

# **ATTACHMENT 1: 01/25 – ADMINISTRATIVE AND MINOR AMENDMENT – GENERAL – PROPOSED CHANGES**

## **Introduction**

The following document details the proposed changes to the current version of City Plan – Version 12 (City Plan). These changes are referred to as the 01/25 – Administrative and Minor Amendment – General.

## **Conventions**

In this document all proposed changes to City Plan are highlighted in yellow.

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

~~Deleted text appears like this.~~

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

Inserted words appear like this.

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

## **Parts**

This attachment is broken into three (3) parts:

- Part 1 – Amendments – text changes.
- Part 2 – General mapping Changes.
- Part 3 – Mapping changes to reflect development approvals.

## **Officer Recommendation**

It is recommended that Council amends City Plan in accordance with the proposed amendments outlined below.

## **PART 1 – AMENDMENTS – TEXT CHANGES**

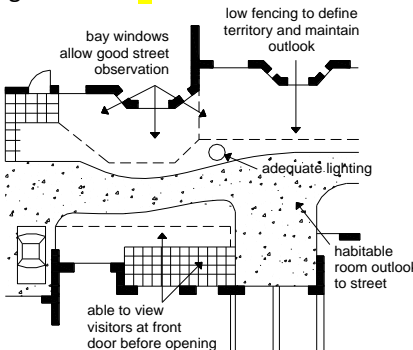
### **Administrative amendments**

#### Item 1. Remedy numbering errors

#### Proposed amendment

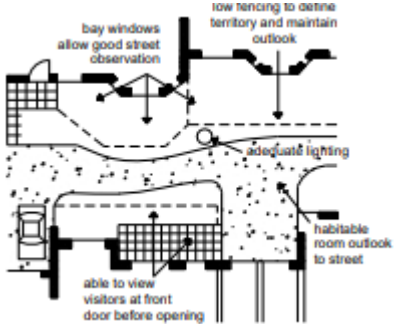
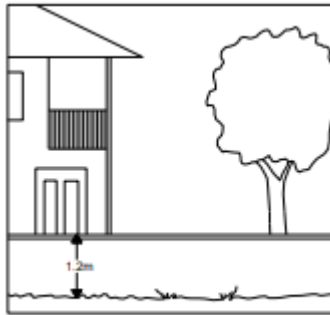
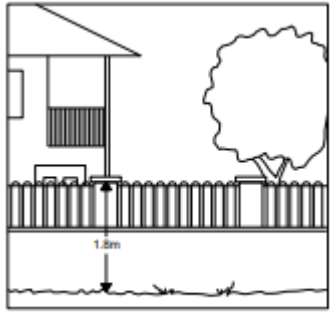
### **6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment**

**Table 6.2.3.3.1 – Benchmarks for assessable development**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>
<b>Built form</b>	
<p><b>PO17</b> Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"><li>(1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas;</li><li>(2) ensuring spaces are well lit;</li><li>(3) minimising potential concealment and entrapment opportunities; and</li><li>(4) providing direct movements with clear unobscured sight lines.</li></ol>	<p><b>AO17.1</b> Balconies, windows and building openings overlook streets and other public spaces. Figure 6.2.3.3.2 illustrates.</p>  <p><b>Figure 6.2.3.3.2—Overlooking</b></p>

### 6.2.5.3 Tourist accommodation zone code – Specific benchmarks for assessment

Table 6.2.5.3.1 – Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<p><b>PO18</b></p> <p>Development is designed to create an attractive streetscape and discourage crime and anti-social behaviour by:</p> <ol style="list-style-type: none"> <li>(1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas;</li> <li>(2) ensuring spaces are well lit;</li> <li>(3) minimising potential concealment and entrapment opportunities; and</li> <li>(4) providing direct movements with clear unobscured sight lines.</li> </ol>	<p><b>AO18.1</b></p> <p>Buildings are designed to have balconies, windows and building openings overlooking streets and other public spaces.</p> <p>Figure 6.2.5.3.2 illustrates.</p>  <p><b>Figure 6.2.5.3.2 —Overlooking</b></p> <p><b>AO17.2 AO18.2</b></p> <p>Fences or walls along a street frontage or public space have a maximum height of:</p> <ol style="list-style-type: none"> <li>(1) 1.2m where solid; or</li> <li>(2) 1.8m where that portion of the fence above 1.2m high is at least 50% transparent.</li> </ol> <p>Figures 6.2.5.3.3 and 6.2.5.3.4 illustrate</p>  <p><b>Figure 6.2.5.3.3—Fencing (1)</b></p>  <p><b>Figure 6.2.5.3.4—Fencing (2)</b></p>

