15.2 MAJOR AMENDMENTS TO CITY PLAN

Objective Reference: **A12382679**

Authorising Officer: **Brooke Denholder, General Manager Community & Customer Services**

Responsible Officer: **David Jeanes, Group Manager City Planning & Assessment**

Report Author: **Sarah Ormesher, Strategic Planner**

Attachments:

1. **List of Amendment Items - Previously Endorsed, Carried Over and Newly Proposed** ⇩
2. **02/25 - Major Amendment - Residential** ⇩
3. **03/25 - Major Amendment - Non-Residential** ⇩

PURPOSE

To consider commencing and submitting for State Interest Review two major amendments to City Plan.

BACKGROUND

In 2022 and 2023, Council resolved to prepare three (3) separate major amendments to City Plan:

- 02/20 – Major Amendment – General.
- 03/23 – Major Amendment – Secondary Dwellings.
- 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.

These amendments were submitted to the Department of State Development, Infrastructure, Local Government and Planning (the Department) for State Interest Review (SIR) in accordance with the *Planning Act 2016* and the Minister's Guidelines and Rule's (MGR) in January 2022, September 2023 and October 2023, respectively.

The Planning Minister has recently confirmed, via formal written correspondence, that the SIR has been completed for each of the amendments and that Council may proceed to public consultation, subject to compliance with Ministerial conditions relating to 02/20 – Major Amendment – General.

ISSUES

Given the time that has elapsed since the amendments were submitted for SIR, and the release of the Redland Housing Strategy 2024-2046 (the Housing Strategy) by the State Government in October 2024, it is proposed to consolidate the content from the three (3) previously submitted amendments into two (2) new amendments:

- 02/25 – Major Amendment – Residential; and
- 03/25 – Major Amendment – Non-residential.

The amendments fall into the following broad categories:

- Residential matters: including provisions relating to secondary dwellings, dual occupancies, residential built form and residential zone changes.
- Non-residential matters: including zone changes, centre planning, land use provisions that affect mixed uses, reconfiguration of a lot and environmental outcomes.

This approach provides an opportunity to respond to Ministerial Conditions issued through the SIR and resolve formatting and conflicting Ministerial conditions across the amendments. These issues arose due to different state assessment officers reviewing individual amendments at different times. The revised amendments will help clarify the format and contents, making them more intuitive and easier for the community to understand during public consultation.

To expedite the amendment process, and given most changes are already supported by the State Government or reflected in the Housing Strategy, the officer recommendation is to proceed under Section 18 of the *Planning Act 2016*, allowing a tailored process with reduced timeframes. This may include measures such as a shortened SIR period or potentially proceeding without a SIR.

Further, separating the items into two (2) amendments supports a more focused engagement process with stakeholders and community members.

Items carried over from the previous amendments

The proposed amendments incorporate items previously included in the following major amendments:

- 02/20 – Major Amendment – General.
- 03/23 – Major Amendment – Secondary Dwellings.
- 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.

Each of these amendments were approved by Council at a General Meeting and submitted to the Department for SIR.

Many of the items from these amendments remain relevant and are included in the new amendments. Others have been revised in response to Ministerial Conditions, updated to reflect implementation actions within the Housing Strategy or removed if not supported by the Planning Minister. See Attachment 1 for a table listing the amendment items and their status.

New amendment items

In addition to the items in Attachment 1, the proposed residential amendment includes additional items to implement actions 5, 6a, and 10 from the Housing Strategy. The specific actions and their rationale are summarised in Table 1.

Action	**Rationale (from the Housing Strategy)**
Remove *'dwelling house'* as a land use that is envisaged in the Medium Density Residential Zone.	To support medium change areas with additional housing supply and choice close to existing infrastructure.
Establish a minimum density of 25 dwellings per hectare in greenfield areas.	To increase housing diversity in new estates and provide homes at a range of price points.
Allow reconfiguration of corner lots in the Low Density Residential Zone (excluding precincts) to 300m².	To enable housing growth near infrastructure and services by removing barriers to improve supply, density, diversity, and affordability, while supporting smaller lot living and responding to changing household structures in Redlands.
Allow dual occupancies on corner lots in the Low Density Residential Zone (excluding precincts) at a density of 1 dwelling/ 300m² or greater.	

Table 1: Additional amendment items from the Housing Strategy and rationale.

An overview of each potential amendment item, including the officer's recommendation, is outlined in Attachment 2 and Attachment 3.

Furthermore, a new item is being added to the proposed non-residential amendment to reflect a Council resolution to *'commence a major amendment process to the Redland City Plan for the property (61-73 Macarthur Street, Alexandra Hills) to be partially included in the Community Facilities Zone – Precinct CF6'.* Further detail on this item is outlined in Attachment 3.

STRATEGIC IMPLICATIONS

Legislative Requirements

The amendments have been prepared in accordance with the *Planning Act 2016* and Minister's Guidelines and Rules.

Risk Management

Undertaking amendments to City Plan will ensure the document remains current and consistent with community expectations.

Financial

The proposed amendments to City Plan will be funded as part of the operating budget of the City Planning and Assessment Group. It is not expected to require any additional financial resources.

People

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

Environmental

Environmental matters have been discussed, where relevant, in Attachments 2 and 3.

Social

Social matters have been discussed, where relevant, in Attachments 2 and 3.

Human Rights

There are no known human rights issues associated within this report.

Alignment with Council's Policy and Plans

The proposed amendments will align with the 'Liveable Neighbourhood' goals contained in the Council's Corporate Plan: *Our Future Redlands – A Corporate Plan to 2026 and Beyond.*

This includes sustainably managing growth and quality development in the city through planning, implementation and management of City Plan.

The proposed residential amendment also supports objectives of the Redland Housing Strategy 2024-2046 ensuring housing supply and diversity is considered.

CONSULTATION

A number of Council groups and community stakeholders were consulted in the preparation of the original major amendments. In addition, the following consultation has occurred in relation to the SIR.

Consulted	Consultation Date	Comments/Actions
Redland City Council Officers	August – September 2025	Discussions with officers who requested further changes to City Plan in terms of standard drawings relating to LDR5 and driveway crossovers to ensure the provisions are up to date. Discussions with officers who requested the item relating to the proposed zone change of 61-73 Macarthur Street, Alexandra Hills be added to the amendment.
Department of State Development, Infrastructure and Planning	July – September 2025	Discussions and emails with officers about changes to 02/20 – Major Amendment (General), 05/23 – Major Amendment (Dual Occupancies in LDR), and the potential Section 18 notice.
Councillors	1 July 2025	Briefing on 02/20 – Major Amendment – General providing a refresher on the items included in the major amendment and to advise that the SIR has been completed and that the Planning Minister has advised public consultation may commence.

OPTIONS

Option One

That Council resolves as follows:

1. To not proceed with the following proposed amendments:
    a. 02/20 – Major Amendment – General.
    b. 03/23 – Major Amendment – Secondary Dwellings.
    c. 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.
2. To publish a notice in accordance with the *Planning Act 2016* and requirements prescribed in Schedule 5 of the Minister's Guidelines and Rules (version 3), advising of Council's decision not to proceed with the three proposed amendments.
3. To commence 02/25 – Major Amendment – Residential (Attachment 2) and 03/25 – Major Amendment – Non-Residential (Attachment 3) as major amendments to City Plan pursuant to section 18 of the *Planning Act 2016*.
4. To submit a notice under section 18 of the *Planning Act 2016*, together with supporting information, to the Chief Executive of the Department of State Development, Infrastructure and Planning, requesting approval to commence a tailored planning scheme amendment process.
5. To submit the contents of 02/25 – Major Amendment – Residential and 03/25 – Major Amendment – Non-Residential to the Chief Executive of the Department of State Development, Infrastructure and Planning for State Interest Review in accordance with the agreed section 18 process.

Option Two

That Council resolves as follows:

1. To not proceed with the following proposed amendments:
    a. 02/20 – Major Amendment – General.
    b. 03/23 – Major Amendment – Secondary Dwellings.
    c. 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.

2. To publish a notice in accordance with the *Planning Act 2016* and requirements prescribed in Schedule 5 of the Minister's Guidelines and Rules (version 3), advising of Council's decision not to proceed with the three proposed amendments.
3. To commence 02/25 – Major Amendment – Residential (Attachment 2) and 03/25 – Major Amendment – Non-Residential Attachment 3), as amended by Council, as major amendments to City Plan pursuant to section 18 of the *Planning Act 2016*.
4. To submit a notice under section 18 of the *Planning Act 2016*, together with supporting information, to the Chief Executive of the Department of State Development, Infrastructure and Planning, requesting approval to commence a tailored planning scheme amendment process.
5. To submit the contents of 02/25 – Major Amendment – Residential and 03/25 – Major Amendment – Non-Residential to the Chief Executive of the Department of State Development, Infrastructure and Planning for State Interest Review in accordance with the agreed section 18 process.

Option Three

That Council resolves as follows:

1. To not proceed with the following proposed amendments:
    a. 02/20 – Major Amendment – General.
    b. 03/23 – Major Amendment – Secondary Dwellings.
    c. 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.
2. To publish a notice in accordance with the *Planning Act 2016* and requirements prescribed in Schedule 5 of the Minister's Guidelines and Rules (version 3), advising of Council's decision not to proceed with the three proposed amendments.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To not proceed with the following proposed amendments:
    a. 02/20 – Major Amendment – General.
    b. 03/23 – Major Amendment – Secondary Dwellings.
    c. 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.
2. To publish a notice in accordance with the *Planning Act 2016* and requirements prescribed in Schedule 5 of the Minister's Guidelines and Rules (version 3), advising of Council's decision not to proceed with the three proposed amendments.
3. To commence 02/25 – Major Amendment – Residential (Attachment 2) and 03/25 – Major Amendment – Non-Residential (Attachment 3) as major amendments to City Plan pursuant to section 18 of the *Planning Act 2016*.
4. To submit a notice under section 18 of the *Planning Act 2016*, together with supporting information, to the Chief Executive of the Department of State Development, Infrastructure and Planning, requesting approval to commence a tailored planning scheme amendment process.
5. To submit the contents of 02/25 – Major Amendment – Residential and 03/25 – Major Amendment – Non-Residential to the Chief Executive of the Department of State Development, Infrastructure and Planning for State Interest Review in accordance with the agreed section 18 process.

COUNCIL RESOLUTION 2025/288

Moved by: **Cr Rowanne McKenzie**
Seconded by: **Cr Julie Talty**

That Council resolves as follows:

1. **To not proceed with the following proposed amendments:**
    a. **02/20 – Major Amendment – General.**
    b. **03/23 – Major Amendment – Secondary Dwellings.**
    c. **05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone.**
2. **To publish a notice in accordance with the *Planning Act 2016* and requirements prescribed in Schedule 5 of the Minister's Guidelines and Rules (version 3), advising of Council's decision not to proceed with the three proposed amendments.**
3. **To commence 02/25 – Major Amendment – Residential (Attachment 2) and 03/25 – Major Amendment – Non-Residential (Attachment 3, as amended by Council to remove zone amendments ZC6 and ZC10), as major amendments to City Plan pursuant to section 18 of the Planning Act 2016.**
4. **To submit a notice under section 18 of the *Planning Act 2016*, together with supporting information, to the Chief Executive of the Department of State Development, Infrastructure and Planning, requesting approval to commence a tailored planning scheme amendment process.**
5. **To submit the contents of 02/25 – Major Amendment – Residential and 03/25 – Major Amendment – Non-Residential to the Chief Executive of the Department of State Development, Infrastructure and Planning for State Interest Review in accordance with the agreed section 18 process.**

CARRIED 11/0

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.

Attachment 1 – list of amendment items – previously endorsed and carried over and newly proposed

02/20 – Major Amendment - General			
Item #		**Title**	**Comments**
Original	**Proposed**		
Policy amendments			
1	1	Rooming accommodation	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
2	2	Orientation of buildings to the street	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
3	3	Low Density Residential zone (LDR) LDR3 provisions relating to building works	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
4	4	LDR2 precinct provisions	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
5	5	Alternative provisions to QDC in the character residential zone	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
6	6	Level of assessment for certain types of reconfiguration	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
7	7	Frontage widths in the LDR zone	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
8	12	Consider changes to assessment provisions in the LDR5 precinct	• This item has been combined with 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone, as the content and intent of both items are closely aligned. Combining them provides a more cohesive and streamlined amendment. • The proposal that relates to this original item remains unchanged. • The amended item will be included in 02/25 – Major Amendment – Residential
9	1	Investigate allowing self-contained camping sites on private property	• Changes made in response to Ministerial Conditions • To be included in 03/25 – Major

			Amendment – Non-Residential
10	2	Craft breweries	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
11	N/A	Construction of adjacent built to boundary walls	• This item is removed at the direction of the Planning Minister who advised that the amendment would impose additional requirements to the Queensland Development Code resulting in an unnecessary increase in regulation on dwelling houses
12	8	Review of provisions regarding home-based businesses	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
13	3	Consideration of provisions relating to driveway crossovers	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
14	4	Review provisions relating to the creation of rear lots	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
15	9	Development near the revetment wall and tidal works in the LDR zone – precinct LDR5: Canal and landside estates	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
16	5	Lack of provisions relating to amenity in the overall outcomes of the infrastructure works code	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
17	6	Investigate whether requirements for bicycle parking and end-of-trip facilities should be included in City Plan	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
18	7	Replace outdated illumination standards within relevant zone codes	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
20	10	Rear lot sizes	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential

21	8	Basements and flood immunity	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
22	9	Waterway corridors and wetlands overlay amendments	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
23	10	Healthy waters code amendments	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
24	11	Reconfiguring a lot in recreation and open space zone	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
25	12	New neighbourhood centre precinct NC1: Colburn Avenue, Victoria Point	• Wording changes made in response to Ministerial Conditions • To be included in 03/25 – Major Amendment – Non-Residential
26	13	District Centres	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
Zone amendments			
ZC1	ZC1	19 Ballow Street, Amity	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC2	ZC1	163 Bay Street, Cleveland	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential
ZC3	ZC2	26-34 and 40-46 Weippin Street, Cleveland	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC4	ZC3	70-72 Bloomfield Street, 67-107 Queen Street and road reserve in Cleveland	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC5	ZC4	242 Shore Street North, Cleveland	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC6	ZC5	122 and 132-134 Sturgeon Street, Ormiston	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential

ZC7	ZC6	277-293 Heinemann Road, Mount Cotton	• Changes to zoning boundaries are required in response to Ministerial Conditions • To be included in 03/25 – Major Amendment – Non-Residential
ZC8	ZC7	312 Colburn Avenue, Victoria Point	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC9	ZC8	27-39 Oasis Drive, Russell Island	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC10	ZC9	16-46 Brindabella Circuit, Thornlands	• No changes from Council's resolved version of amendment • To be included in 03/25 – Major Amendment – Non-Residential
ZC11	ZC10	64-106 Valley Way and 22 Hoop Pine Street, Mount Cotton	• Changes to zoning boundaries are required in response to Ministerial Conditions • To be included in 03/25 – Major Amendment – Non-Residential
ZC12	ZC2	14 Willowie Crescent, Capalaba	• No changes from Council's resolved version of amendment • To be included in 02/25 – Major Amendment - Residential

03/23 – Major Amendment – Secondary Dwellings

Comments

- No changes have been made from Council's resolved version of the amendment
- To be included in 02/25 – Major Amendment – Residential - Item number 11

05/23 – Major Amendment – Dual Occupancies in Low Density Residential Zone

Comments

- The Planning Minister approved this amendment for public consultation and it will be included in 02/25 – Major Amendment – Residential - Item number 12

New item

- Additional content is included to incorporate implementation action item 6 a) from the Housing Strategy.

