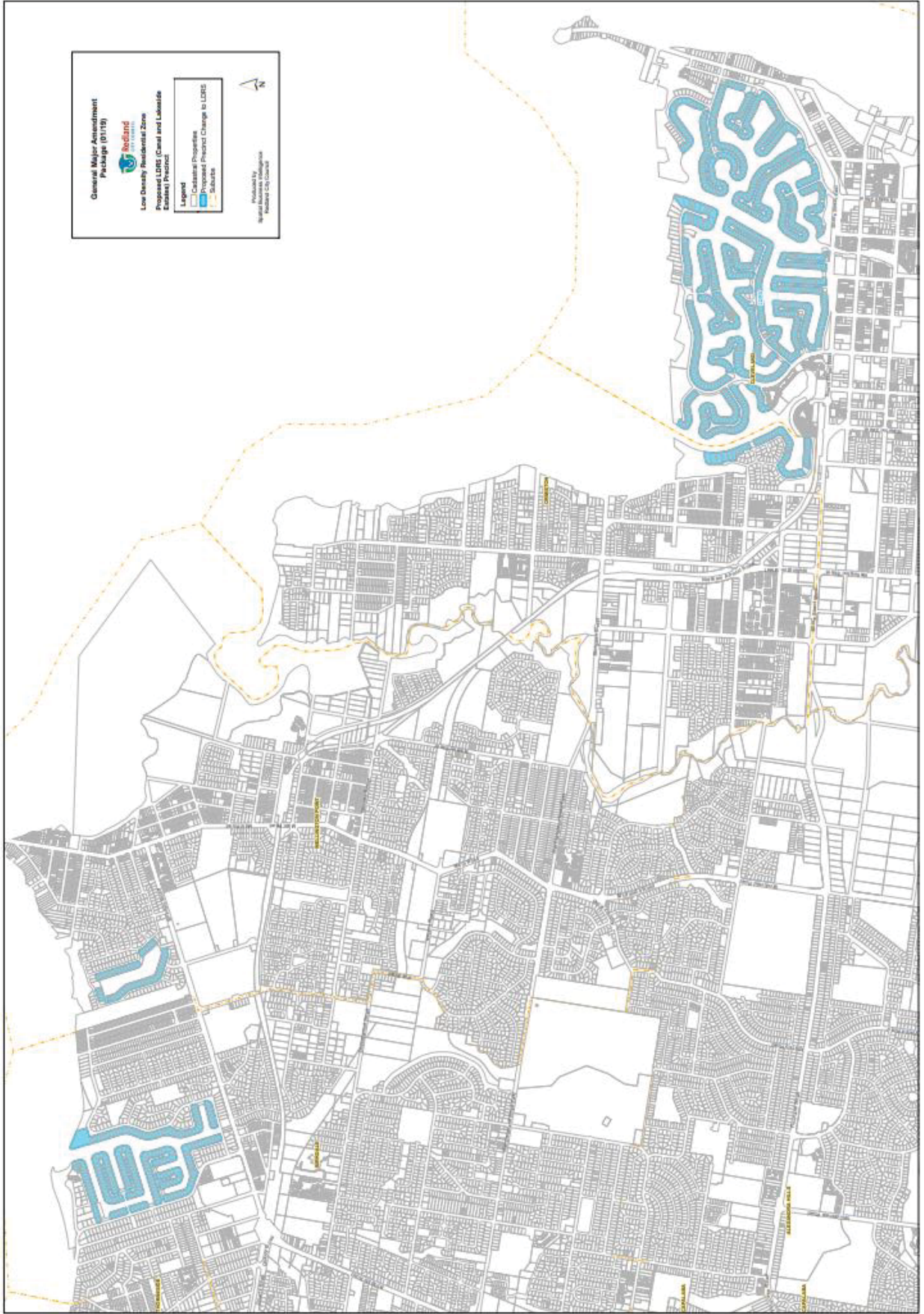


Figure 6.2.1.2.4.6 – Protection of view lines in canal and lakeside estates



Figure 6.2.1.2.7 – Example of Open Air Design¹

¹ Image retrieved from Complete Home website, <https://www.completehome.com.au/uncategorized/resort-style-living-holiday-at-home.html>



Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 02/19-1 : DUAL OCCUPANCY DENSITY IN THE LOW DENSITY RESIDENTIAL ZONE

Proposed City Plan Amendments

The proposed amendment to the Planning Scheme is as follows:

6.2.1.2 Purpose

- (1) The purpose of the low density residential zone code is to provide for residential areas with a high level of amenity and characterised by dwelling houses on a range of lot sizes which achieve a general sense of openness and low density streetscapes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - a. the low density residential zone consists predominantly of dwelling houses with some dual occupancies (other than in the LDR1 large lot, and LDR2 park residential and LDR4 Kinross Road precincts within this zone);
 - b. development maintains a low density streetscape character;
 - c. where not within a particular precinct, lot sizes are not reduced below 400m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;
 - d. where not within a particular precinct, the density of dual occupancy development is not to exceed one dwelling per 400m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
 - e. uses which provide a community service function, such as a community use may be established where they are small scale, do not significantly detract from residential amenity, do not compromise the role of any centre and are located on a collector or higher order road;
 - f. shops, offices and food and drink outlets are not established;
 - g. buildings are of a house-like scale;
 - h. home based businesses are undertaken where they do not detract from the residential amenity of the area; and
 - i. development creates a safe, comfortable and convenient pedestrian environment within and external to the site, and facilitates a high level of accessibility and permeability for pedestrians and cyclists.
- (3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
 - a. Precinct LDR1: large lot residential:
 - i. the precinct retains a very low density residential character;
 - ii. retention of habitat within the precinct is maximised;
 - iii. housing forms are limited to dwelling houses; and
 - iv. lot sizes are not reduced below 2,000m², unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

Table 6.2.1.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Dual occupancies	
PO1 Housing in the precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross is limited to dwelling houses.	AO1.1 Dual occupancies are not established in precinct LDR1 large lot or precinct LDR2 park residential or precinct LDR4 Kinross Road.
PO2 In all other areas, dual occupancies occur on larger lots greater than or equal to 800m ² in area, and unless in a form that is consistent with the low density, open and low-rise character of the locality.	AO2.1 Density does not exceed one dwelling per 400m ² of site area. AO2.2 The site has a minimum frontage of 20m.

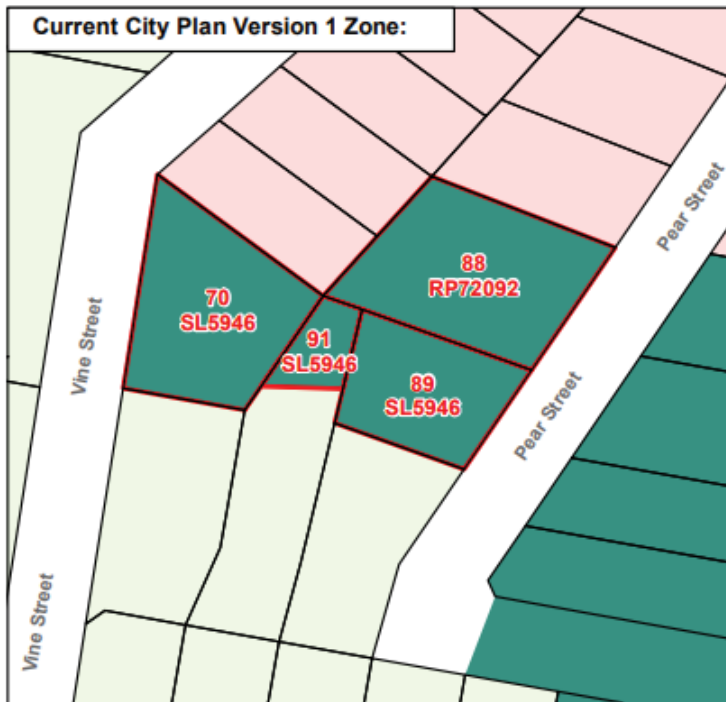
Officer Recommendation

It is recommended that Council amend the Redland City Plan in accordance with the proposed amendments outlined above.