Item 2. Update page numbers to contents page

This amendment aims to update the contents page to ensure that the page numbering is correctly cross-referenced throughout the document as a result of any changes that have occurred as part of this amendment package.

Item 3. Update reference to legislation

Proposed amendment

<p><b>Part 1 About the planning scheme</b></p> <p>1.6 Building work regulated under the planning scheme</p> <p>(1) Section 17(1)(b) of the Regulation identifies that a local planning instrument must not be inconsistent with the effect of the building assessment provisions stated in the <i>Building Act 1975</i>.</p>
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Minor amendments

Item 4. Update heritage citation for 11 Station Street, Wellington Point

Proposed amendment

- Text changes to property citation

<p><b>Historical Context</b></p> <p>Existing content...</p> <p>The place has been recently renovated (2024), which has seen the removal of mature vegetation to the railway side of the property, including Mango trees and land to the west has been proposed for further residential development.</p>
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<p><b>Physical Description</b></p> <p>This is a low set timber dwelling with a pyramid roof to the core and a stepped convex roof to the front and side verandahs. Parts of the side verandahs are enclosed. The exterior walls are clad in timber chamfer boards and the verandah walls are single skin with exposed framing. There is a hip roof extension and lean to on the Station Street elevation. Much of the early fabric and decorative timber elements remain. The house addresses the rail line. There are several established trees in the garden including two large mango trees near the rail line.</p> <p>This place consists of a low set timber dwelling with a pyramid roof to the core and a stepped convex roof to the front and side verandahs, with a rear kitchen wing facing Station Street. Most interesting, the property is orientated to address the railway line and the rear to Station Street, signifying a potential connection with the station. The exterior walls are generally clad in large timber chamfer boards and the verandah walls are single skin with exposed framing. Much of the early fabric and decorative timber elements remain. The recent restoration works have subdivided the adjoining land to the west and removed mature vegetation.</p>
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<p><b>Criteria E</b></p> <p>The asymmetrical and intact house in the established garden displays a modest, informal aesthetic quality. The residence displays a modest, informal aesthetic quality. The wide street frontage, the distinct exterior form and the timber construction contribute to the aesthetic quality of the place. There is evidence of adaption and extensions to suit the changing needs to the occupants.</p>	<p>The place is important to the region because of its aesthetic significance</p>
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- Other changes to the property citation



Figure 3 – existing images



Figure 4 – updated images

- Change to overlay map OM-13 – Heritage Overlay – Mainland

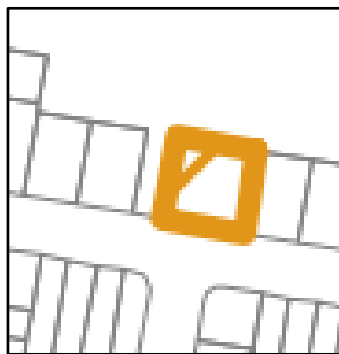


Figure 4 – existing overlay image



Figure 5 – proposed overlay image

Item 5. Remove a place from the local heritage register

#### Proposed amendment

#### **Schedule 7 Heritage schedule**

**Table SC7.1 – Local heritage places**

No.	Lot and Plan No	Street Address	Locality	Description
37	Lot 19 SP168884; 16-18 and 25-28 RP111529	17-79 Cotton Tree Avenue; and 3-6 Boat Harbour Avenue; and 11-15 Cotton Tree Avenue	Macleay Island	Aboriginal Midden/Fishing

The overlay will also be removed from overlay map OM-014 Heritage Overlay – Islands. The existing figures is shown below:

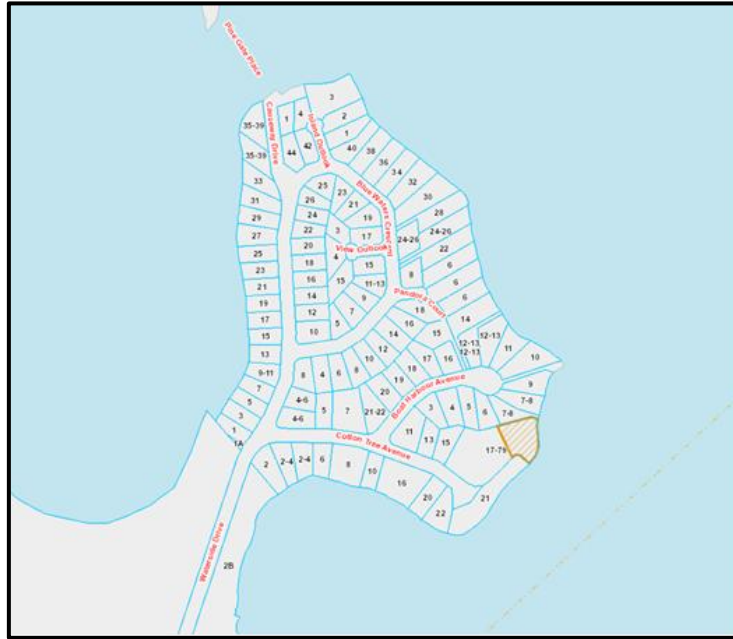


Figure 6 – image to illustrate the item to be removed

## Item 6. Update inaccurate address details that refer to a local heritage place

### Proposed amendment

#### **Schedule 7 Heritage schedule**

**Table SC7.1 – Local heritage places**

No.	Lot and Plan No	Street Address	Locality	Description
21	Lot 152 SP104035 Lot 152 SP311721	Unnamed Street	North Stradbroke Island	Lazaret Cemetery

The citation accompanying the listing will also be updated to reflect the updated lot and plan reference.

## **PART 2 – GENERAL MAPPING CHANGES**

### **Administrative amendments**

## Item 7. Reflect State Planning Policy Mapping

The purpose of this item is to update the following Environment significance (MSES) overlay maps to ensure that City Plan contains the most up-to-date information about MSES by providing for new or amended SPP mapping in the scheme:



- OM-007A – Environmental significance overlay – Matters of State Environmental Significance – Mainland (sheet 1/2)
- OM-007B - Environmental significance overlay – Matters of State Environmental Significance – Islands (sheet 1/2)

Item 8. Remove zone colours from roads and update precinct image in low-medium density residential zone code

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#### Proposed amendment

An example of the required change is shown in the following table.

Current figure	Updated figure
 <p><i>Figure 7 – current image</i></p>	 <p><i>Figure 8 – proposed image</i></p>

In addition, to reflect the amendment Figure 6.2.2.2.2 – Precinct LMDR2: Kinross Road in the low density residential zone code must also be updated to reflect the changes.

#### Item 9. Update schedule 2 mapping

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This amendment proposes to update the following zone and overlay maps contained within Schedule 2 (mapping) of City Plan:

- City wide zoning map – ZM-001
- Mainland central – ZM-003
- Mainland north – ZM-002
- Mainland South – ZM-004
- NSI inserts – ZM-005
- SMBI – ZM-006

These maps need to be updated to reflect zone and overlay changes, including the removal of zoning colours from roads, that are being made as part of this amendment package to reflect development approvals that have been finalised.