New Item – Dwellings in the Medium Density Residential Zone and Residential Density in the Emerging Community Zone

- This item is new to incorporate implementation action items 5 and 10 from the Housing Strategy.
- It will be included in 02/25 – Major Amendment – Residential – Item number 13

New Item – ZC 11 – 61-73 Macarthur Street, Alexandra Hills

- This item has been added to reflect a Council resolution to commence a major amendment for the property to be included in the community facilities zone CF6.
- It will be included in 02/25 – Major Amendment – Non-Residential – Item number ZC11

ATTACHMENT 2 – 02/25 – MAJOR AMENDMENT – RESIDENTIAL

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Part 1 – Policy Amendments

Summary of Proposed Text Amendments

Item 1: Rooming accommodation

Rooming accommodation is considered to be provide an important housing choice for the city, fulfilling a need for affordable housing options.

In order to increase housing diversity and affordability within the urban area, additional assessment provisions are proposed within City Plan to support this type of development in locations where amenity impacts can be appropriately managed.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendments

Low density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.1 – Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming accommodation	**Accepted subject to requirements**	
	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot; (3) accommodating 3 persons or less; (4) one parking space per bedroom and one visitor space are provided. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes	Low density residential zone code

	to the building may be required as part of building reclassification.	
	Code assessment	
	If not accepted subject to requirements and accommodating 5 persons or less.	Low density residential zone code Transport, servicing, access and parking code.

6.2 Zone Codes
6.2.1 Low density residential zone code
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, LDR2 park residential and LDR4 Kinross Road precincts within this zone);

(b) Rooming accommodation maintains the appearance of a single dwelling on an individual lot and protects the residential amenity of adjoining residential and sensitive land uses;

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

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	
Rooming Accommodation	
PO1 Development is consistent with the anticipated form, bulk and scale of residential development in the vicinity.	**AO1.1** Where an existing class 1 detached dwelling is converted into rooming accommodation, the following are maintained: (1) all existing side, rear and front boundary setbacks; and (2) the existing site cover.
PO2 Development does not have a negative impact on the visual amenity of the streetscape.	**AO2.1** Waste bins are not visible from the street or a public place.
	AO2.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 Development maintains the appearance of a	**AO3.1** Development provides no more than one (1) letter box.

residential use of premises occupied by one household.	**AO3.2** Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO4 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	**AO4.1** Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.
PO5 Development does not adversely impact on the privacy of residents on adjoining lots.	**AO5.1** Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.
For assessable development	
Rooming Accommodation	
PO6 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	**AO6.1** Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.
PO7 Rooming accommodation exceeding three (3) occupants is located to ensure a high level of accessibility for occupants.	**AO7.1** Rooming accommodation is located within 400m walking distance of a centre, train station or bus stop that provides a minimum of 10 return services per day, between the hours of 7am to 7pm, 6 days per week including Saturday.
PO8 Development provides acceptable standards of health, safety and amenity for all occupants.	**AO8.1** Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO9 Development: (1) accommodates occupants' vehicles on site; and (2) does not result in overflow occupant parking on the street.	No acceptable outcome is nominated.

Low medium density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.2 – Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling **Residential care facility** **Retirement facility** **~~Rooming accommodation~~**	**Code assessment**	
	If building height is 8.5m or less	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code.
Rooming accommodation	**Accepted subject to requirements**	
	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot; (3) accommodating 3 persons or less; and (4) the use provides one parking space per room and one visitor space. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes to the building may be required as part of building reclassification.	Low-medium density residential zone code
	Code assessment	
	If not accepted subject to requirements and the building height is 8.5m or less.	Low-medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.2.3 Low-medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1 – Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Rooming Accommodation	
PO1 Development does not have a negative impact on the visual amenity of the streetscape.	**AO1.1** Waste bins are not visible from the street or a public place.
	AO1.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO2 Development maintains the appearance of a residential use of premises occupied by one household.	**AO2.1** Development provides no more than one (1) letter box.
	AO2.2 Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	**AO3.1** Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.
PO4 Development does not adversely impact on the privacy of residents on adjoining lots.	**AO4.1** Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.
For assessable development	
Rooming Accommodation	
PO5 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	**AO5.1** Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.

PO6 Development provides acceptable standards of health, safety and amenity for all occupants.	**AO6.1** Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO7 Rooming accommodation exceeding three (3) occupants is located to ensure a high level of accessibility for occupants.	**AO7.1** Rooming accommodation is located within 400m walking distance of a centre, train station or bus stop that provides a minimum of 10 return services per day, between the hours of 7am to 7pm per day, 6 days per week including Saturday.
PO8 Development: (1) accommodates occupants vehicles on site; and (2) does not result in overflow occupant parking on the street.	No acceptable outcome is nominated.

Medium density residential zone:

5.4 Categories of development and assessment – Material change of use

Table 5.4.3 – Medium density residential zone

Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Multiple dwelling **Residential care facility** **Retirement facility** ~~**Rooming accommodation**~~ **Short term accommodation**	**Code assessment**	
	If building height does not exceed that detailed in Table 5.4.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code Editor's note - Council has developed a Multiple Dwelling Design Guide to assist applicants in achieving high standard design outcomes for multiple dwellings. It is recommended that this document is used as a reference document to support the assessment benchmarks in this planning scheme.
Rooming accommodation	**Accepted subject to requirements**	
	If: (1) a change of use within an existing class 1 dwelling and involving only minor building work; (2) the use contains no more than one dwelling on the lot;	Medium density residential zone code

	(3) accommodating 3 persons or less; and (4) one parking space per room and one visitor space are provided. Editor's note – The change in use from a dwelling house to rooming accommodation may result in a different class of building being applicable under the National Construction Code. The gross floor area of the dwelling may also impact building classification. Physical changes to the building may be required as part of building reclassification.	
	Code assessment	
	If not accepted subject to requirements and building height does not exceed that detailed in Table 5.4.4 Building height	Medium density residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.3.3 Medium density residential zone code – Specific benchmarks for assessment

Table 6.2.2.3.1 – Benchmarks for assessable development

Performance outcomes	**Acceptable outcomes**
For development that is accepted subject to requirements and assessable development	
Rooming Accommodation	
PO1 Development does not have a negative impact on the visual amenity of the streetscape.	**AO1.1** Waste bins are not visible from the street or a public place.
	AO1.2 No more than two (2) car parking spaces within the lot are visible when viewed from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO2 Development maintains the appearance of a residential use of premises occupied by one household.	**AO2.1** Development provides no more than one (1) letter box.
	AO2.2 Only one entrance door is visible from the nominated road frontage. Editor's note: the nominated road frontage means the road frontage nominated by the Local Government.
PO3 The privacy of occupants is maintained where outdoor communal open space adjoins bedrooms and bathrooms.	**AO3.1** Where bedrooms and bathrooms are directly adjacent to outdoor communal open space, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent.

PO4 Privacy between dwelling units on the site and adjoining sites is achieved by locating windows to prevent overlooking into habitable rooms or private open space areas.	**AO4.1** Where habitable rooms look directly into habitable rooms of adjoining residential buildings within 1.5 metres, windows that have a sill height less than 1.5m above the floor level are: (1) Translucent (e.g. frosted or textured glazing); or (2) shielded by a fixed external screen that is no more than 20% transparent. Editor's note – a habitable room means a room used for normal domestic activities, and – Includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, study, playroom, family room, home theatre and sunroom.
For assessable development	
Rooming Accommodation	
PO5 Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.	**AO5.1** Rooming accommodation exceeding five (5) occupants has an on-site management plan that protects adjoining residential amenity.
PO6 Development provides acceptable standards of health, safety and amenity for all occupants.	**AO6.1** Development comprising either or both: (1) more than 3 occupants; (2) a GFA greater than 300m² complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP5.7 and MP2.1.
PO7 Development: (1) accommodates occupants vehicles on site; (2) does not result in overflow occupant parking on the street.	**AO7.1** No acceptable outcome is nominated.

Item 2: Orientation of buildings to the street

Currently, provisions contained in City Plan relating to building design are inconsistent amongst the zone codes, causing a disparity around the outcome criteria applied to ensure high quality, interesting and attractive streetscapes.

In order to address this, amendments are proposed to ensure design, amenity outcomes and building orientation provisions are consistent across all zones.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(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) development is designed and located in a manner which makes a positive contribution to the streetscape and protects the privacy and amenity of adjoining residences;
  (d) where not within a particular precinct, lot sizes are not reduced below 400m^2, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

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

PO32 ~~Design elements contribute to an interesting and attractive streetscape and building through:~~ ~~(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;~~ ~~(2) orientation of buildings to the street;~~ ~~(3) variations in material and building form;~~ ~~(4) modulation in the facade, horizontally or vertically;~~ ~~(5) articulation of building entrances and openings; and~~ ~~(6) corner treatments to address both street frontages~~. Buildings are designed to: (1) contribute to an attractive streetscape and the intended character of the local area; (2) be orientated to the street; (3) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (4) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (5) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (6) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (7) articulate building entrances and openings.	No acceptable outcome is nominated.

6.2.4 Character residential zone code

6.2.4.3 Character residential zone code – Specific benchmarks for assessment

Table 6.2.4.3.1—Benchmarks for assessable development

PO11 ~~Design elements contribute to an interesting and attractive streetscape and building through:~~ ~~(1) the provision of projections and recesses in the facade which reflect changes of internal functions of buildings, including circulation;~~ ~~(2) variations in material and building form;~~ ~~(3) modulation in the facade, horizontally or vertically;~~ ~~(4) articulation of building entrances and openings; and~~ ~~(5) corner treatments to address both street frontages.~~ Buildings are designed to: (1) contribute to an attractive streetscape and the intended character of the local area; (2) be orientated to the street; (3) provide modulation and articulation in the building façade and elevations' horizontal and vertical profiles; (4) include variation in building materials, contrasting colours, textures and finishes that emphasise architectural features; (5) use similarly proportioned roof forms, doors, windows and balconies to complement the local character; (6) break up the appearance of large buildings through roof form, materials, articulation, projections and recesses that reflect the existing streetscape scale; and (7) articulate building entrances and openings.	No acceptable outcome is nominated.

Item 3: LDR3 provisions relating to building works

The construction of a domestic outbuilding in precinct LDR3: Point Lookout residential, is accepted subject to requirements (ASTR), with the 'requirements' being assessment benchmarks in the LDR zone code. One of the benchmarks for development that is accepted subject to requirements is AO16.1, which requires buildings (including domestic outbuildings) to use lightweight materials, include a 600mm wide eave, incorporate a verandah or deck and use non-reflective sheet material for the roof.

Currently, given a domestic outbuilding does not generally have a 600mm wide eave or incorporate a verandah or deck, a code assessable building works application is being triggered, which was not the intent of precinct LDR3.

Amendments are proposed to ensure domestic outbuildings do not trigger code assessment.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

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

PO16 Buildings, other than those located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004, incorporate predominantly light weight, sub tropical architectural styles and elements. Editor's note – The bushfire hazard areas mapped in Overlay Map OM-004 are based on State Planning Policy (SPP) mapping. To the extent of any inconsistency, the SPP mapping prevails and should be referred to when evaluating a development proposal's compliance with this assessment provision.	**AO16.1** Buildings that are not located in a high potential bushfire intensity area or very high potential bushfire intensity area on Overlay Map OM-004: (1) use light weight finishes such as timber and fibre cement, except for retaining walls and major structural elements; ~~(2) are provided with eaves at least 600mm wide;~~ ~~(3) incorporate verandahs or decks; and~~ ~~(4) use non reflective sheet material for roofing.~~ (2) use non reflective sheet material for roofing; and (3) for material change of use or building work other than for a domestic outbuilding associated with a dwelling house: a) are provided with eaves at least 600mm wide; and b) incorporate verandahs or decks. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note – The bushfire hazard areas mapped in Overlay Map OM-004 are based on State Planning Policy (SPP) mapping. To the extent of any inconsistency, the SPP mapping prevails and should be referred to when evaluating a development proposal's compliance with this assessment provision.

Item 4: LDR2 precinct provisions

The LDR2: park living precinct provisions state that the 'precinct retains a semi-rural, bushland character, providing a transition between rural and urban land uses'. The intention is for the LDR2

precinct to provide a transition in density between all urban and non-urban parts of the city, regardless of zone.

To clarify the intent of the code and confirm that rural areas means land located in the environmental management and conservation zone and not just the rural zone, amendments are proposed to the overall outcomes of the code.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:
  (b) Precinct LDR2: park residential:
    (i) the precinct retains a semi-rural, bushland character, providing a transition between urban and rural land uses, environmental or conservation areas;
    (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 6,000m2, unless the resultant lots are consistent with the density and character of the surrounding neighbourhood.