ITEM 16: PEAR STREET, REDLAND BAY

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



General Major Amendment Package (01/19)



Change 16 Pear Street, Redland Bay

Legend

Areas of Change

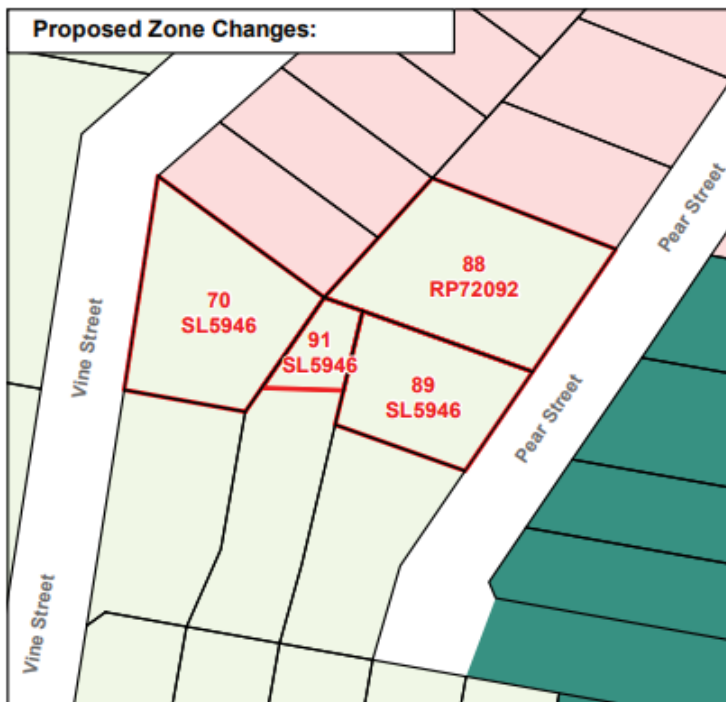
Cadastral Properties

Current City Plan Version 1:

Conservation

Proposed Zone Changes:

Rural



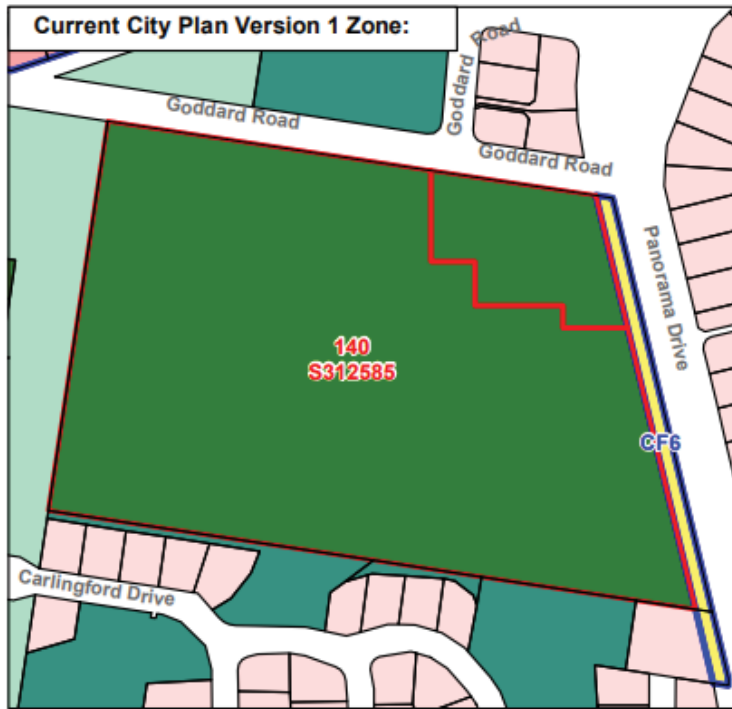
Overview:



ITEM 17: 145-167 PANORAMA DRIVE, THORNLANDS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



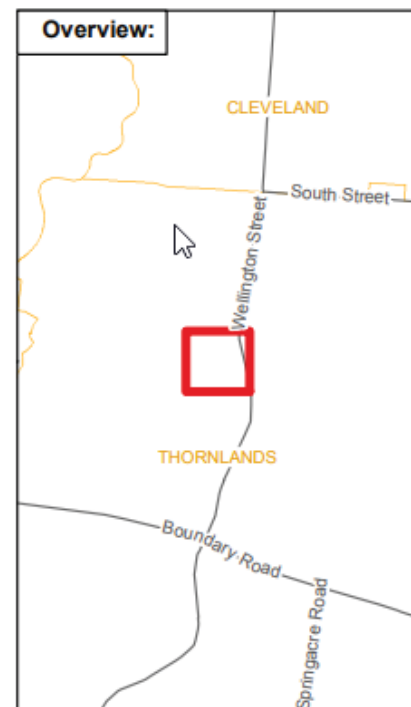
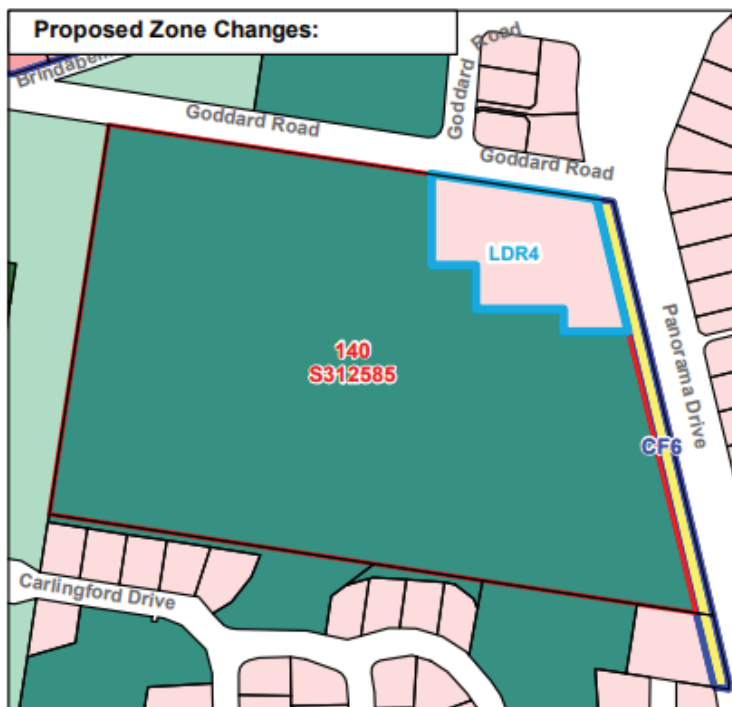
General Major Amendment Package (01/19)