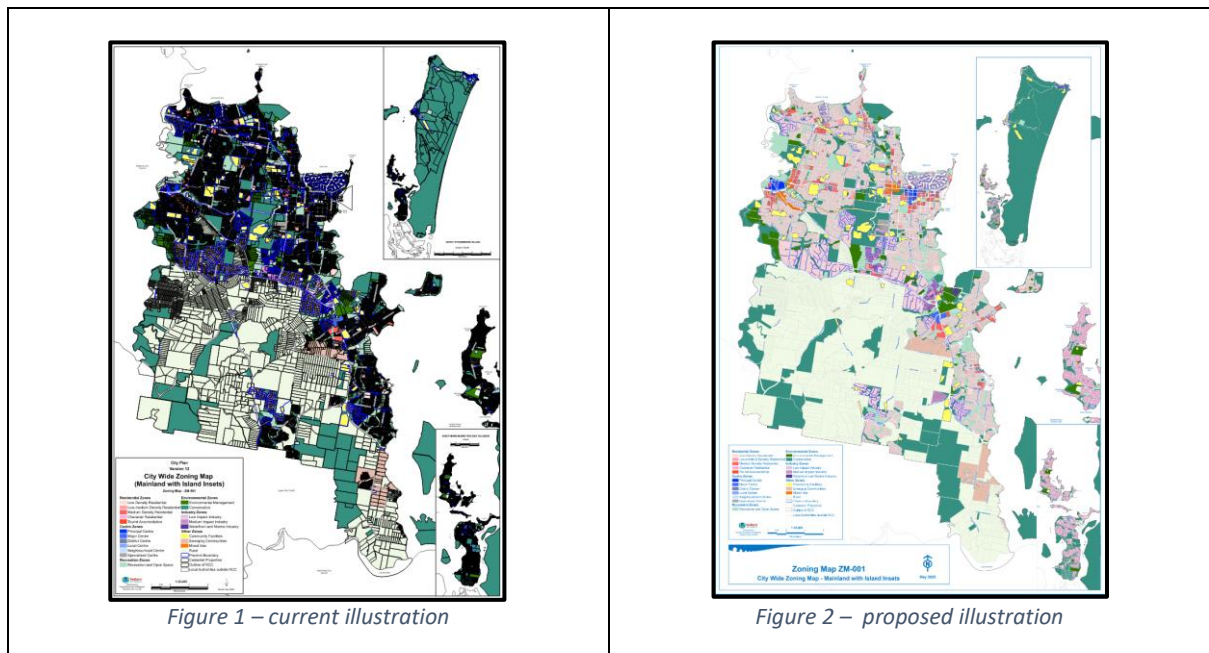
#### Item 10. Update presentation of PDF maps

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The updates involve changes to the colour of the text, and certain aspects of images and their borders, but does not change any of the zone or overlay colours.

An example of the change is shown in the following table.

Current figure	Updated figure
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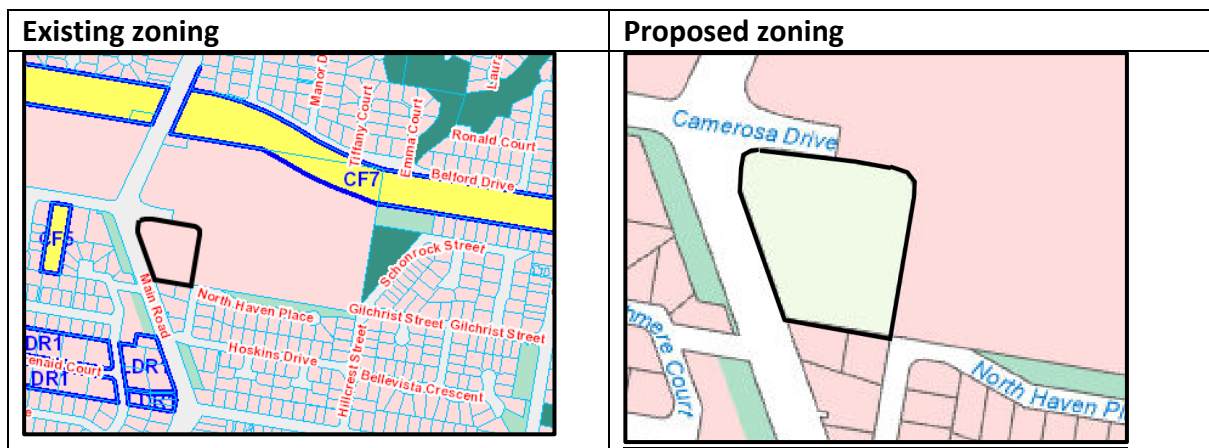


### **Minor amendment**

Item 11. Potential rezoning of 625-635 Main Road, Wellington Point

This update involves rezoning 625-635 Main Road, Wellington Point from low density residential to rural zone.