Item 5: Alternative provisions to QDC in the character residential zone

The construction of a dwelling house in the character residential zone is accepted development. In these circumstances the setback provisions revert to those of the QDC MP1.1 or MP1.2, depending on the size of the lot. Where the QDC acceptable solutions are not met, a referral agency assessment to Council is triggered, where further assessment against the QDC performance criteria can be made.

The relevant QDC performance criteria concentrate more on the impact of the building on the streetscape and does not allow consideration of other siting constraints. Many of the lots on SMBI do not have access to reticulated sewerage and are heavily vegetated. However, currently the performance criteria of QDC does not allow consideration of the siting of on-site waste water treatment systems and opportunities to retain native plants when determining a suitable setback on character residential zoned lots.

The amendment being made to City Plan introduces a new assessment benchmark that serve as an alternative to the QDC, enabling consideration of unique local characteristics when determining suitable setbacks within the character residential zone.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

1.6 Building work regulated under the planning scheme

(4) The building assessment provisions are contained in the following parts of this planning scheme:
- (a) Table 5.6.1 Building work;
- (b) Table 5.9.1 Assessment benchmarks for overlays;
- (c) 6.2.1 Low density residential zone code;
- (d) 6.2.4 Character residential zone code;
- (e) 8.2.2 Bushfire hazard overlay code;
- (f) 8.2.3 Coastal protection (erosion prone areas) overlay code;
- (g) 8.2.6 Flood and storm tide hazard overlay code; and
- (h) 8.2.7 Heritage overlay code.

5.4 Categories of development and assessment—Material change of use

Table 5.4.5—Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping **~~Dwelling house~~** **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 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.	
		Character residential zone code

Dual occupancy	**Code assessment**	
		Character residential zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Categories 5.6 Categories of development and assessment – Building work

Table 5.6.1—Building work

Zone	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Character residential zone	**Accepted subject to requirements** Editor's note—Building work for 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—A performance outcome for dwelling houses in the character residential code is an alternative provision to the Queensland Development Code.	
	If a dwelling house.	Character residential zone code
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.

6.2.4 Character residential zone code

6.2.4.3 Character residential zone code – Specific benchmarks for assessment Table 6.2.4.3.1—Benchmarks for assessable development

Performance outcomes	**Acceptable outcomes**
For development that is accepted subject to requirements	
Dwelling houses Editor's note—The following performance outcome is an alternative provision for the purposes of the Queensland Development Code.	
PO1 The location of a building or structure facilitates an acceptable streetscape, appropriate for: (1) the Island's low-key residential building form; and (2) the bulk of the building or structure; and (3) the road boundary setbacks of neighbouring buildings or structures; and (4) the outlook and views of neighbouring residents; and (5) nuisance and safety to the public; and (6) allowing for the retention of native vegetation; and (7) accommodating an on-site waste water treatment system.	**AO1.1** Development complies with acceptable solution A1 (for road setbacks) of the following sections of the Queensland Development Code (Design and Siting standard for single detached housing): (1) MP1.1 where lots are under 450m^2; or (2) MP1.2 where lot are 450m^2 and over.

Item 6: Assessment level for certain types of reconfiguration

City Plan does not differentiate between the different types of reconfiguring a lot as code assessable, unless in the following zones/circumstances:

- Conservation zone, where not being undertaken by Council;
- Environmental management zone, where not being undertaken by Council;
- Emerging community zone, if creating lots less than 10ha;
- Tourist accommodation zone;
- Character residential zone; and
- Rural zone.

To reduce unnecessary delays and added cost, it is proposed to reduce the levels of assessment from impact to code in the tourist accommodation, character residential and rural zones, where the proposed reconfiguration only involves:

- rearranging the boundaries of a lot by registering a plan of subdivision under the *Land Act 1994* or *Land Title Act 1994*; or
- creating an easement giving access to a lot from a constructed road.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

5.5 Categories of development and assessment for reconfiguring a lot

Table 5.5.1 Reconfiguring a lot

~~Zone~~	~~Categories of development and assessment~~	~~Assessment benchmarks for assessable development and requirements for accepted development.~~
~~Conservation~~ ~~Environment management~~	~~Impact assessment~~	
	~~If not being undertaken by Redland City Council~~	~~The planning scheme~~
~~Emerging community~~	~~Impact assessment~~	
	~~If creating any lot less than 10ha~~	~~The planning scheme~~
~~Tourist accommodation zone~~ ~~Character residential zone~~ ~~Rural~~	~~Impact assessment~~	
	~~All~~ ~~If not:~~ ~~(1) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or~~ ~~(2) creating an easement giving access to a lot from a constructed road.~~	~~The planning scheme~~
~~Rural~~	~~Impact assessment~~	
	~~All~~	~~The planning scheme~~

~~Code assessment~~	
~~Any other reconfiguring a lot not listed in this table.~~ ~~Any reconfiguring a lot listed in this table and not meeting the description listed in the categories of development and assessment column.~~	~~Reconfiguring a lot code~~ ~~The relevant zone code~~ ~~Healthy waters code~~ ~~Infrastructure works code~~ ~~Landscape code~~ ~~Transport, servicing, access and parking code~~

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential **Low-medium density residential** **Medium density residential** **Principal centre** **Major centre** **District centre** **Local centre** **Neighbourhood centre** **Specialised centre** **Recreation and open space** **Low impact industry** **Medium impact industry** **Waterfront and marine industry** **Mixed use** **Community facilities**	**Code assessment**	
		Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Character residential **Tourist accommodation** **Rural**	**Code assessment**	
	If: (1) A boundary realignment; or (2) Creating an access easement.	Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Environmental management **Conservation**	**Code assessment**	
	If being undertaken by Redland City Council	Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Emerging community	**Code assessment**	
	If all created lots are 10ha or greater in area.	Reconfiguring a lot code Emerging community zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Impact assessment		

Any other reconfiguration of a lot not listed in this table. Any reconfiguration of a lot listed in this table and not meeting the description listed in the categories of development and assessment column.	The planning scheme

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

Item 7: Frontage widths in the low density residential zone

Currently, the overall outcomes of the LMDR code states that 'lot sizes are not reduced below 400m^2 and have a frontage width no less than 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.'

However, the provisions around a minimum frontage width of less than 10m is missing from the LDR zone code. To ensure consistency amendments are proposed to the LDR zone code:

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

~~(c) where not within a particular precinct, lot sizes are not reduced below 400m^2 unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;~~

(c) where not within a particular precinct or a rear lot, lot sizes are not reduced below an area of 400m^2 or frontage width of 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

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

Reconfiguration other than in LDR1, LDR2 or LDR4 precinct	
~~**PO19**~~ ~~Reconfiguration maintains the low density character of the street. Lots less than 400m^2 are not created.~~	~~**AO19.1**~~ ~~Except for rear and irregular lots, reconfiguration achieves a minimum lot size of 400m^2~~
PO19 Reconfiguration achieves a minimum lot size of 400m^2 and frontage of 10m, unless a rear lot, where a	No acceptable outcome is nominated.

minimum lot size of 600m^2 (excluding accessway) is achieved.	

Item 8: Home-based businesses

A home-based business can be ASTR, where it complies with all of the acceptable outcomes of the home-based business code.

In order to appropriately manage the impacts of industrial type home based businesses such as motor vehicle repair and transport depots, and to ensure that goods and materials associated with the home-based business are not stored outside in the open amendments are proposed to City Plan.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.2.2 Home-based business code

9.2.2.3 Home-based business code – Specific benchmarks for assessment

Table 9.2.2.3.1 – Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements	
Home-based business	
PO1 The use is consistent with the character of the locality and does not impact on neighbouring sensitive land uses or local character to a greater degree than the primary residential use of the dwelling.	**AO1.1** The use does not involve a business activity that would otherwise be classified as an industry use. Editor's note – Table SC 1.1.3 provides a list of example uses that are classed as industrial.
	AO1.~~1~~2 The use is contained within the dwelling or associated outbuildings, and does not use more than 60m^2 of gross floor area.
	AO1.~~2~~3 The use is carried out by permanent residents of the dwelling and involves no more than: (1) 3 non-resident employees where in the rural, rural residential or environmental management zones; and (2) 1 non-resident employee otherwise.

	AO1.~~3~~4 Other than where a bed and breakfast or home based child care, the number of customers or clients visiting the site will be a maximum of: (1) 2 present at any one time; (2) 8 present in any one day; and (3) 40 maximum per week.
	AO1.~~4~~5 The use does not involve the display or storage of goods or materials related to the use that can be seen from outside the building.
	AO1.~~5~~6 The use does not emit noticeable vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other similar emissions.
	AO1.~~6~~7 Development achieves the acoustic quality objectives stated in the Queensland Environmental Protection Act 1994: Environmental Protection (Noise) Policy 2008: Schedule 1.
	AO1.~~7~~8 Other than where a bed and breakfast, customer or client visits only occur between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday.
	AO1.~~8~~9 Where for home-based child care, the use has a maximum of 7 below school age children on the premises at any time, including children who permanently reside in the house. Editor's note —Commercial child care activities are to comply with the relevant child care regulations established by other levels of government.

Item 9: Development near the revetment wall and tidal works in the low density residential zone – precinct LDR5: Canal and landside estates

Swimming pools

Currently a swimming pool does not trigger assessment against the provisions of the LDR5 precinct in the LDR zone, even in circumstances where the pool is proposed to be sited within 9m of the revetment wall. Above ground and in-ground pools have the potential to impact in the structural integrity of the wall, depending on construction. Proposed amendments to City Plan will address these issues.

Excavation and fill

In certain circumstances, such as in the case of a newly created subdivided lot, operational work involving excavation and filling may undertake as ASTR where not exceeding:

1. a depth of 750mm either alone or combined with any previous excavation or filling;
2. an area of 600m^2; and

3. a volume of 50m^3.

This may however impact on the structural integrity of the revetment wall and amendments to City Plan are proposed to resolve these matters.

Prescribed tidal works

Tidal works are classified in the *Planning Act 2016* as a form of operational work, and refer to works within state tidal land, including canals and lakes, and any works on adjacent land forming an integral part of such works.

Tidal works for which the council is responsible typically involve recreational decks extending over the canal, and pontoons and mooring pylons within the canal.

To address the impacts of these works on the structural integrity of the revetment wall, protect navigable access to adjoining lots and so as not to impede on Council's ability to undertake dredging and bed levelling works to maintain the design profile and depth of a canal, amendments are proposed to City Plan.

Engineering drawings

To outline Council's preferred design for decks, swimming pools and technical matters for consideration in canal and lakeside excavation or filling works generally, standard engineering drawings are to be referenced in the assessment benchmarks of the LDR5 precinct and section 8 – Standard Drawings of Planning Policy 2 – Infrastructure works.

Buffer/corridor for maintenance works

Currently, acceptable outcome AO8 of the LDR code seeks a setback of 2m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from land. Council is currently undertaking major repairs to two sections of revetment wall in Raby Bay and has an ongoing program of work in anticipation of future movement identified through a monitoring program. Based on the engineering design and the most suitable works methods, the buffer is required to be increased to 2.5m, to minimise the impact of potential future works to landowners/residents infrastructure, and minimise potential complexity and cost of works that Council delivers. Accordingly, suitable amendments are proposed to City Plan.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Proposed amendment

5.6 Categories of development and assessment – building work

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—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 for further clarification. Editor's note - 'Building work' includes *'excavation or filling that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land...'* (sch.2 Planning Act 2016 and s.5(1)(b)(ii) Building Act 1975) Editor's note—Some of 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 LDR1, LDR2, LDR3, LDR4 or LDR5; or~~ ~~(2) a dual occupancy in precinct LDR5; or~~ ~~(3) Building work associated with a dwelling house in LDR5; or~~ ~~(4) Building work associated with a dual occupancy in LDR5.~~ ~~Editor's note: Building work is defined by the *Building Act 1975*~~ If (1) a dwelling house, swimming pool, or excavation and filling where building work, within precinct LDR5; (2) a dwelling house in precinct LDR1, LDR2, LDR3 or LDR4 LDR5; or (3) a dual occupancy in precinct LDR5.	Low density residential zone code
Accepted development		
Any other building work not listed in this table.		

5.7 Categories of development and assessment – operational work

Table 5.7.1 Operational work

Excavation and Filling		
All zones except the Conservation Zone	**Accepted**	
	If carried out by Redland City Council; or If the proposed filling or excavation: (1) does not involve:	

	(a) excavation of 100m^3 or more at or below 5m AHD; or (b) filling of 500m^3 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: (a) Flood or Storm Tide Hazard Overlay (Flood Prone Area sub-category only); or (b) Coastal Protection (Erosion Prone Area) Overlay; or (c) Waterway Corridors and Wetlands Overlay; or (d) Environmental Significance Overlay; and (4) where located within precinct LDR5: (a) does not exceed a depth of 300mm on its own or when combined with any previous excavation and fill, within 9m of the property boundary adjoining a revetment wall.	
	Code assessment	
	If not accepted	Healthy waters code Infrastructure works code Low density residential zone code
Prescribed tidal works and prescribed decks		
Low density residential zone	**Code assessment**	
	If in precinct LDR5	Low density residential zone code

6.2.1 Low density residential zone code

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

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

Dual occupancies ~~and~~, dwelling houses (including swimming pools) and operational works in precinct LDR5: Canal and lakeside estates Note: Design and construction of prescribed tidal works shall comply with the requirements of the Coastal Protection and Management Act and Queensland Prescribed Tidal Works Code.	
PO7 Development is set back from a property boundary adjoining a revetment wall to:	**AO7.1** Development is set back 9m from the property boundary adjoining a revetment wall. Editor's note – This acceptable outcome is not an alternative provision for the purposes of the Queensland Development