Change 17 145-167 Panorama Drive, Thornlands

Legend

- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Environmental Management
- Precinct Boundary
- Proposed Zone Changes:**
 - Low Density Residential
 - Conservation
- Proposed Precinct Change



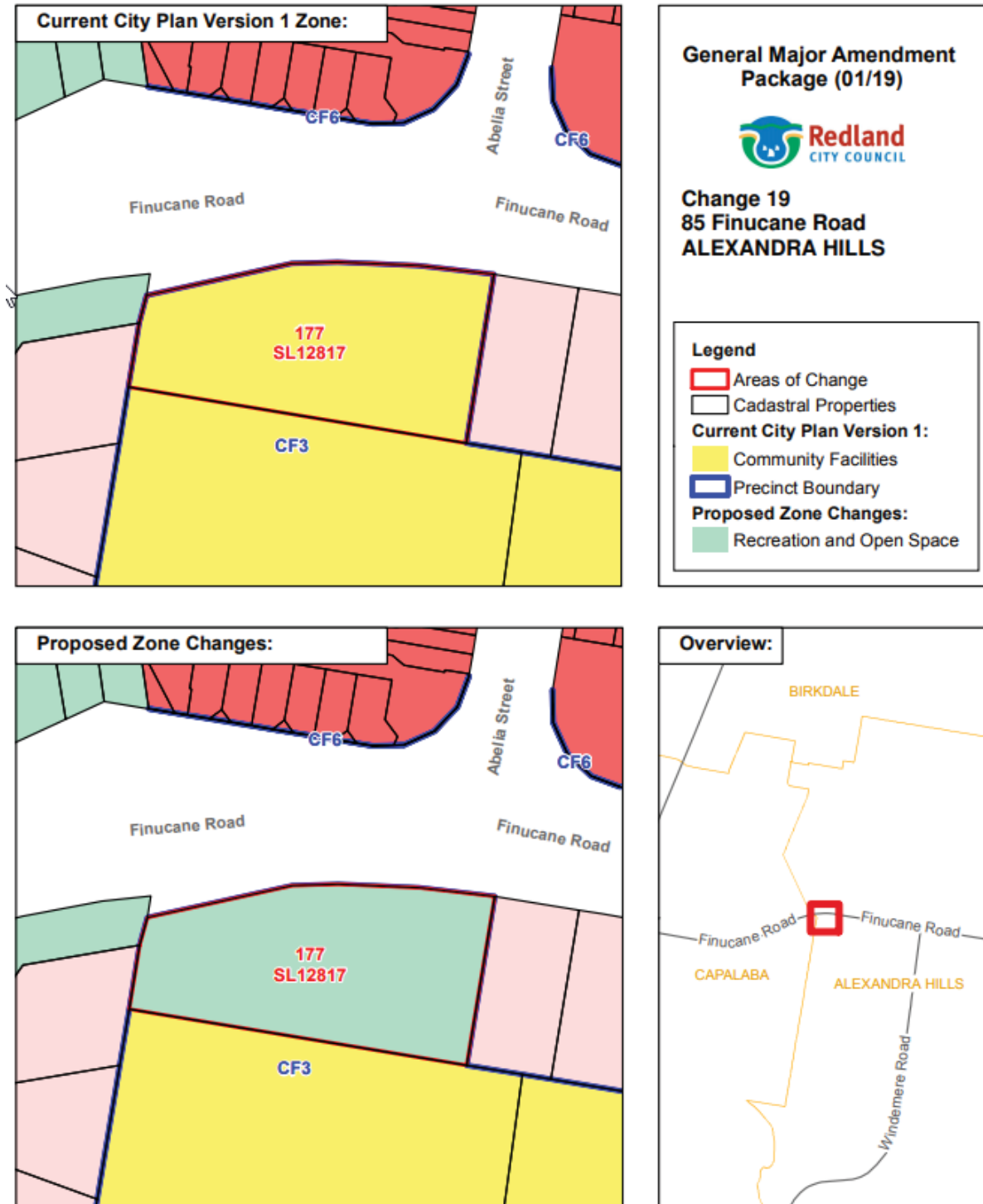
ITEM 18

This amendment was removed from the amendment package.

ITEM 19: 85 FINUCANE ROAD, ALEXANDRA HILLS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



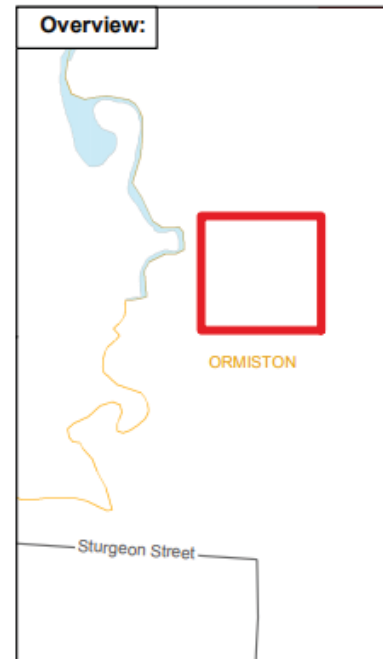
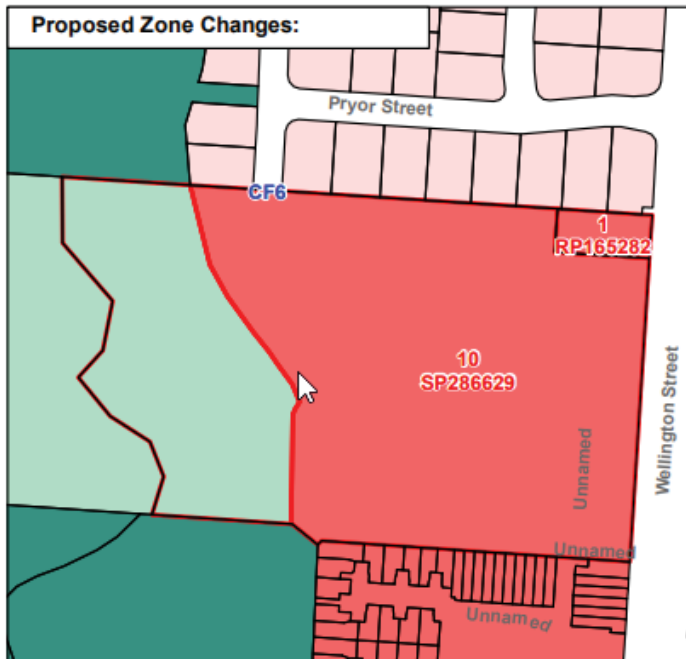
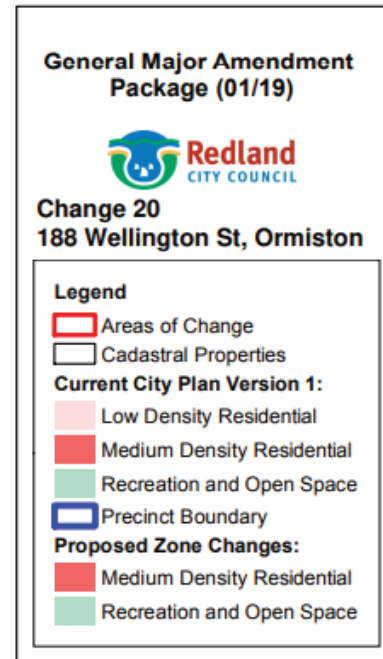
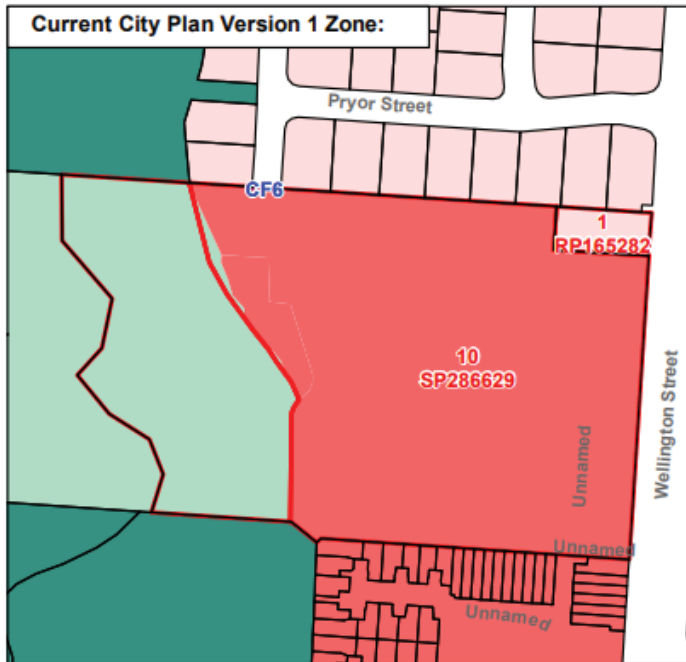
ITEM 20: 188 WELLINGTON STREET, ORMISTON