### **Proposed amendment**



## **PART 3 – ITEM 12 – MAPPING CHANGES TO REFLECT DEVELOPMENT APPROVALS.**

### **Introduction**

Minor amendments are required to the zone and overlay mapping of City Plan to reflect current development approvals granted by Council. These changes are considered minor in nature in accordance with Schedule 1, item 2 (e) of the MGR under the Act.

### **Proposed Amendments to Zone and Overlay Mapping**





The proposed amendments to zone and overlay mapping are outlined in the following tables:

1. Table 1: Proposed zone changes;
2. Table 2: Proposed environmental significance overlay removals – MLES only; and
3. Table 3: Proposed flood and storm tide hazard overlay.



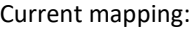
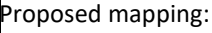
#### **Officer Recommendation**



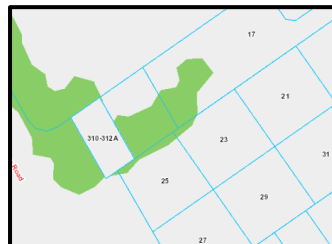



It is recommended that Council amends City Plan in accordance with the proposed amendments to zone and overlay mapping as outlined in Tables 1, 2 and 3.



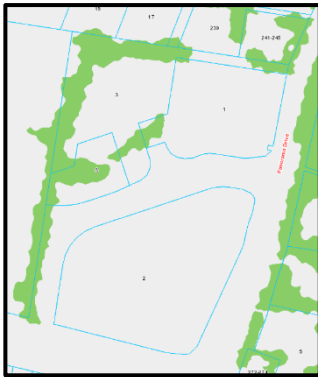

**TABLE 1: PROPOSED ZONE CHANGES**


LOT	PLAN	LAND NO	PROPERTY NO	HOUSE	STREET	SUBURB	PROPOSED AMENDMENT	IMAGE	
Approved reconfiguring a lot – 2 into 21 lots plus new road and drainage lot – 2-6 Thorn Street, Ormiston Refer to application RAL22/011 and plan sealing application POS24/0077									
13	SP342450	1001929	474330	11	Hilli Place	Ormiston	LDR/ROS to LDR	<div>Current mapping:</div> 	
101	SP342450	1001937	474410	13	Hilli Place	Ormiston	LDR/ROS to ROS		<div>Proposed mapping:</div> 
Remove zone from road reserve Bayberry Lane, Hilli Place and Bluestem Lane									

**TABLE 2: PROPOSED ENVIRONMENTAL SIGNIFICANCE OVERLAY REMOVALS – MLES ONLY**

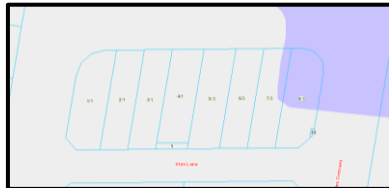
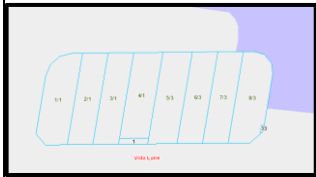
LOT	PLAN	LAND NO	PROPERTY NO	HOUSE	STREET	SUBURB	IMAGE	
Approved reconfiguration of lot – 2 into 2 lot boundary realignment, reconfiguration of lot and operational works – 10 and 12 Valantine Road, Birkdale. Refer to application RAL22/0071 and plan sealing application POS23/0015								
11	SP339160	1000246	456660	12	Valantine Road	Birkdale	Current mapping: 	Proposed mapping: 
Approved material change of use – Multiple dwellings (11 units) over two stages – 21 and 23 Horatio Street, Ormiston Refer to application MCU18/0201, MCU18/0201.03, MCU18/0201.05 and plan sealing POS24/0014								
0	SP316186	1001421	468990	32	Freeth Street East	Ormiston	Current mapping: 	Proposed mapping: 
2	SP316186	1001416	468940	2/32	Freeth Street East	Ormiston		