(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. 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.* 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~~ practise in Queensland to confirm that these elements meet minimum structural standards and comply with any relevant Australian Standards.	Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note—Applicants should also be aware that structures, excavation or filling near a canal or revetment wall must maintain the structural integrity of the wall, in accordance with the Building Code of Australia. Any construction, excavation or filling 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. Refer to standard drawing M-RCC-C001 in Planning Scheme Policy 2 – Infrastructure Works. Editor's note - Council has assessed that development that: a) is placed at, or greater than, 9.0m from the top of the revetment wall; or b) does not place more than 2.0kPa net positive load on the revetment wall; is unlikely to cause damage or collapse to the revetment wall.
PO8 Development is set back from property boundaries to provide unimpeded access to allow for the maintenance of revetment walls.	**AO8.1** Development is setback a minimum of ~~2m~~ 2.5m from the property boundary adjoining a revetment wall, to allow for maintenance of the revetment wall to be undertaken from the land. Note: Refer to standard drawings M-RCC-C001, M-RCC-C002 and M-RCC-C004 in Planning Scheme Policy 2 – Infrastructure Works.
	AO8.2 Development provides a minimum 1m side access along the full length of one side of the property to provide a clear path between the road frontage and the revetment wall to allow for access for maintenance of the revetment wall. Editor's note – The above acceptable outcomes (AO8.1 and AO8.2) are not alternative provisions for the purposes of the Queensland Development Code. Where building work for a dwelling house/dual occupancy does not meet the acceptable outcome, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered. Editor's note – PO8 and AO8.1 and AO8.2 and the dimensions included are applicable for the purposes of access for maintenance of revetment walls. They do not override PO7/AO7.1 or PO9/AO9.1 and the dimensions included in these outcomes, which are applicable for revetment wall structural integrity/amenity purposes.
PO9 Development maintains the amenity of adjoining premises and the local area by ensuring that no development (including domestic outbuildings, and other roofed structures, but excluding in-ground swimming pools) is established closer to the canal/lake than existing dwellings on adjoining sites.	**AO9.1** Development (including domestic outbuildings and other roofed structures, but excluding in-ground swimming pools) is setback a minimum of 9m from the property boundary adjoining a canal or lake. Editor's note - This acceptable outcome is an alternative provision for the purposes of the Queensland Development

Note – for PO9, 'dwelling' is taken to include structures which are attached to the dwelling, but not detached structures on the same lot.	Code. Building works for a dwelling house/dual occupancy not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.
PO10 Prescribed decks maintain a high level of visual amenity when viewed from the waterway and adjoining lands and maintain the amenity of adjoining properties.	**AO10.1** No acceptable outcome nominated.
PO11 Prescribed decks provide for the efficient and effective monitoring and maintenance of the revetment wall, by not: (1) obstructing the line of site to the revetment wall for aerial survey or visual inspection; (2) restricting or impeding access to the revetment wall for maintenance and repairs. Editor's note: regular aerial surveys and visual inspections are used to detect movement in the revetment wall. Maintenance works include but are not limited to underpinning, piling, rock restacking, concrete cracking or sprawling repairs.	**AO11.1** No acceptable outcome nominated.
PO12 Prescribed tidal works (including but not limited to pontoons) maintain the structural integrity of the revetment wall by not: (1) placing additional load on the revetment wall; (2) attaching to or modifying the revetment wall; (3) restricting access to the revetment wall for inspection, maintenance and repairs; (4) otherwise compromising the structural integrity of the revetment wall. Editor's note: these provisions can usually be met with a structural design showing the tidal works are entirely independent of the revetment wall and where all loads are transferred by piers below the zone of influence of the foundation of the revetment wall. It is expected that all design calculations are provided to Council for assessment along with a RPEQ certified design.	**AO12.1** For prescribed tidal works that is for a pontoon, the pontoon is constructed in accordance with standard drawing M-RCC-C003 in Planning Scheme Policy 2 – Infrastructure Works. For all other prescribed tidal works; no acceptable solution is identified. Note: This provision is a 'relevant planning scheme standard' relevant to item 12.2 of the Coastal Protection and Management Regulation 2017.
PO13 Prescribed tidal works (including but not limited to pontoons), protect navigable access to adjoining lots and do not impede Council's ability to undertake dredging and bed levelling works to maintain the design profile and depth of a canal.	**AO13.1** Prescribed tidal works do not extend seaward of the quay line identified in standard drawings AQUA-01 and RABY-01, RABY-02, RABY-2A, RABY-03 and RABY -04 in Planning Scheme Policy 2 – Infrastructure Works. Note: This provision is a 'relevant planning scheme standard' relevant to item 10.1 of the Coastal Protection and Management Regulation 2017.

Planning Scheme Policy 2 – Infrastructure Works

Insert into Section 8.0 Standard Drawings

8.6 CANALS

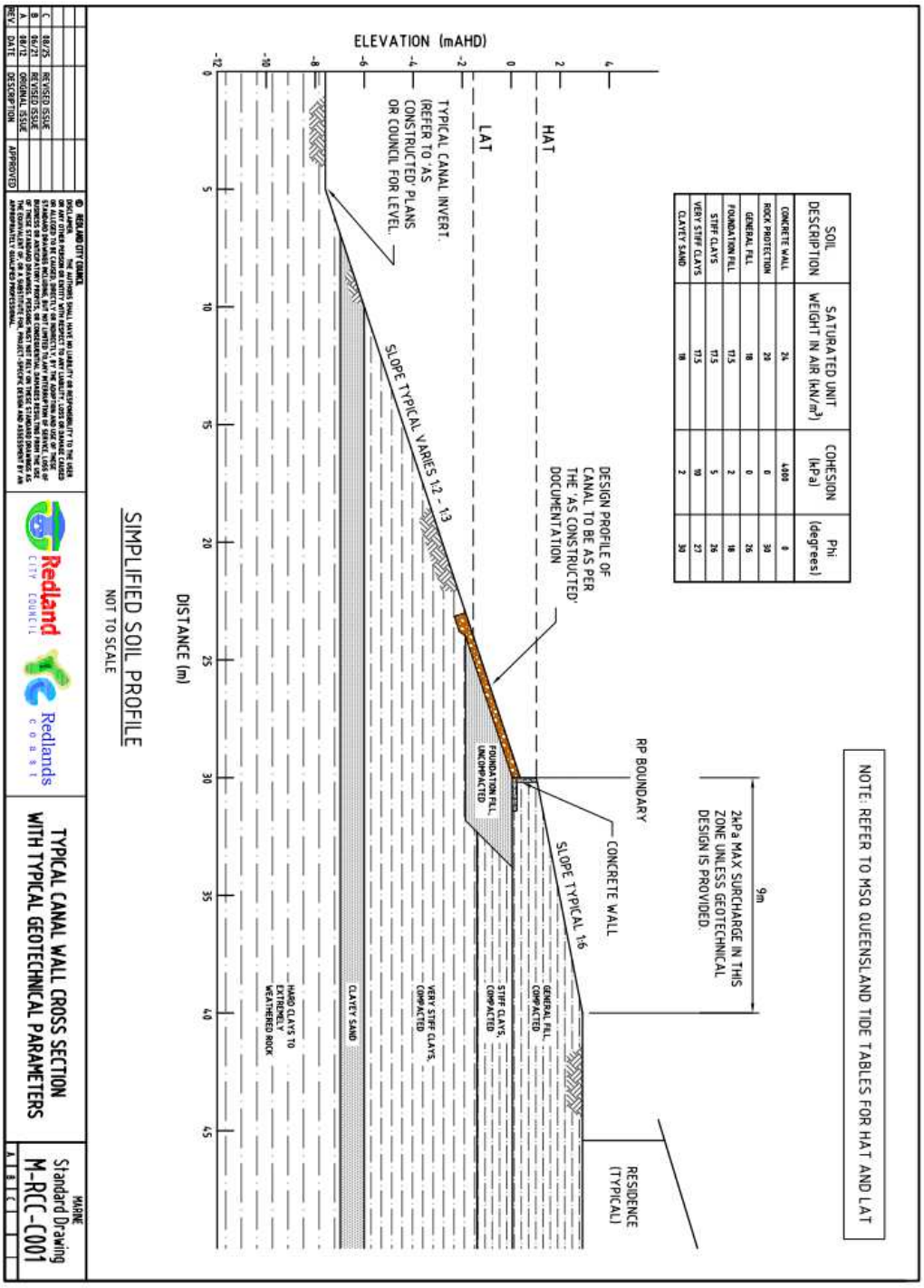
M-RCC-C001 – Typical Canal Wall Cross Section

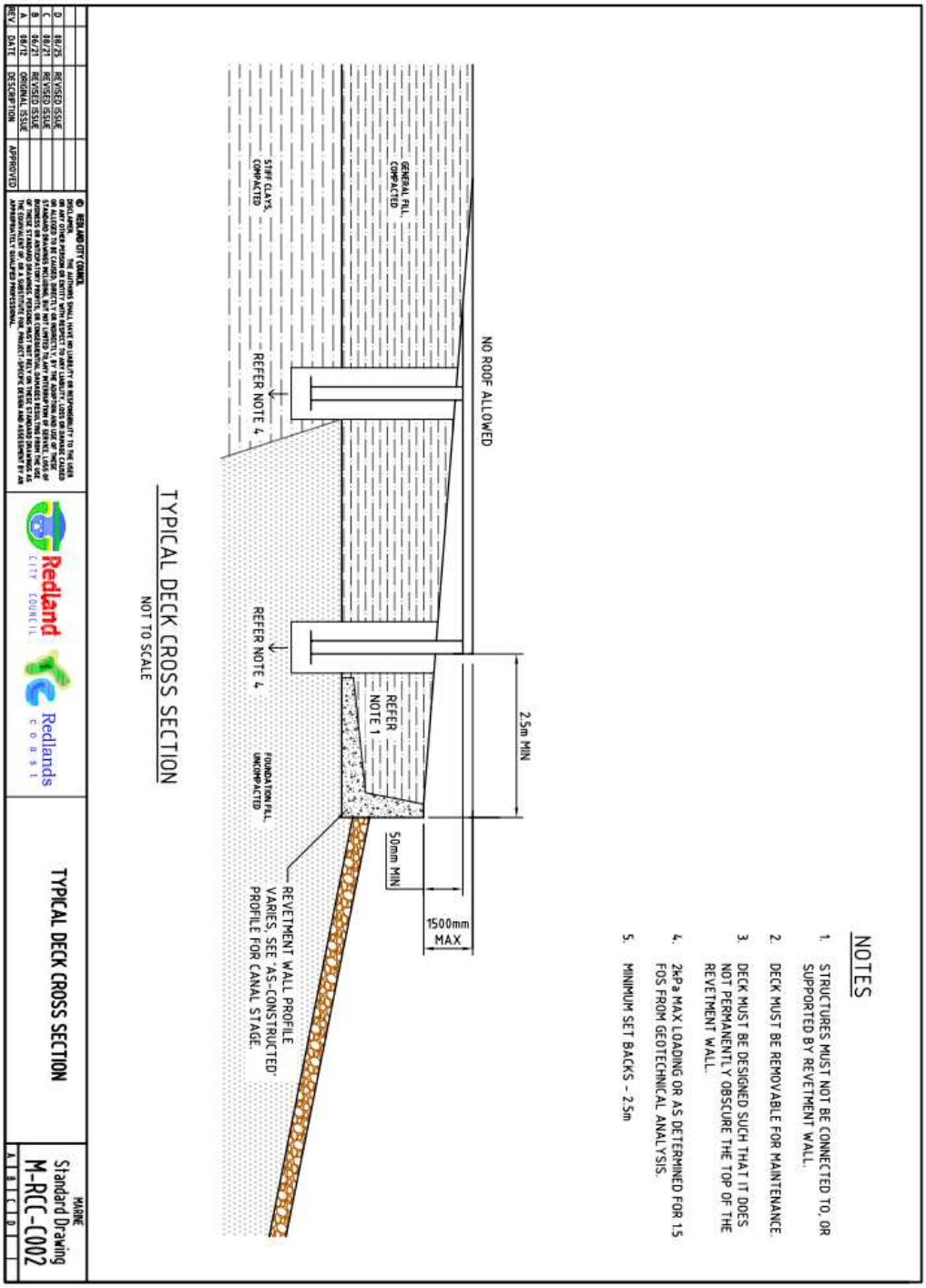
M-RCC-C002 – Typical Deck Cross Section

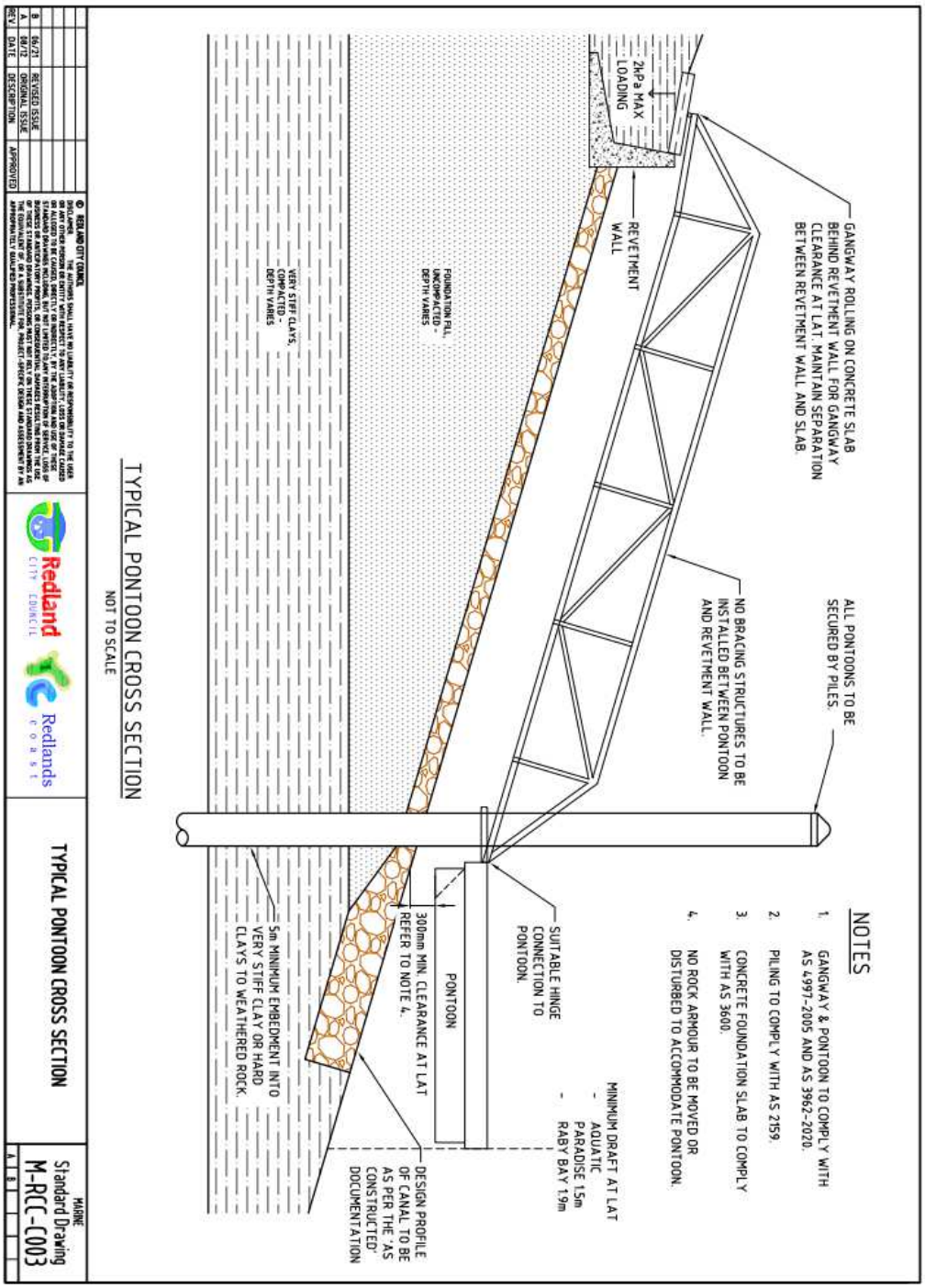
M-RCC-C003 – Typical Pontoon Cross Section