AND

ITEM 30: 172-186 WELLINGTON STREET, ORMISTON

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



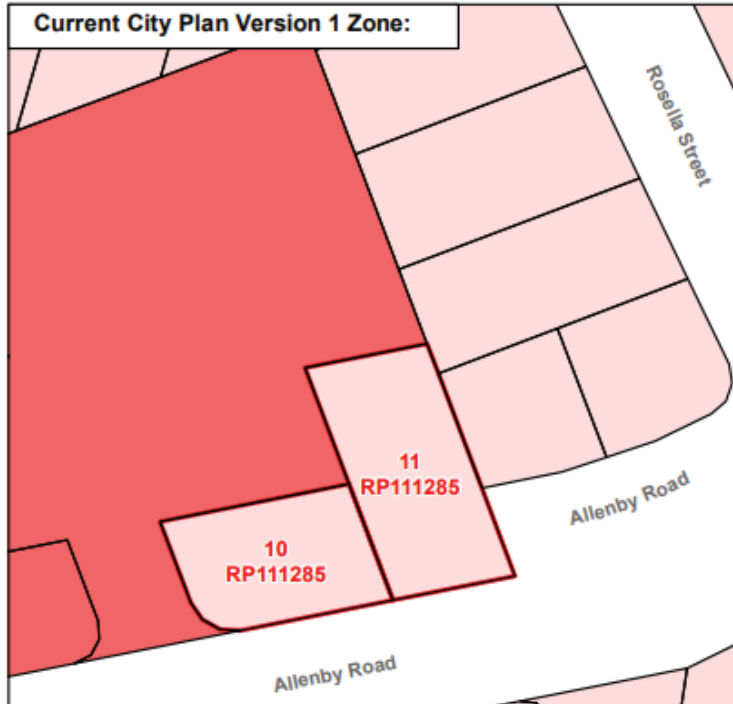
ITEM 21

This amendment was removed from the amendment package.

ITEM 22: 130-138 ALLENBY ROAD, WELLINGTON POINT

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



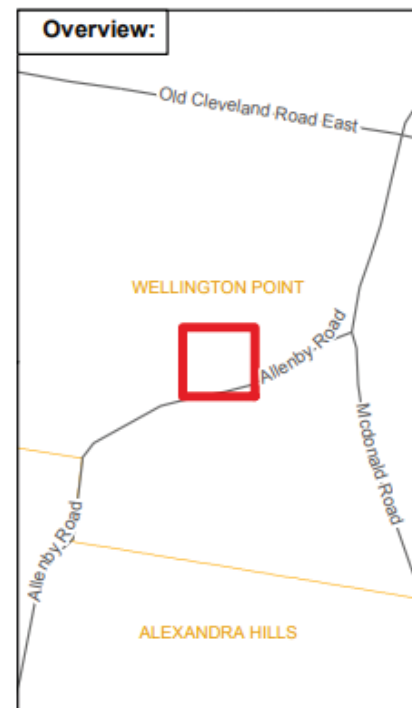
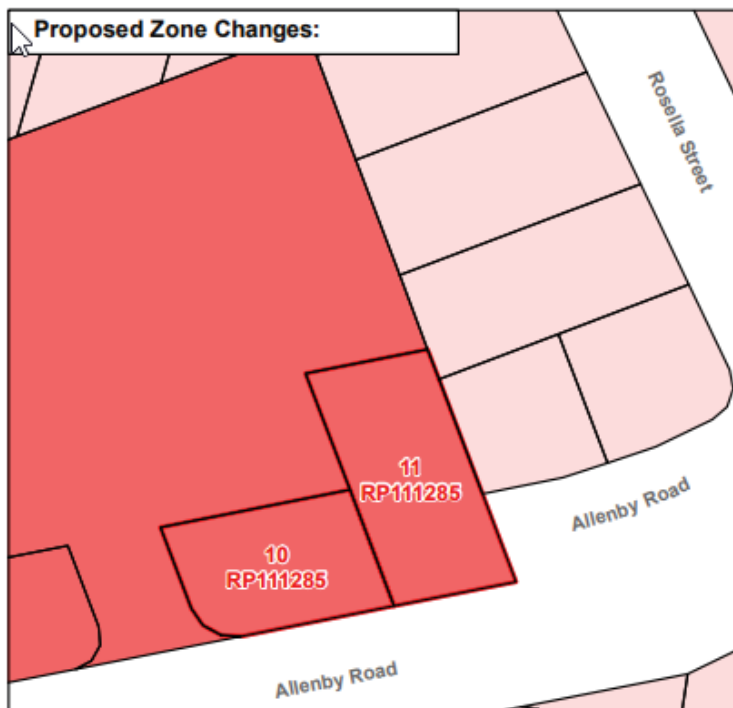
General Major Amendment Package (01/19)



Change 22 130-138 Allenby Road WELLINGTON POINT

Legend

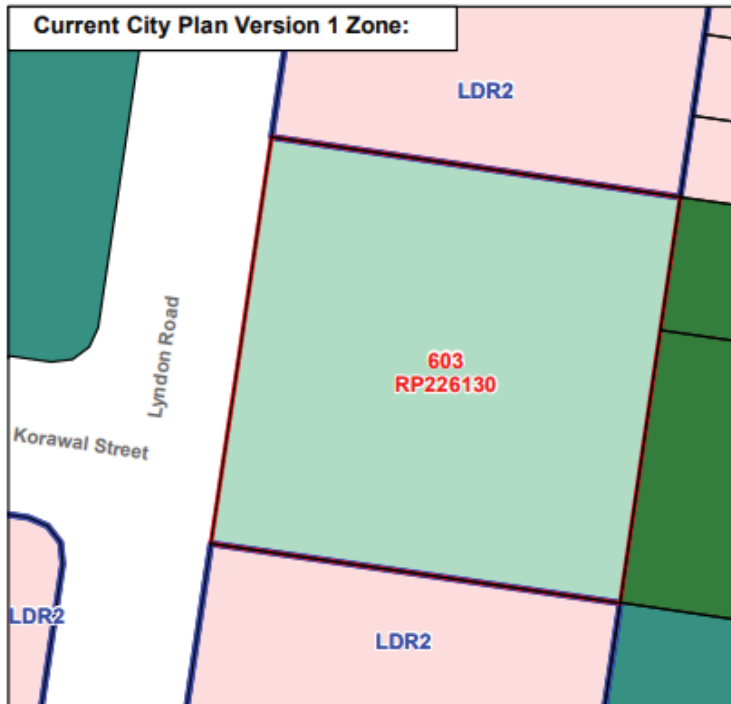
- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Low Density Residential
- Proposed Zone Changes:**
 - Medium Density Residential