3	SP316186	1001417	468950	3/32	Freeth Street East	Ormiston		
1	SP316186	1001415	468930	1/32	Freeth Street East	Ormiston		
Approved reconfiguration of lot – Standard format 1 into 8 and operational works – 314-318 Cleveland Redland Bay Road, Thornlands Refer to application RAL22/0076 and RAL22/0076.02 and plan sealing POS24/0007								
7	SP342670	1001399	468690	25	Arctic Street	Thornlands	Current mapping: 	Proposed mapping: 
5	SP342670	1001397	468670	23	Arctic Street	Thornlands		
Approved reconfiguration of lot – 1 into 2 lots – 9 Arcadia Street, Capalaba Refer to application RAL23/0023 and plan sealing application POS24/0040								
17	SP340276	1001699	471860	9	Arcadia Street	Capalaba	Current mapping: 	Proposed mapping: 
16	SP340276	1001698	471850	11	Arcadia Street	Capalaba		
Approved reconfiguration of lot – 1 into 3 lots – 55-57 Thorne Road, Birkdale Refer to application RAL22/0017 and plan sealing application POS24/0051								
10	SP334595	1001763	472540	57	Thorne Road	Birkdale	Current mapping:	Proposed mapping:
11	SP334595	1001764	472550	55a	Thorne Road	Birkdale		

12	SP334595	1001765	472560	55	Thorne Road	Birkdale			
<b>Approved shopping village - 128-144 Boundary Road, Thornlands.</b> Refer to preliminary approval, that includes the paradise shopping village plan of development, that was subject to a number of appeal proceedings (MCU013296), Development permit for mixed commercial development (MCU012/565) an extension to currency period, until 4 April 2021 (MCU19/0043) and the originating MCU application for the shopping village MCU21/0094 Plan sealing application POS24/0032 <b>Note: MLES to be removed from the area identified as ‘vegetation clearance zone’</b>									
5	SP328665	1001614	471010	5	Round Road	Shop	Thornlands	<b>Current mapping:</b> 	<b>Proposed mapping:</b> 
6	SP328665	101615	470120	1	Round Road	Shop	Thornlands		
0	SP328665	1001616	471030	3	Round Road	Shop	Thornlands		
<b>Approved reconfiguring a lot for standard 1 into 4 and opertional works at 44 Bailey Road, Birkdale</b> Refer to application RAL23/0067 and plan sealing application POS24/0080									
10	474620	1001952	474610	42	Bailey Road	Birkdale	<b>Current mapping:</b>	<b>Proposed mapping:</b>	
11	474620	1001953	474620	42a	Bailey Road	Birkdale			
12	474620	1001954	474630	44	Bailey Road	Birkdale			

13	474620	1001955	474640	44a	Bailey Road	Birkdale		
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**Table 3: Proposed Flood and Storm Tide Hazard overlay**

LOT	PLAN	LAND NO	PROPERTY NO	HOUSE	STREET	SUBURB	IMAGE	
<b>Approved material change of use – Combined MCU (8 townhouses) and reconfiguration of lot (8 standard format lots and new road) – 3 Vida Lane, Alexandra Hills</b> <b>Refer to application MCU21/0158 and MCU21/0158.02 and plan sealing POS24/0103</b>								
137	SP342453	1002083	475970	Unit 7/3	Vida Lane	Alexandra Hills	Current mapping:	Proposed mapping:
138	SP342453	1002084	475980	Unit 8 / 3	Vida Lane	Alexandra Hills		
Remove overlay from road reserve								
<b>Approved reconfiguration of lot – 1 into 24 lots – 223-231 Wellington Street, Ormiston</b> <b>Refer to application ROL005741 and plan sealing application APS000373</b>								
1	SP278839	992447	373420	15	Tolson Terrace	Ormiston	Current mapping:	Proposed mapping:
2	SP278839	992448	373430	17	Tolson Terrace	Ormiston		
3	SP278839	992449	373440	19	Tolson Terrace	Ormiston		
4	SP278839	992450	373450	21	Tolson Terrace	Ormiston		
5	SP278839	992451	373460	23	Tolson Terrace	Ormiston		

10	SP278839	992456	373510	48	Tolson Terrace	Ormiston
17	SP278839	992463	373580	46	Tolson Terrace	Ormiston
16	SP278839	992462	373570	44	Tolson Terrace	Ormiston
11	SP278839	992457	373520	42	Tolson Terrace	Ormiston
12	SP278839	992458	373530	40	Tolson Terrace	Ormiston