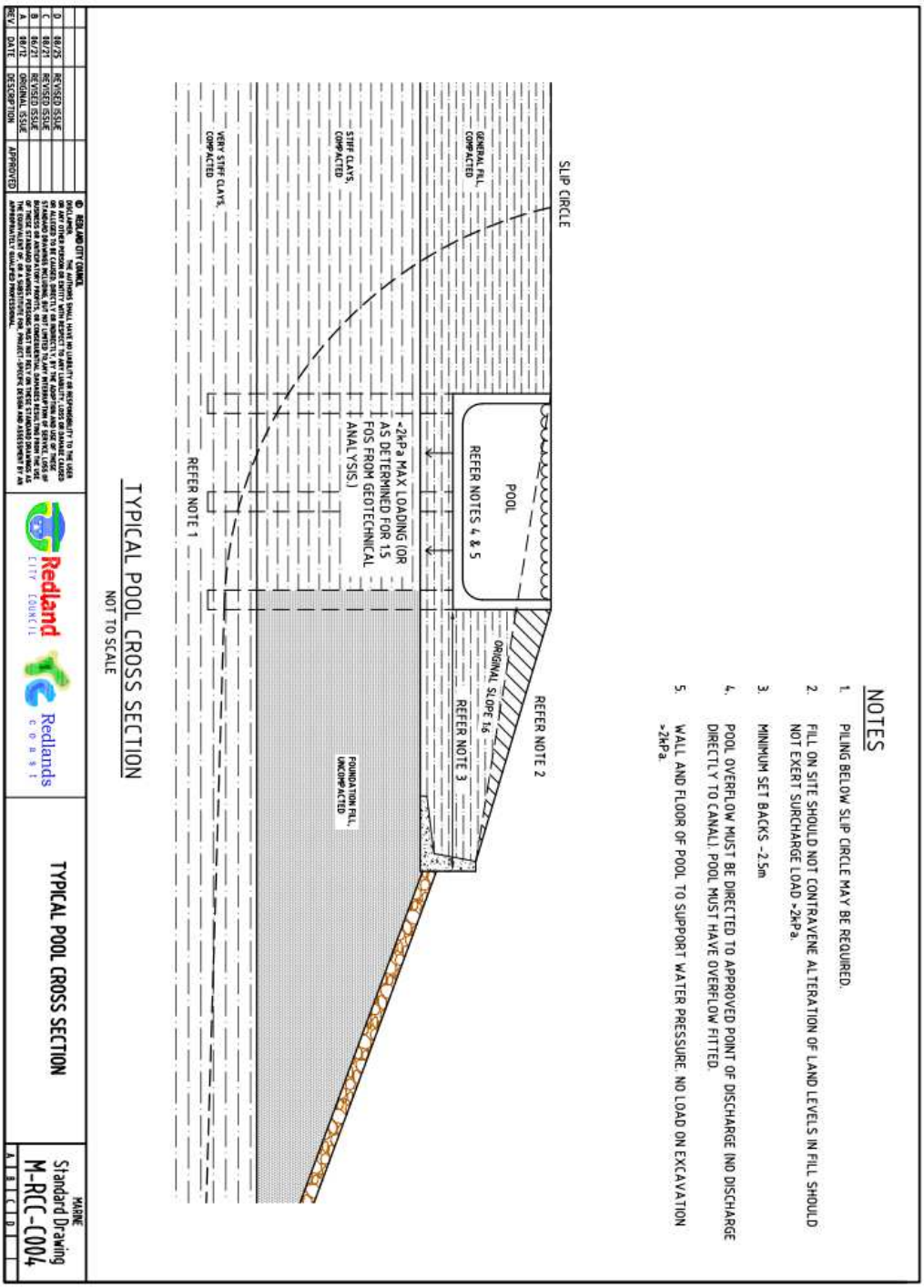
M-RCC-C004 – Typical Pool Cross Section

AQUA-01 and RABY-01, RABY-02, RABY-2A, RABY-03 and RABY -04


NOTE: REFER TO MSQ QUEENSLAND TIDE TABLES FOR HAT AND LAT
SOIL DESCRIPTION
SATURATED UNIT WEIGHT IN AIR (kN/m³)
COHESION (kPa)
Phi (degrees)
CONCRETE WALL 24 4000 0
ROCK PROTECTION 20 0 30
GENERAL FILL 18 0 25
FOUNDATION FILL 17.5 2 18
STIFF CLAYS 17.5 5 26
VERY STIFF CLAYS 17.5 10 27
CLAYEY SAND 18 2 30
ELEVATION (mAHD)
DISTANCE (m)
HAT
LAT
DESIGN PROFILE OF CANAL TO BE AS PER THE 'AS CONSTRUCTED' DOCUMENTATION
TYPICAL CANAL INVERT. (REFER TO 'AS CONSTRUCTED' PLANS OR COUNCIL FOR LEVEL.
SLOPE TYPICAL VARIES 1:2 - 1:3
SLOPE TYPICAL 1:6
RP BOUNDARY
CONCRETE WALL
9m
2kPa MAX SURCHARGE IN THIS ZONE UNLESS GEOTECHNICAL DESIGN IS PROVIDED.
RESIDENCE (TYPICAL)
FOUNDATION FILL UNCOMPACTED
GENERAL FILL COMPACTED
STIFF CLAYS, COMPACTED
VERY STIFF CLAYS, COMPACTED
CLAYEY SAND
HARD CLAYS TO EXTREMELY WEATHERED ROCK
SIMPLIFIED SOIL PROFILE
NOT TO SCALE
TYPICAL CANAL WALL CROSS SECTION WITH TYPICAL GEOTECHNICAL PARAMETERS
Redland CITY COUNCIL
Redlands COAST
MARINE
Standard Drawing
M-RCC-C001
REV DATE DESCRIPTION APPROVED
C 08/25 REVISED ISSUE
B 08/25 REVISED ISSUE
A 08/12 ORIGINAL ISSUE
© REDLAND CITY COUNCIL


NOTES
1. STRUCTURES MUST NOT BE CONNECTED TO, OR SUPPORTED BY REVETMENT WALL.
2. DECK MUST BE REMOVABLE FOR MAINTENANCE.
3. DECK MUST BE DESIGNED SUCH THAT IT DOES NOT PERMANENTLY OBSCURE THE TOP OF THE REVETMENT WALL.
4. 2kPa MAX LOADING OR AS DETERMINED FOR 15 FOS FROM GEOTECHNICAL ANALYSIS.
5. MINIMUM SET BACKS - 2.5m
NO ROOF ALLOWED
2.5m MIN
1500mm MAX
50mm MIN
REFER NOTE 1
REFER NOTE 4
REFER NOTE 4
GENERAL FILL COMPACTED
STIFF CLAYS COMPACTED
FOUNDATION FILL UNCOMPACTED
REVETMENT WALL PROFILE VARIES, SEE 'AS-CONSTRUCTED' PROFILE FOR CANAL STAGE.
TYPICAL DECK CROSS SECTION
NOT TO SCALE
TYPICAL DECK CROSS SECTION
MARINE
Standard Drawing
M-RCC-C002
REV DATE DESCRIPTION APPROVED
A 08/18 ORIGINAL ISSUE
B 06/21 REVISED ISSUE
C 10/22 REVISED ISSUE
D 10/25 REVISED ISSUE
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GANGWAY ROLLING ON CONCRETE SLAB BEHIND REVETMENT WALL FOR GANGWAY CLEARANCE AT LAT. MAINTAIN SEPARATION BETWEEN REVETMENT WALL AND SLAB.
2kPa MAX LOADING
REVETMENT WALL
NO BRACING STRUCTURES TO BE INSTALLED BETWEEN PONTOON AND REVETMENT WALL.
ALL PONTOONS TO BE SECURED BY PILES.
FOUNDATION FILL, UNCOMPACTED - DEPTH VARIES
VERY STIFF CLAYS, COMPACTED - DEPTH VARIES
SUITABLE HINGE CONNECTION TO PONTOON.
PONTOON
300mm MIN. CLEARANCE AT LAT
REFER TO NOTE 4.
MINIMUM DRAFT AT LAT
- AQUATIC PARADISE 1.5m
- RABY BAY 1.9m
DESIGN PROFILE OF CANAL TO BE AS PER THE 'AS CONSTRUCTED' DOCUMENTATION
5m MINIMUM EMBEDMENT INTO VERY STIFF CLAY OR HARD CLAYS TO WEATHERED ROCK.
NOTES
1. GANGWAY & PONTOON TO COMPLY WITH AS 4997-2005 AND AS 3962-2020.
2. PILING TO COMPLY WITH AS 2159.
3. CONCRETE FOUNDATION SLAB TO COMPLY WITH AS 3600.
4. NO ROCK ARMOUR TO BE MOVED OR DISTURBED TO ACCOMMODATE PONTOON.
TYPICAL PONTOON CROSS SECTION
NOT TO SCALE
REDLAND CITY COUNCIL
Redlands COAST
TYPICAL PONTOON CROSS SECTION
MARINE
Standard Drawing
M-RCC-C003
REV DATE DESCRIPTION APPROVED
A 08/15 ORIGINAL ISSUE
B 06/23 REVISED ISSUE


NOTES
1. PILING BELOW SLIP CIRCLE MAY BE REQUIRED.
2. FILL ON SITE SHOULD NOT CONTRAVENE ALTERATION OF LAND LEVELS IN FILL SHOULD NOT EXERT SURCHARGE LOAD >2kPa.
3. MINIMUM SET BACKS -2.5m
4. POOL OVERFLOW MUST BE DIRECTED TO APPROVED POINT OF DISCHARGE (NO DISCHARGE DIRECTLY TO CANAL). POOL MUST HAVE OVERFLOW FITTED.
5. WALL AND FLOOR OF POOL TO SUPPORT WATER PRESSURE. NO LOAD ON EXCAVATION >2kPa.
SLIP CIRCLE
POOL
REFER NOTES 4 & 5
REFER NOTE 2
ORIGINAL SLOPE 1:6
REFER NOTE 3
GENERAL FILL COMPACTED
<2kPa MAX LOADING (OR AS DETERMINED FOR 1S FOS FROM GEOTECHNICAL ANALYSIS.)
FOUNDATION FILL UNCOMPACTED
STIFF CLAYS, COMPACTED
VERY STIFF CLAYS, COMPACTED
REFER NOTE 1
TYPICAL POOL CROSS SECTION
NOT TO SCALE
© REDLAND CITY COUNCIL
DESCRIPTION
DATE
REV
APPROVED
ORIGINAL ISSUE
REVISED ISSUE
Redland CITY COUNCIL
Redlands 2030
TYPICAL POOL CROSS SECTION
MARINE
Standard Drawing
M-RCC-C004
A B C D