ITEM 23: 85-87 LYNDON ROAD, CAPALABA

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



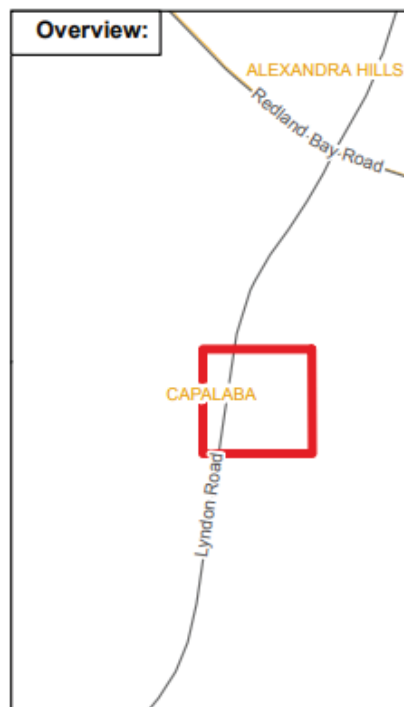
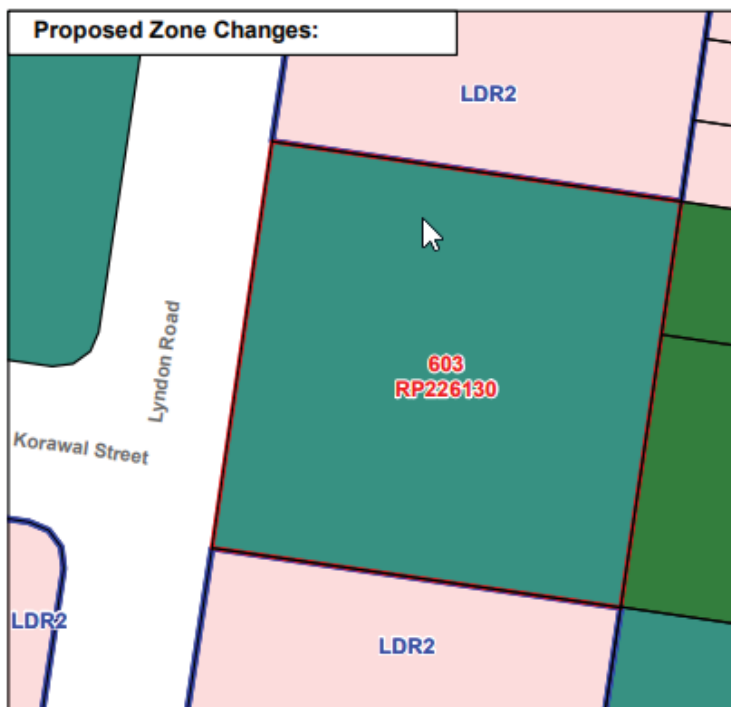
General Major Amendment Package (01/19)



Change 23 85-87 Lyndon Road Capalaba

Legend

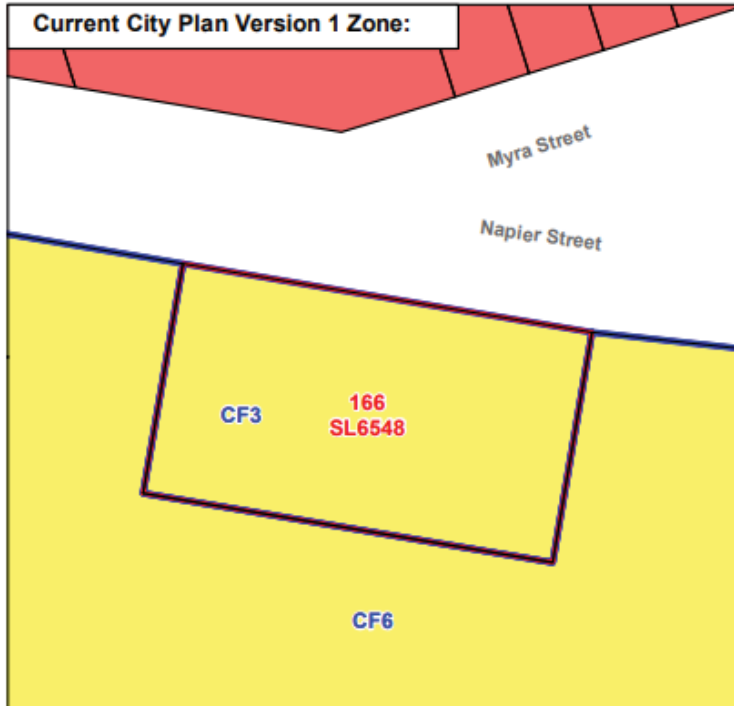
- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Recreation and Open Space
 - Precinct Boundary
- Proposed Zone Changes:**
 - Conservation



ITEM 24: 10-14 NAPIER STREET, BIRKDALE

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



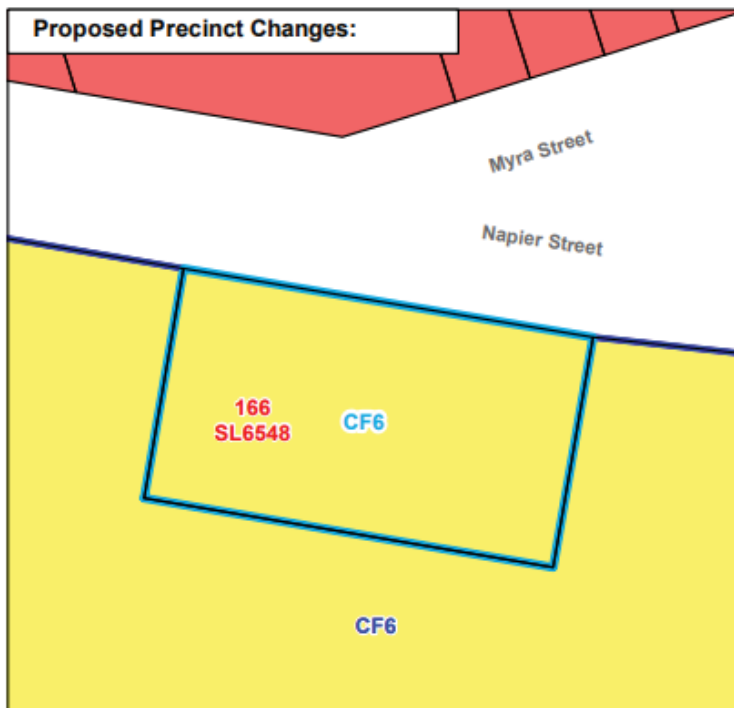
General Major Amendment Package (01/19)