Standard Drawing: AQUA – 01

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



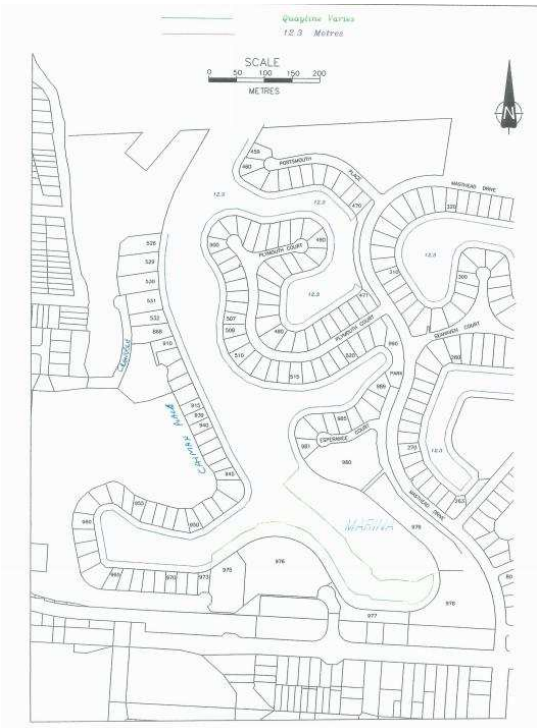
Standard Drawing: RABY-01

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



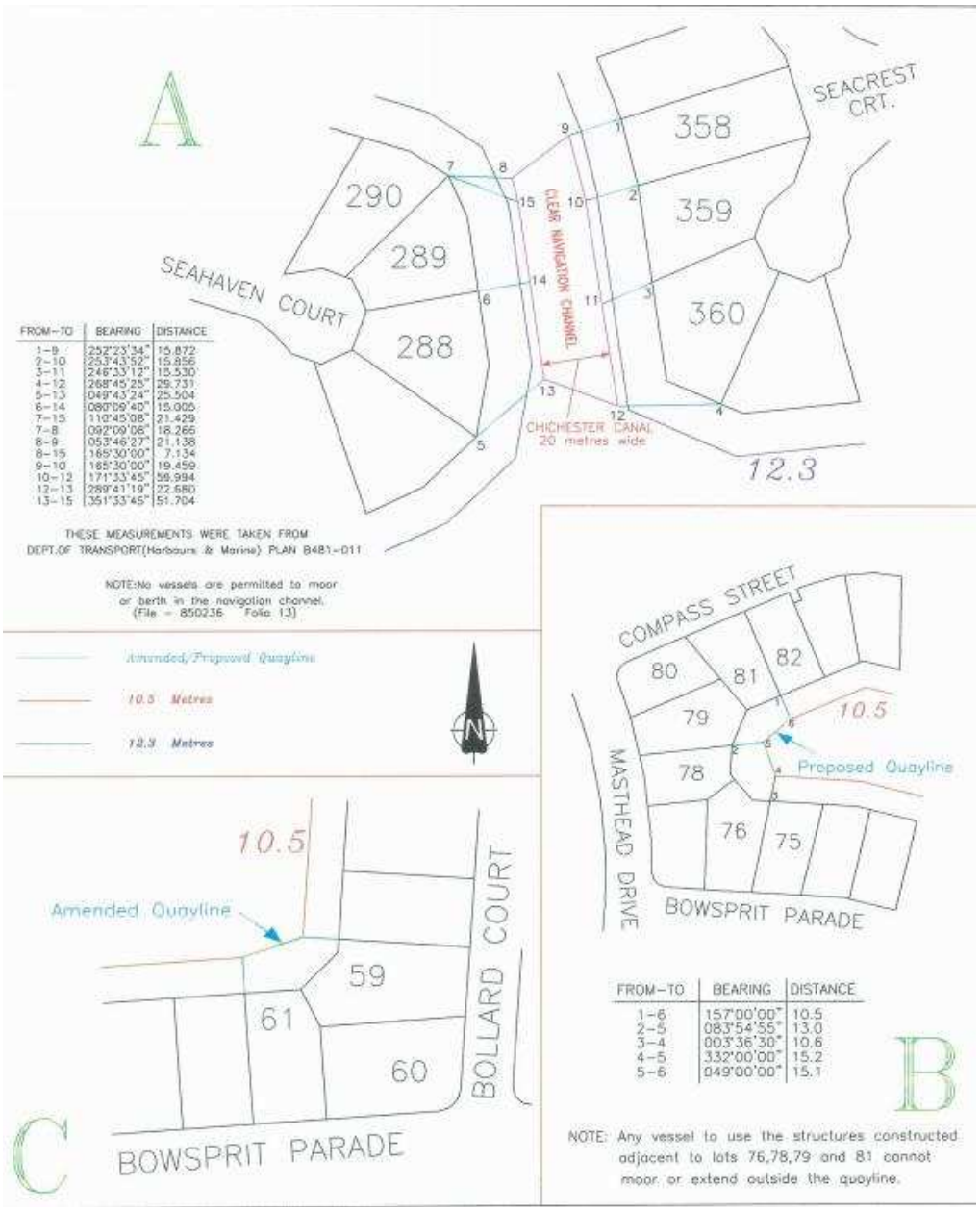
Standard Drawing: RABY-02

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



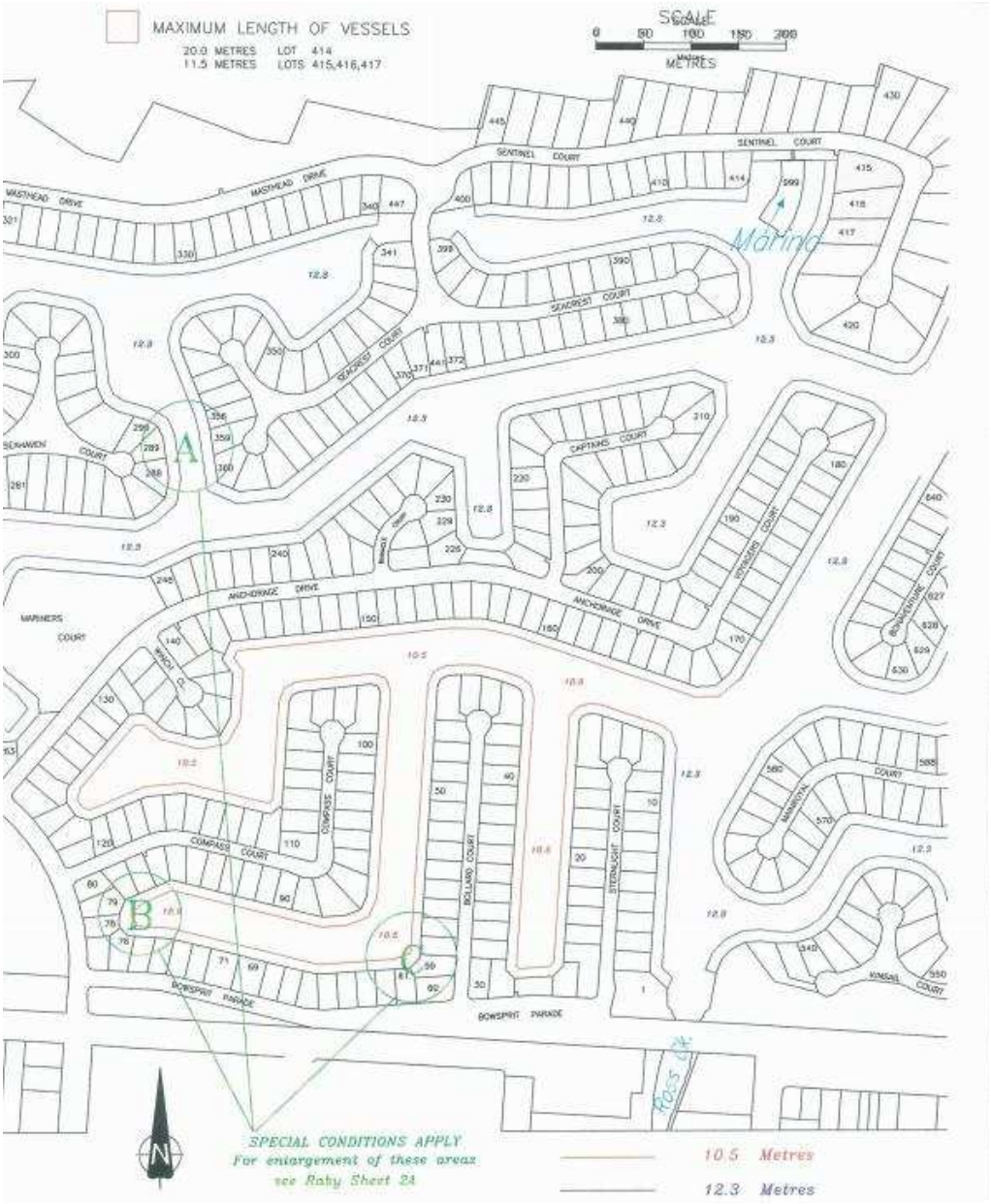
Standard Drawing: RABY-2A

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



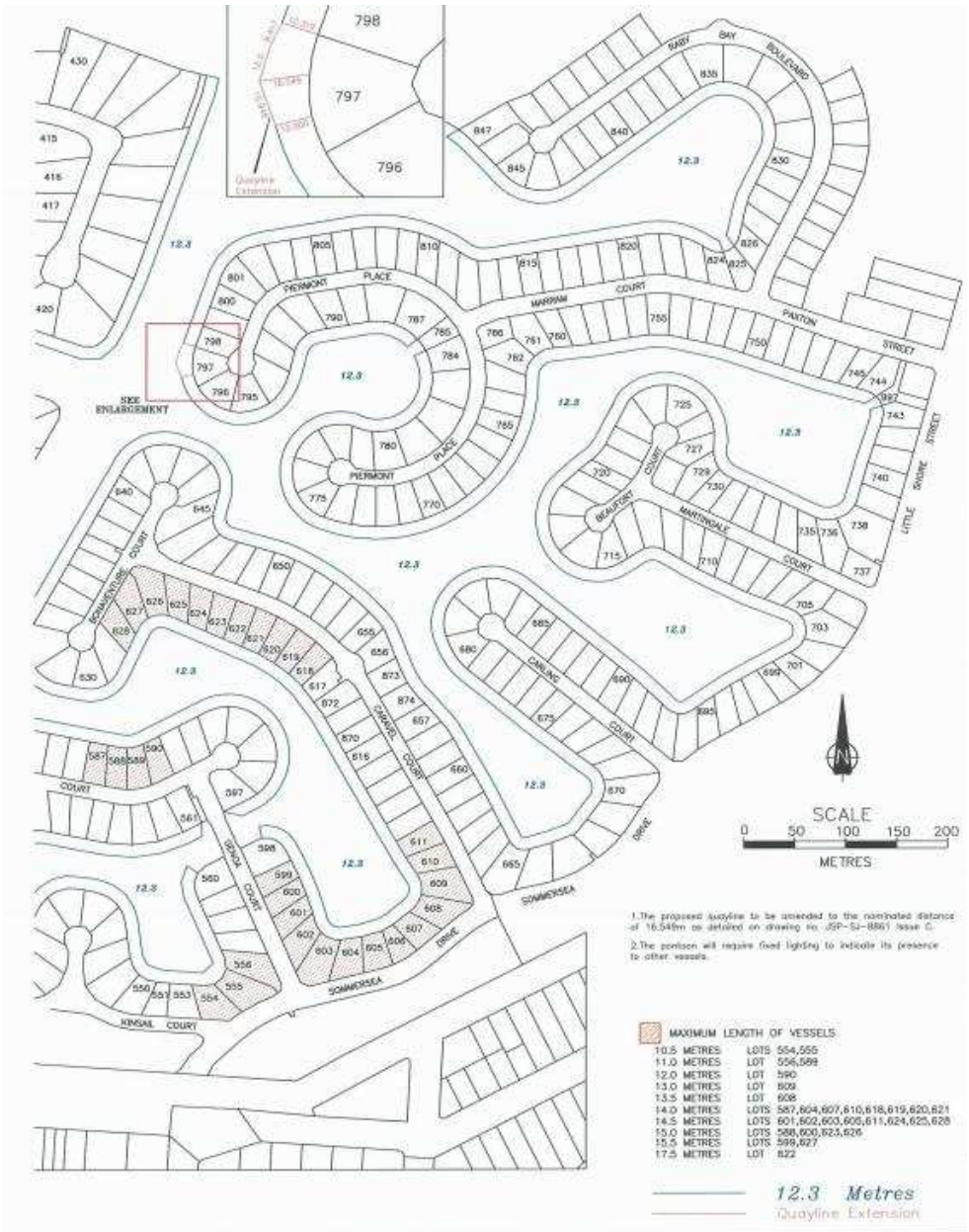
Standard Drawing: RABY-03

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



Standard Drawing: RABY-04

Note: this drawing will be reformatted to reflect RCC standard drawing formats and ensure legibility.



Item 10: Rear lot size

City Plan currently outlines that the minimum lot size for lots on the LDR zone is 400m^2, regardless of whether the lots are rear lot or located at the head of a cul-de-sac.

Other LGA's in SEQ predominantly identify a minimum lot size of 600m^2 for rear lots. This additional size provides an improved level of amenity not only for future residents, but also for the residents of adjoining lots surrounding the site. The increased size will allow for the lot to be of a usable size and shape to accommodate a future dwelling house, private open space areas and sufficient space for parking (including a visitor space) and vehicle manoeuvring areas, so that occupants can turn within the site and exit in a forward gear.

It is therefore considered appropriate to increase the minimum lot size for rear lots across the LDR zone to 600m^2 in line with other LGA's, to improve amenity outcomes for both existing and future residents. It is also noted that the provision of adequate vehicle manoeuvring areas is not currently included in PO1 of the reconfiguration code and it is therefore considered appropriate to include this requirement, so that this aspect of development is also taken into account.

The above issues will be addressed via proposed amendments to the City Plan.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report. Might need to amend this as the other drawings might be added

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

Table 9.3.4.3.1— Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Design	
PO1 Reconfiguration results in the creation of lots that: (1) are of a size and dimensions which facilitate the uses, character and other outcomes intended for the zone or precinct; (2) have practical, generally regular shapes; ~~and~~ (3) have a width and depth that can easily accommodate the intended end use, associated	**AO1.1** New lots comply with Table 9.3.4.3.2—Lot size and dimensions. **AO1.2** New lots are rectangular in shape.

infrastructure, on-site open space and vehicular access and manoeuvring areas.	

Table 9.3.4.3.2—Lot size and dimensions

Zone	Minimum Frontage (metres)	Minimum Lot Area (excluding a rear lot)	Minimum Lot Area for a rear lot (excluding accessway)
Low density residential			
LDR1: Large lot precinct	20	2,000m^2	
LDR2: Park residential precinct	40	6,000m^2	
LDR4: Kinross Road	30	1,600m^2	
Otherwise	10	400m^2	600m^2
Low-medium density residential	10	400m^2	400m^2
Medium density residential	20	800m^2	
Character residential	No reduction in existing lot sizes is intended		
Tourist residential	No reduction in existing lot sizes is intended		
Emerging community	No acceptable outcome is nominated		
Principal centre	No acceptable outcome is nominated		
Major centre	No acceptable outcome is nominated		
District centre	No acceptable outcome is nominated		
Local centre	No acceptable outcome is nominated		
Neighbourhood centre	No acceptable outcome is nominated		
Specialised centre	No acceptable outcome is nominated		
Mixed use	25	2,000m^2	
Low impact industry	25	2,000m^2	
Medium impact industry	40	4,000m^2	
Waterfront and marine industry	25	2,000m^2	
Recreation and open space	No acceptable outcome is nominated		
Community facilities	No acceptable outcome is nominated		
Rural	100	100ha	
Conservation	No reduction in existing lot sizes is intended		
Environmental management	No reduction in existing lot sizes is intended		

6.2.1 Low density residential zone code

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:

~~(c) where not within a particular precinct, lot sizes are not reduced below 400m^2 and achieve a minimum frontage width of 10m (except where for a rear or irregular lot), unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood;~~

(c) where not within a particular precinct or a rear lot, lot sizes are not reduced below an area of 400m^2 or frontage width of 10m, unless the resultant lots are consistent with the density and character of the surrounding established neighbourhood.