Change 24 10-14 Napier Street, BIRKDALE

Legend

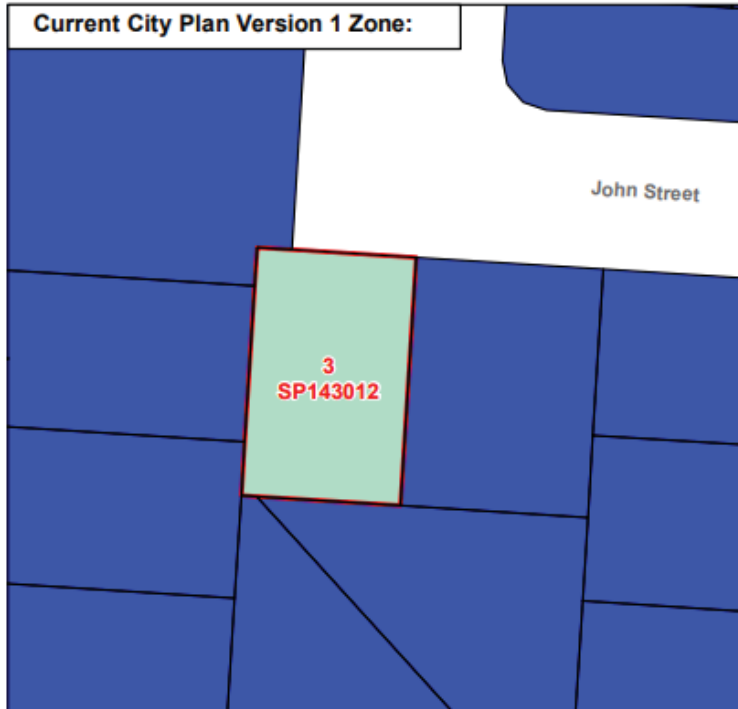
- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Community Facilities
 - Precinct Boundary
 - Proposed Precinct Change



ITEM 25: 7 JOHN STREET, CLEVELAND

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



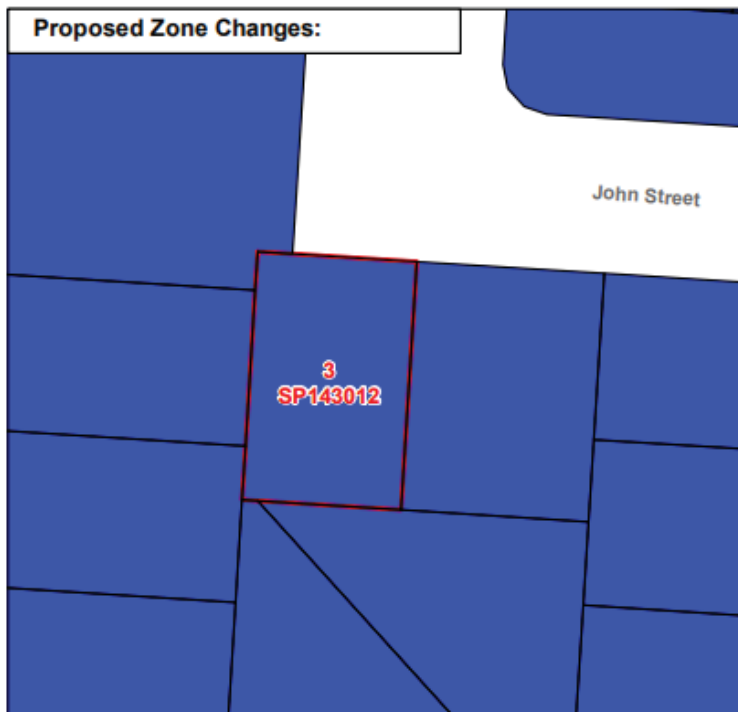
General Major Amendment Package (01/19)



Change 25 7 John Street CLEVELAND

Legend

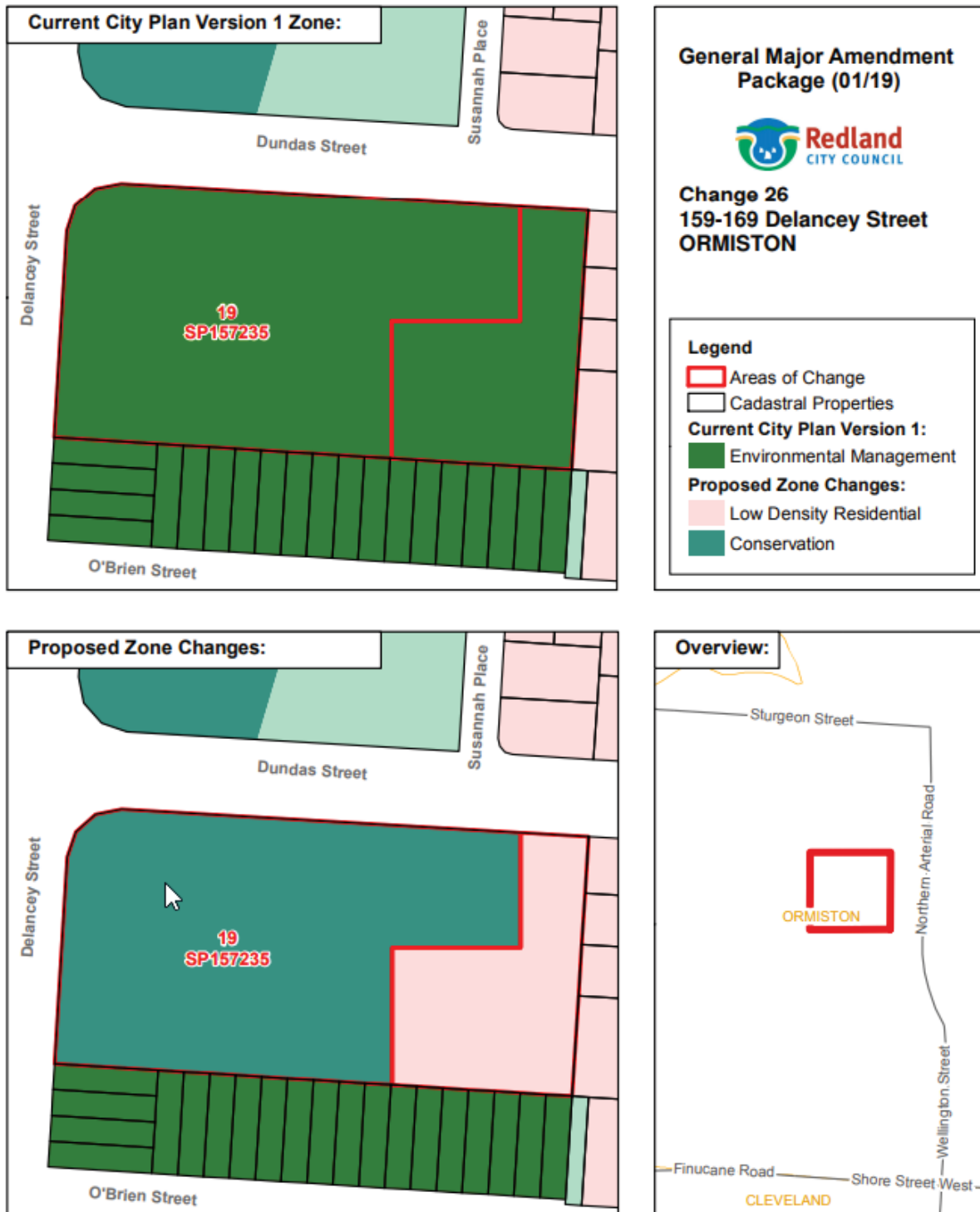
- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Recreation and Open Space
- Proposed Zone Changes:**
 - Principal Centre



ITEM 26: 159-169 DELANCEY STREET, ORMISTON

Proposed City Plan Amendments

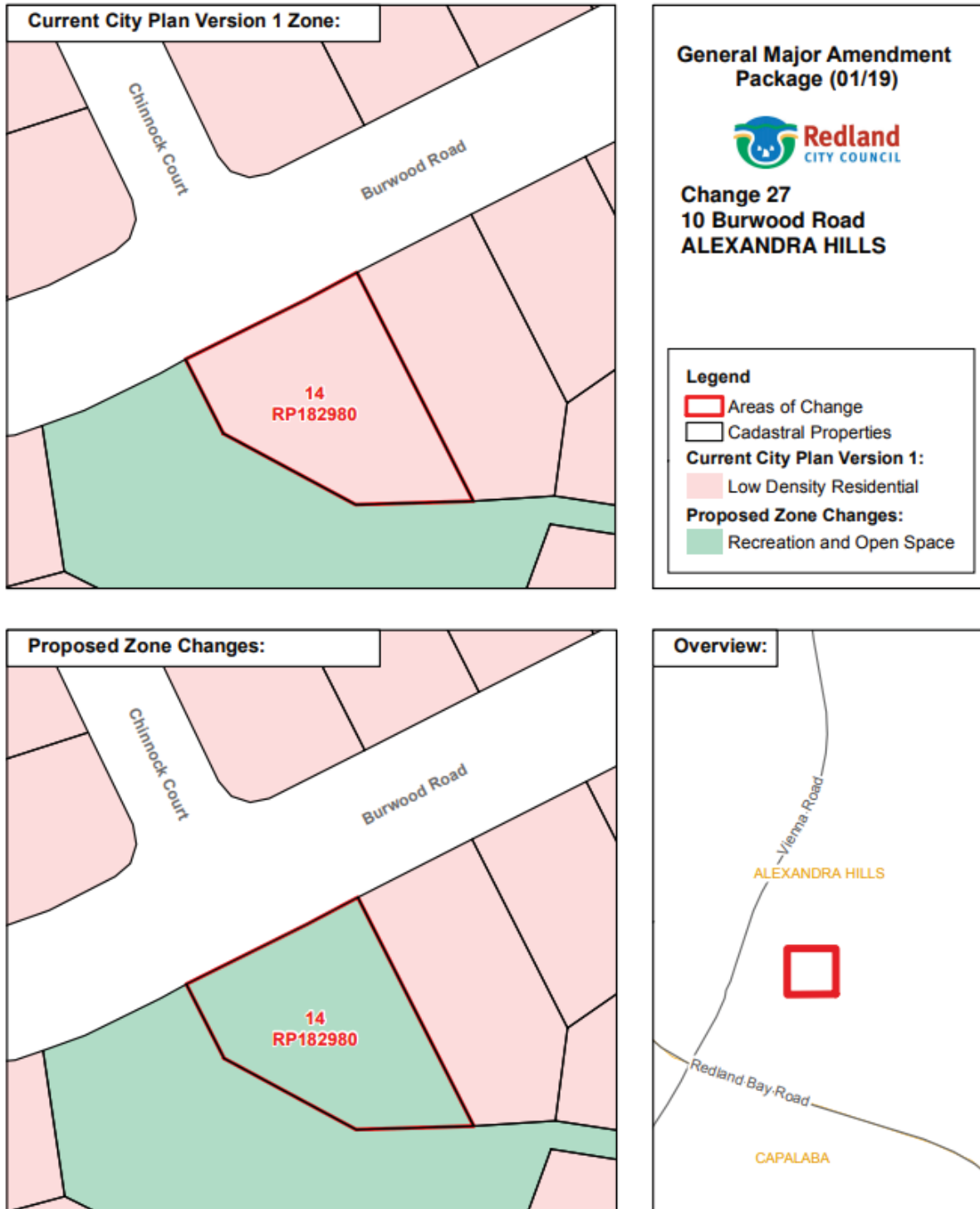
The proposed amendments to the Planning Scheme are as follows:



ITEM 27: 10 BURWOOD ROAD, ALEXANDRA HILLS

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



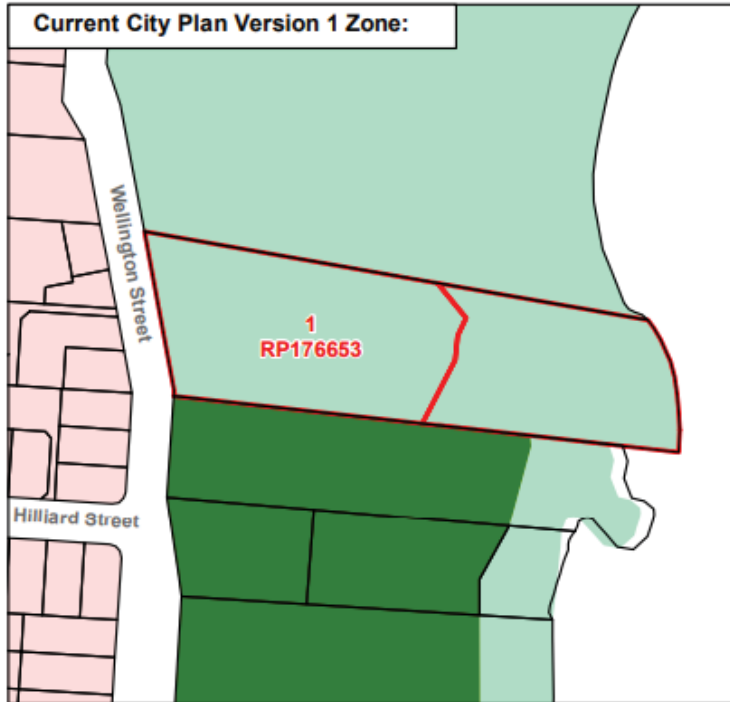
ITEM 28

This amendment was removed from the amendment package.

ITEM 29: 267-275 WELLINGTON STREET, ORMISTON

Proposed City Plan Amendments

The proposed amendments to the Planning Scheme are as follows:



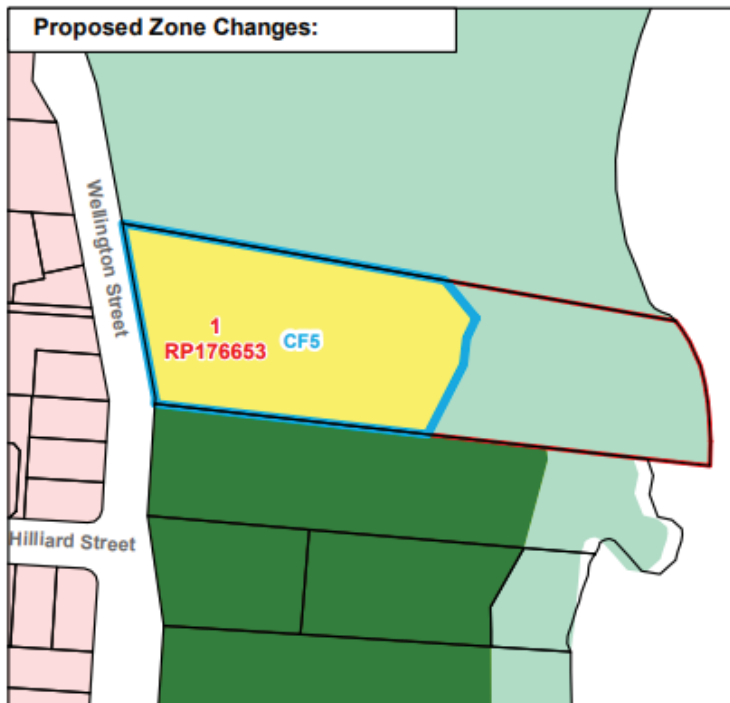
General Major Amendment Package (01/19)