(d) where not within a particular precinct, rear lot sizes are not reduced below 600m^2 (excluding accessway), unless the resultant lots are of a size and shape which achieve a high level of amenity, taking into consideration the landlocked nature of rear lots and lack of a street frontage (which would otherwise provide for the general sense of openness expected in this zone);

(e) ~~(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;

(f) ~~(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;
(g) ~~(f)~~ shops, offices and food and drink outlets are not established;
(h) ~~(g)~~ buildings are of a house-like scale;
(i) (h) home-based businesses are undertaken where they do not detract from the residential amenity of the area; and
(j) ~~(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.

6.2.1.3 Low density residential zone code - Specific benchmarks for assessment

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

Reconfiguration other than in LDR1, LDR2 or LDR4 precinct	
~~**PO19**~~ ~~Reconfiguration maintains the low density character of the street. Lots less than 400m^2 are not created.~~	~~**AO19.1**~~ ~~Reconfiguration achieves a minimum lot size of 400m^2~~
PO19 Reconfiguration, where not creating rear lots, achieves a minimum lot size of 400m^2 and frontage of 10m.	No acceptable outcome is nominated.
PO20 Rear lots achieve a minimum lot size of 600m^2 (excluding accessway), to allow for: (1) protection of residential amenity for the lots being created and existing properties by allowing for increased separation between adjoining dwellings; (2) additional car parking areas recognising the lack on on-street parking for rear lots; and (3) a general sense of openness that would usually be provided by a street frontage.	No acceptable outcome is nominated.

Item 11: Secondary dwellings

In September 2022, the State Government amended the *Planning Regulation 2017* via the *Planning (Secondary Dwellings) Amendment Regulation 2022*. The amendments to the *Planning Regulation* 2017 broadened the definition of *secondary dwelling* and *household*, which enables secondary dwellings to be occupied by unrelated individuals or separate households from the principal dwelling. Prior to these changes coming into effect, the occupants of the principal dwelling and the secondary dwelling had to be part of one household. Generally, secondary dwellings were used by elderly parents or adult children of the principal dwelling house (commonly referred to as granny flats or teenager retreats).

The changes aim to increased housing availability and affordability across Queensland by removing the restrictions that previously prohibited secondary dwellings from being rented to unrelated

individuals or to separate households from that of the principal dwelling. However, they also raise concerns about potential unintended impacts, particularly in relation to amenity as the *Planning Regulation,* assessment benchmarks in the QDC or City Plan do not include specific provisions to restrict the size or siting of a secondary dwelling. Further, concerns were raised regarding the impact the intensification of this type of dwelling may have on infrastructure provision and capacity.

City Plan amendments are proposed to address the matters raised above. As a short-term measure, provisions addressing secondary dwellings were incorporated into the Amenity and Aesthetics Policy and Guidelines on 1 February 2024, recognising the importance of regulating secondary dwellings and the lengthy timeframes for a major amendment to City Plan to take effect. These interim provisions will be removed from the Amenity and Aesthetic Policy and Guideline upon commencement of the major amendment package.

Further, changes to Council's Adopted Infrastructure Charges Resolution came into effect on 1 February 2024 whereby new secondary dwellings that exceed the maximum gross floor area set in the Amenity and Aesthetics Policy and Guideline are levied to reflect their increased demand on infrastructure networks. The charges will continue to be applied on the commencement of the major amendment.

No changes have been made to this proposed amendment subsequent to the Council resolution of 13 September 2023. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 13 September 2023.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Planning amendment

Part 5 Tables of Assessment

Table 5.4.1—Low density residential zone

Use	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
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~~ may require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	~~If in precincts LDR1, LDR2, LDR3, LDR4 or LDR5.~~	Low density residential zone code Secondary dwelling code

Table 5.4.2 - Low-medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Dwelling House~~ Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	Accepted	
Dwelling House	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.	
		Secondary dwelling code

Table 5.4.3 - Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~Dwelling House~~ Park Sales office Landing Editor's note – Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*	Accepted	
Dwelling House	Accepted subject to requirements	
		Secondary dwelling code

Table 5.4.5 - Character residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Cropping ~~Dwelling House~~ Park Sales office	Accepted	

Landing **Editor's note – Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*** **Dwelling House**		
	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.	
		Secondary dwelling code

Table 5.4.6 - Tourist accommodation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~**Dwelling House**~~ **Park** **Sales office** **Landing** **Editor's note – Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act*** **Dwelling House**	**Accepted**	
	Accepted subject to requirements	
		Secondary dwelling code

Table 5.4.14 - Environmental management zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House **Caretaker's accommodation** **Dwelling Unit**	**Accepted subject to requirements**	
	If no more than one dwelling of any kind on the lot Note – A dwelling house containing a secondary dwelling will still be taken to be one dwelling	Secondary dwelling code

Table 5.4.21 - Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling House **Caretaker's accommodation** **Dwelling Unit**	**Accepted subject to requirements**	
	If no more than one dwelling of any kind on the lot	Secondary dwelling code

	Note – A dwelling house containing a secondary dwelling will still be taken to be one dwelling	

Table 5.4.22 - Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry **~~Dwelling House~~** **Environment facility** **Park** **Sales office** **Telecommunications facility** **Landing** **Editor's note – Landings are regulated as prescribed tidal works under the *Coastal Protection and Management Act***	**Accepted**	
Dwelling House	**Accepted subject to requirements**	
		Secondary dwelling code

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—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 6.2.1.3.1 and Table 9.2.4.3.1 for further clarification. Editor's note—Some of the acceptable outcomes for ~~detached houses~~ in the Low density residential code and secondary dwelling code are alternative provisions to the Queensland Development Code.	
	If 1. a dwelling house ~~in precincts LDR1, LDR2, LDR3, LDR4 or LDR5~~; or 2. a dual occupancy in precinct LDR5.	Low density residential zone code Secondary dwelling code
Low medium density residential zone **Medium density residential zone** **Character residential zone**	**Accepted subject to requirements** Editor's note—Building work for dwelling houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under schedule 9 of the Regulation, or trigger a code assessable Building Work Assessable Against the Planning Scheme application. Refer to the editor's notes in Table 9.2.4.3.1 for further clarification.	

Tourist accommodation zone **Environmental management zone** **Rural zone** **Emerging community zone**	Editor's note – Some of the acceptable outcomes in the secondary dwelling code are alternative provisions to the Queensland Development Code.	
	Dwelling House	Secondary dwelling house code
Accepted development		
Any other building work not listed in this table.		

Editors Notes -
Editors Note - The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Part 9 Development codes

9.2 Use codes
9.2.4 Secondary dwelling code

9.2.4.1 Application

This code applies to secondary dwellings where the code is identified as applicable in the tables of assessment. When using this code reference should be made to section 5.3.2 and where applicable, section 5.3.3 in Part 5.

9.2.4.2 Purpose

(1) The purpose of the secondary dwelling code is to manage the impacts of secondary dwellings.
(2) The purpose of the code will be achieved through the following overall outcomes:
   a. A secondary dwelling does not unduly affect the amenity of the surrounding area;
   b. A secondary dwelling is subordinate to another dwelling on a lot;
   c. Development of a secondary dwelling is consistent with the density and character of the surrounding established neighborhood.
   d. Development of a secondary dwelling provides good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and facilitates off street parking.

9.2.4.3 Secondary dwelling code – Specific benchmarks for assessment

Table 9.2.4.3.1 – 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	
Secondary dwellings	
PO1 Secondary dwellings are subordinate in size and function and ancillary in appearance to the principal dwelling house on the same lot.	**AO1.1** The gross floor area of a secondary dwelling is not to exceed: - 85m^2 where the lot size is less than 1000m^2; or - 112m^2 where the lot size is 1000m^2 or more; or - 160m^2 where the lot is zoned rural and the lot size is 6,000m^2 or more. Editor's note – Acceptable outcome AO 1.1 is not an alternative provision for the purpose of the Queensland Development Code. Where building work for a dwelling house does not meet the acceptable solution, a code assessable Building Works Assessable Against the Planning Scheme application will be triggered.
PO2 A secondary dwelling complies with the relevant Performance Criteria of the Queensland Development Code part	**AO2.1** A secondary dwelling complies with all the Acceptable Solutions specified in the Queensland Development Code part MP1.1 or MP1.2 (the part that applies will depend on the size of the lot).

MP1.1 or MP1.2, for which the Acceptable Solution is not met.	Note – The Queensland Development Code MP1.1 and MP1.2 provisions only apply to single detached dwellings. For the purpose of this acceptable outcome and related performance outcome, the provisions of the Queensland Development Code apply to secondary dwellings, whether attached to or detached from the principal dwelling on the lot. Editor's note – This acceptable outcome is an alternative provision for the purpose of the Queensland Development Code. Building works for a dwelling house not complying with this acceptable outcome will require a concurrence agency referral to Council under schedule 9 of the Regulation.

Item 12: Changes to Low Density Residential LDR5 and Dual Occupancies and Dwellings on Corner Lots in the Low Density Residential Zone

Background

This item proposes a consolidated amendment that brings together:

- One (1) item that was previously approved by Council as part of Amendment 02/20 – Major Amendment – General, endorsed on 19 January 2022 and 14 December 2022. (Note the item number changed from 10 to 8 as other items were removed from the major amendment).
- 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone, endorsed on 11 October 2023.
- A new item arising from a Council resolution on 20 November 2024, which endorsed officer recommendations to progress the implementation actions from the Redland Housing Strategy 2025-2046 (the Housing Strategy).

These items relate to similar sections of City Plan and have been combined into a single amendment to improve clarity and to ensure consistency.

Part 1 - Item from 02/20 – Major Amendment – General

Issues

This item examined a request from the Raby Bay Rate Payers Association and Aquatic Paradise Ratepayers Association for Council to consider amendments to the LDR precinct 5: canal and lakeside estates (LDR5 precinct).

The submission raised concern about the following issues:

- An increase in dwelling density from reconfiguring existing larger lots into two lots and dual occupancy development is having a negative impact on the character, streetscape, amenity, privacy, solar access of neighbouring properties and on-street parking.
- Allowing for the creation of lots with a frontage width of 10m is having a negative impact on boat mooring and manoeuvring in the canals.
- Dual occupancies are being built with a mirrored design, which has a negative impact on the character of the streetscape.

Earlier Council resolution

A summary of the amendments previously endorsed by Council, on 19 January and 14 December 2022 to address these issues, are as follows:

- Amending the reconfiguring a lot code and LDR zone code to identify a minimum lot size of 600m^2 and a minimum 15m frontage for the LDR5 precinct.

- Amending the tables of assessment (5.4.1) to identify that dual occupancy development in the LDR5 precinct is code assessable if the dwelling density does not exceed 1 dwelling per 500m^2 of site area, otherwise impact assessable.
- Including new assessment benchmarks within the LDR zone code for precinct LDR5, which require:
  - where existing lot dimensions do not allow for a 15m road frontage to be achieved after subdivision, access to newly created lots is via a single driveway and lot sizes are not reduced below 600m^2 and achieve a canal frontage width of at least 15m;
  - sufficient canal frontage for each lot is provided to enable safe mooring and maneuvering for vessels;
  - the density of dual occupancy development to not exceed one dwelling per 500m^2, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;
  - dual occupancy development maintains a unique facade design (is not mirrored).

These amendments remain unchanged.

Part 2 - Implementation action item 6 a) from the Housing Strategy and 05/23 – Major Amendment – Dual Occupancies in the Low Density Residential Zone

Issues

On 15 October 2024, the former State Department of Housing, Local Government, Planning and Public Works published the Housing Strategy. The Housing Strategy aims to ensure that everyone in the Redlands Coast has access to the type of housing they need, both now and in the future and it includes a range of objectives that consider housing supply and diversity, population growth and demographics and housing affordability. It also aligns with ShapingSEQ 2023 that promotes efficient land use.

To support these objectives, the Housing Strategy sets out 18 implementation actions. This amendment item specifically relates to implementation action item 6a, which recommends the following provisions for the LDR zone:

Implementation action item	Rationale	What will this achieve
6 a) Amend the Low density residential (LDR) zone code to incorporate the following provisions on the mainland (excluding LDR precincts). On corner lots of 600m² or greater across the LDR zone: I. Allow for dual occupancies; II. Allow for detached houses on 300m² lots, subject to complying with design guidance.	To accommodate housing growth in proximity to infrastructure and services. To update zoning, remove regulatory barriers or onerous provisions and improve housing supply, density, diversity and/or affordability in Redlands. To support smaller lot living solutions, subject to design guidance, to enable greater housing choice in	1. Deliver more housing closer to jobs, essential services and key employment areas. 2. Contribute to housing growth in the low residential zone through gentle density. 3. Maintain availability of detached homes on larger blocks in

	appropriate locations. To respond to the shifting household structure in Redlands to accommodate the different compositions of people within a home.	the mix of diversity is important to some parts of the community.

Earlier Council resolutions

Council has previously resolved to amend the assessment benchmarks to allow dual occupancies on lots greater than or equal to 700m² in the LDR zone (excluding precincts). The amendment was submitted for SIR, and on 7 August 2025 Council received confirmation from the Planning Minister that the SIR had been completed, allowing the amendment to proceed to public consultation.

However, between the time of the original resolution in October 2023 to now, the Housing Strategy was finalised. On 20 November 2024, a report was presented at the General Meeting outlining the finalised Housing Strategy and its implementation action items noting that all actions are targeted to be completed within 1-5 years.

Council endorsed the officer recommendation for item 6a, which included the possibility of integrating this into an amendment. It is now considered an appropriate and timely opportunity to incorporate this alongside the already approved items relating to dual occupancies on standard lots and the LDR5 changes.

Assessment

- Dual occupancies on 600m² or greater corner lots

In response to implementation action item 6a this amendment proposes to allow dual occupancies on corner lots of a minimum 600m² within the LDR zone (excluding precincts). This proposal recognises the strategic value of corner lots which typically offer greater street frontage, improved access and better opportunities for site layouts compared with a standard lot where dual occupancies often result in rear lot configurations.

All dual occupancies must comply with the relevant Queensland Development Code MP1.3 and MP1.4, which sets mandatory requirements for building safety, design standards, and service provisions to protect residential amenity and existing infrastructure.