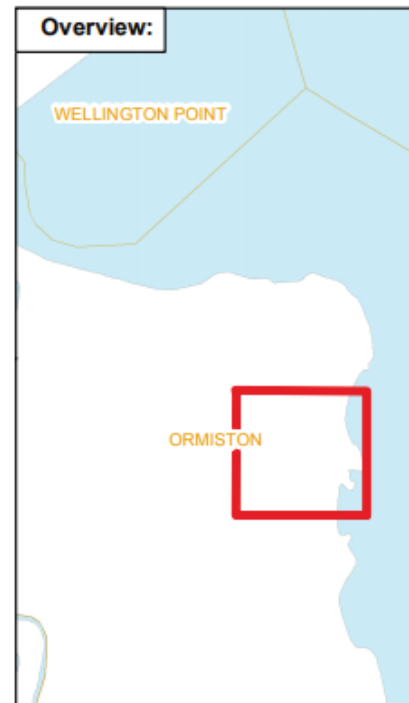
Item 29 267-275 Wellington Street ORMISTON

Legend

- Areas of Change
- Cadastral Properties
- Current City Plan Version 1:**
 - Recreation and Open Space
- Proposed Zone Changes:**
 - Recreation and Open Space
 - Community Facilities
 - Proposed Precinct Change



Overview:



General Major Amendment Package – Communications Strategy

Goals

- Raise awareness about the General Major Amendment Package (GMAP) and its contents; and
- Inform the community about the public consultation period and how to make a properly made submission.

Target Audience

- **Primary Audience** – Landowners impacted by location-specific amendment proposals, such as zone changes.
- **Secondary Audience** – the general public.
- **Traditional Owner Groups**

Strategies & Communication Channels

1. Place a notice on Council's website and in Council's customer service centres in Cleveland and Capalaba
2. Place a notice in the local paper (Redland City Bulletin)
3. Place a notice in the Queensland Government Gazette
4. Write letters to individual landowners impacted by zone change proposals
5. Write letters or emails to representatives from the following traditional owner groups:
 - Quandamooka People; and
 - Danggan Balun (Five Rivers) People.

Key Messages

- Background: why the GMAP is being undertaken
- Public consultation period dates
- How to make a properly made submission
- How to obtain further information

Proposed Timing

Redland City Council proposes running the public consultation period for at least 20 business days as specified in the [Ministers Guidelines and Rules](#). Timing of the public consultation period will be determined once DSDMIP finalise the State Interest Review.



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

Our ref: MC18/7212

12 JUN 2019

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

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Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Dear Councillor Williams

Karen

Thank you for the letter of 13 November 2018 from the Redland City Council (the council), seeking approval to proceed to public consultation on the proposed General Major Amendment 1 (the proposed amendment) to the *Redland City Plan 2018* (the City Plan).

In accordance with chapter 2, part 4, section 17.2 of the Minister's Guidelines and Rules (MGR), the proposed amendment has been assessed against the *Planning Act 2016*, the Planning Regulation 2017 and the state interests contained within the State Planning Policy, July 2017 and the South East Queensland Regional Plan 2017 (*ShapingSEQ*).

I am pleased to advise that in accordance with the MGR, I am satisfied the proposed amendment appropriately integrates the relevant state interests and that the council may now proceed to public consultation on the version of the proposed amendment submitted to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 7 May 2019. My approval is subject to the conditions contained in enclosure 1 being complied with prior to public consultation and I note the further advice provided in enclosure 2 to assist the council in the preparation of future amendments to the City Plan.

I can also confirm that the council must, as a minimum, undertake public consultation in accordance with the MGR and the communications strategy submitted to the department on 5 March 2019.

If you have any questions about my advice to you, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely

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

Enc (2)

cc: Mr Andrew Chesterman
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Enclosure 1

Ministerial conditions

Pursuant to chapter 2, part 4, section 17 of the Minister's Guidelines and Rules

Pursuant to chapter 2, part 4, section 17 of the Minister's Guidelines and Rules, I hereby advise the Redland City Council that it may proceed to public consultation on the proposed General Major Amendment 1 to the *Redland City Plan 2018* as submitted to the Department of State Development, Manufacturing, Infrastructure and Planning on 7 May 2019, subject to the following conditions:

Conditions	Timing
<p><i>Change item 6</i></p> <p>State interest – State Planning Policy (SPP): Biodiversity</p> <p>1. Amend Table 5.7.1 – Operational work, accepted provisions for excavation and filling in all zones except the Conservation Zone as follows:</p> <p>a. amend proposed item (3) to include an additional item d) which includes reference to the Environmental Significance Overlay; and</p> <p>b. remove proposed item (4).</p>	Prior to public consultation.
<p><i>Change item 16</i></p> <p>State interest – SPP: Biodiversity; South East Queensland Regional Plan 2017 (<i>ShapingSEQ</i>): Goal 4: Sustain and Element 2: Biodiversity</p> <p>2. Remove the proposed zoning change at Pear Street, Redland Bay from the proposed amendment.</p>	Prior to public consultation.

Dated this 12th day of June 2019



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

Enclosure 2

Ministerial advice

I provide the following ministerial advice to the Redland City Council (the council) for its consideration:

Prior ministerial advice

I refer to my letter of 9 June 2018 whereby I, as Planning Minister, approved the adoption of the *Redland City Plan 2018* (the City Plan), subject to conditions and ministerial advice. I note that my advice encouraged the council to undertake additional studies to ensure the City Plan provides appropriately zoned land to accommodate a diverse range of dwellings, particularly 'small lot housing'.

The proposed General Major Amendment 1 to the City Plan does not address my ministerial advice from the 9 June 2018. I am concerned that the council is yet to undertake investigations or studies to ensure appropriate housing product, particularly 'small lot housing', is delivered within Redland City. These investigations or studies should inform any future City Plan amendments which require consideration against housing supply and diversity.

South East Queensland Regional Plan 2017 (ShapingSEQ)

My decision to approve the City Plan was against the relevant statutory instruments that were in effect at the time of the council submitting the request for approval to adopt the City Plan, which included the State Planning Policy 2016 and the South East Queensland Regional Plan 2009-2031.

As mentioned in my letter of 9 June 2018, *ShapingSEQ* has now come into effect. I encourage the council to work with the Department of State Development, Manufacturing, Infrastructure and Planning as a matter of priority to review *ShapingSEQ* and to progress any necessary amendments to ensure the City Plan is integrated with *ShapingSEQ*. With respect to the Southern Thornlands Potential Future Growth Area, *ShapingSEQ* requires the council to:

..... investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme, by the end of 2019.