- Subdivision of corner lots into 300m² lots

In addition to lowering the minimum lot size for dual occupancies on corner lots to a minimum 600m², this amendment also proposes to facilitate the reconfiguration of corner lots to a minimum 300m² lot size in accordance with implementation action item 6 a from the Housing Strategy.

By enabling smaller lot reconfiguration on corner lots, this amendment contributes to the objectives of the Housing Strategy by promoting gentle density in a manner that avoids abrupt changes in scale, density or character.

Corner lots are uniquely positioned to accommodate smaller lot housing without adversely disrupting the surrounding streetscape. Their dual frontages will often allow opportunities for each dwelling to address the street avoiding rear lot configurations. This supports a more seamless integration of new housing into established neighbourhoods, maintaining the character and amenity of the area while enabling greater housing diversity and choice.

Data reveals that approximately 1,050 lots between 600m² to 699m² in the low density residential zone (excluding precincts) may benefit from the proposed changes providing potential for uptake to support the broader aim of the Housing Strategy to support appropriate infill and dual occupancy development to provide housing diversity and affordability.

Summary of proposed amendment

The following amendments to City Plan are in relation to part 2 of this item:

- Amending the table of assessment within the LDR zone to identify that dual occupancies are accepted subject to requirements where the dwelling density does not exceed one (1) dwelling per 350m² or 300m² on a corner lot, where not located within a precinct.
- Amend the purpose of the LDR zone code as follows:
  'The purpose of the code will be achieved through the following overall outcomes:
  (c) where not within a particular precinct, lot sizes are not reduced below 400m2, or 300m² for a corner lot 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 ~~400~~ 350m² of site area for a standard lot or 300m² on a corner lot, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;'
- To ensure consistency with the proposed benchmarks for the LDR zone code, additional overall outcomes are added to precincts LDR3 precinct that states:
  '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;'.
  And LDR5 that states:
  'The density of dual occupancy development is not to exceed one dwelling per 500m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;'
- Amend PO2 to specify that dual occupancies in LDR5 are to occur on lots that have a site area of 1000m² or more and are to have a minimum frontage of 30m and that within the LDR3 dual occupancies are to occur on lots that have a site area of 800m² or greater and are to have a minimum frontage of 15m.

- Add PO5 and AO5.1 and AO5.2 to specify that dual occupancies outside a precinct are not to exceed one (1) dwelling per 350m² on a standard lot or 300m² on a corner lot and are to have a minimum frontage of 15m or 10m for a corner lot.
- To add a new administrative definition for a corner lot as follows:
  A corner lot – means a lot bounded by two or more roads where they intersect or join.
- Amend table 9.3.4.3.2 – lot sizes and dimensions to include minimum frontage of 10m for corner lots under 400m².

Options

1. Amend the provisions of the LDR codes as follows:
   a. Proceed with the amendment previously endorsed by Council on 19 January and 14 December 2022 in response to the requested amendments from the RBRA and the APRA to City Plan for the LDR5 precinct; and
   b. Make changes to the LDR table of assessment and zone code to identify that where not within a precinct lot sizes are not reduced below 300m² for a corner lot for a dwelling house or dual occupancy; and
   c. Include a new administrative definition for 'a corner lot'.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommend proceeding with Option 1.

Proposed amendment(s) to City Plan

Part 5 Tables of Assessment

Table 5.4.1—Low density residential zone

5.4 Categories of development and assessment – Material change of use

Table 5.4.1—Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
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)). Editor's note—Dual occupancies that do not comply with any relevant acceptable outcomes of the Queensland Development Code MP1.3 will require a concurrence agency referral to Council under Schedule 9 of the Regulation.	
	If: (1) not in precincts LDR1, LDR2, ~~or~~ LDR4 or LDR5; and (2) building height is 8.5m or less; and ~~(3) density does not exceed 1 dwelling per 400m2 of site area.~~ (3) Density does not exceed:	Low density residential zone code

	a) 1 dwelling per 400m² of site area where within precinct LDR3; or b) 1 dwelling per 350m² of site area where not within a precinct; or c) 1 dwelling per 300m² of site area where on a corner lot where not within a precinct.	
	Code assessment	
	~~If not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements~~ If: a) Not in precincts LDR1, LDR2 or LDR4 and not accepted subject to requirements; or b) Within precinct LDR5 and density does not exceed 1 dwelling per 500m² of site area.	Low density residential zone code

6.2.1 Low density residential zone code

6.2.1.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) The low density residential zone consists predominately 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, the lot sizes are not reduced below 400m², or 300m² for a corner lot, 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~~ 350m² of site area or 300m² on a corner lot, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

(c) Precinct LDR3: Point Lookout Residential

(iv) 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 neighbourood.

(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.~~,~~;

(iv) The density of dual occupancy development is not to exceed one dwelling per 500m² of site area, unless the resultant development is consistent with the density and character of the surrounding established neighbourhood;

(v) Dual occupancies maintain a unique façade design (they are not mirrored) and the character and streetscape of the area;

(vi) Lot sizes are not reduced below 600m^2 and achieve road and canal frontage widths of at least 15m, unless the resultant lots are consistent with the prevailing density and character of the surrounding established neighbourhood; or
(vii) Where existing lot dimensions do not allow for a 15m road frontage to be achieved after subdivision, access to newly created lots is via a single driveway, lot sizes are not reduced below 600m^2 and achieve a canal frontage width of at least 15m, unless the resultant lots are consistent with the prevailing density and character of the surrounding established neighbourhood; and
(viii) sufficient canal frontage is provided for each lot to enable access, provision of infrastructure, safe mooring and manoeuvring for vessels.

6.2.1.3 Low density residential zone code – Specific benchmarks for assessment

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 lots greater than or equal to 800m^2 in area, 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~~
PO2 In precinct LDR5 Canal and Lakeside Estates, dual occupancies occur on lots greater than or equal to 1000m^2 in area and with a road frontage of 30m.	No acceptable outcome is nominated.
PO3 In precinct LDR5, each dual occupancy dwelling is to maintain a unique façade design (not mirrored).	No acceptable outcome is nominated.
PO4 In precincts LDR3 Point Lookout Residential, dual occupancies occur on lots greater than or equal to 800m^2 in area, unless in a form that is consistent with the low density, open and low-rise character of the locality	**PO4.1** In precinct LDR3 density does not exceed one dwelling per 400m^2 of site area.
	PO4.2 In precinct LDR3 the site has a minimum frontage of 20m.
PO5 Where not within a precinct, dual occupancies occur on lots greater than or equal to 700m^2 in area or 600m^2 on a corner lot unless in a form that is consistent with the low density, open and low-rise character of the locality.	**AO5.1** Where not within a precinct, density does not exceed one dwelling per 350m^2 of site area on a standard lot or 300m^2 on a corner lot.
	AO5.2 Where not within a precinct the site has a minimum frontage of 15m or 10m for a corner lot.
~~**PO3**~~ **PO7** To provide good residential design that promotes the efficient use of a lot, an acceptable amenity to residents, and to facilitate off street parking.	~~**AO3.1**~~ **AO7.1** A Dual occupancy complies with all of the Acceptable Solutions specified in the Queensland Development Code part MP1.3. Note—For the purpose of this AO, a reference to "duplex" in the Queensland Development Code MP1.3 is taken to be "Dual occupancy" as defined by this planning scheme.

	Note—References to the Queensland Development Code MP1.3 for the purposes of this AO are to be applied as if these provisions applied to a Dual occupancy. Note—The Queensland Development Code MP1.3 indicates that it is only applicable to Class 1 and associated Class 10 buildings. For the purpose of this AO, the class of building is irrelevant, as long as the development meets the definition of "Dual occupancy" as defined by this planning scheme. Note—Other zone code provisions will prevail over this acceptable outcome to the extent of any inconsistency.
For assessable development	
Reconfiguration other than in LDR1, LDR2~~or~~, LDR4 or LDR5 precinct	
~~PO19~~ PO22 Reconfiguration maintains the low density character of the street. Lots less than 400m^2 are not created.	**~~AO19.1~~ AO22.1** Reconfiguration achieves a minimum lot size of 400m^2.
Reconfiguration in precinct LDR5	
PO33 Reconfiguration maintains the existing low density character and streetscape of precinct LDR5 canal and lakeside estates, and provides sufficient canal frontage to each lot to enable safe mooring and manoeuvring for vessels larger than those typically stored on a trailer. Lots less than 600m^2 in area and with a street frontage less than 15m wide are not created.	No acceptable outcome is nominated.

9.3.4 Reconfiguring a lot code

Table 9.3.4.3.2—Lot size and dimensions

Zone	Minimum Frontage (metres)	Minimum Lot Area (excluding accessway where a rear lot)
Low density residential		
LDR1: Large lot precinct	20	2,000m^2
LDR2: Park residential precinct	40	6,000m^2
LDR4: Kinross Road	30	1,600m^2
LDR5: Canal and lakeside estates	15 (street and canal frontages)	600m^2
Otherwise	10	400m^2 300m^2 for a corner lot
Low-medium density residential	10	400m^2

SC1.2 Administrative definitions

Table SC1.2.1 – Additional administrative terms and their definitions

Column 1 **Administrative Term**	**Column 2** **Definition**
Corner lot	A lot bounded by two or more roads where they intersect or join.

Item 13: Dwellings in the Medium Density Zone and Residential Density in the Emerging Community Zone

Background

This amendment item specifically relates to implementation action items 5 and 10 of the Housing Strategy which state the following:

Implementation action item	Rationale	What will this achieve
5. Remove dwelling house as a land use that is envisaged within the medium density residential zone, as currently stipulated in the purpose of the code.	To support medium change areas with additional housing supply and choice close to existing infrastructure	1. Provide residential development of a density and dwelling type/s that are suited to areas of Redlands. 2. Maximise housing densities in the medium density residential zone, which should not be developed for dwelling houses. 3. Introduce a more incremental approach to development from high amenity to low change areas to avoid disrupting existing communities.
10. Require future greenfield development to incorporate low medium density and medium density residential zones to facilitate a mix of housing types and lot sizes at varying densities (including setting a minimum density of approx. 25 dw/ ha) in new communities, particularly if new centre zones are created through master planning.	An acceptance of new development requires certainty around the locations and nature of growth. To facilitate greater diversity in the new housing estates to offer homes at different price points.	1. Clear direction and vision for greenfield development on how to accommodate housing growth. 2. Diverse housing and choice in new communities. 3. Responds to community expectations that additional housing supply and choice in Redlands cannot simply rely on infill

		development

At the General Meeting on 20 November 20124, officers provided an analysis of the implementation plan, including the following recommendations in relation to implementation action item 5 and 10:

- **Recommendation in response to item 5:** Incorporate this proposal as a major amendment to the current City Plan, or in the new/amended City Plan.
- **Recommendation 1 of item 10:** Incorporate a 25 dwelling per hectare (dw/ha) density target within the emerging community zone as a major amendment to the current City Plan, or in the new/amended City Plan.
- **Recommendation 2 of item 10:** Incorporate more specific commentary and provisions relating to the delivery of diverse housing typologies in emerging community zone as a major amendment to the current City Plan, or in the new/amended City Plan.

At the General Meeting, Council resolved to support the progression of the Housing Strategy's implementation actions.

Part 1 - Dwellings in the MDR zone

The findings reported in the Housing Strategy state that the City Plan has an extensive amount of LDR zoned land, which does not provide opportunities for townhouses/terrace style development. On the other hand, the MDR zone, which is primarily intended to accommodate medium density housing forms such as townhouses and apartments, allows for dwellings houses to be developed as accepted development diluting the intended housing forms of attached and semi-detached dwellings and should be discouraged on anything but small lots.

The Housing Strategy suggests that MDR zoned land is underutilised for medium density housing typology that could help meet the growing demand for diverse and affordable housing. By removing or restricting 'dwelling house' as a code-assessable use in the MDR zone, City Plan can more effectively manage housing supply, support gentle density and ensure that development aligns with the intended character and function of the zone.

The proposed amendment to remove dwelling house as accepted development aligns with the zone code purpose statements in the *Planning Regulation 2017.* These purpose statements are currently not reflected in City Plan. Council has previously resolved to update City Plan to include these purpose

statements, and this will be considered during the drafting of the new City Plan. The purpose statement of the MDR zone in the Planning Regulation is as follows:

> The purpose of the medium density residential zone is to provide for –
>
> a) medium density multiple dwellings; and
> b) community uses, and small-scale services, facilities and infrastructure, to support local services.

Conclusion

The proposed amendment, which categorises detached dwellings as assessable development in the MDR zone, will better align City Plan with the Housing Strategy and ShapingSEQ 2023. This change will promote medium density housing development that supports affordable and efficient land use in areas where it is needed.

Part 2 - Residential Density in the emerging community zone

The Housing Strategy recognises the significant role of the emerging community zone or 'greenfield land' in meeting the growing demand for housing. It emphasises the importance of ensuring that development occurs in well planned and sustainable locations and deliver more diverse housing options by incorporating low medium and medium density residential zones, rather than relying predominately on low density areas.

To deliver this principle in practice, implementation action item 10 requests Council to ensure that greenfield development incorporates a mix of housing types and lot sizes and sets a minimum density of approximately 25 dwellings per hectare in new communities, particularly if new centre zones are created through master planning.

There has been significant greenfield development across the Redlands Coast including at Double Jump Road in South West Victoria Point, Kinross Road in Thornlands and Shoreline in Redland Bay. In addition, the declaration of the Southern Thornlands PDA declared in April 2025 has removed a substantial portion of emerging community land from future planning processes under City Plan and emerging community zoned land on North Stradbroke Island is substantially affected by the Temporary Land Planning Instrument TLPI No.1 of 2023 - Quandamooka Land Aspirations Areas. The remaining emerging community land that remains undeveloped and not subject to current planning is primarily located towards the southern end of Redlands Coast.

Density provisions

The current provisions contained in City Plan, through the purpose of the emerging community zone applies the following residential density provisions:

> **6.2.20 Emerging community zone code**
>
> **6.2.20.2 Purpose**
>
> (2) the purpose of the code will be achieved through the following overall outcomes:
>
> **...(d) urban residential development provides for a mix of affordable housing types and achieves a new residential density of 12-15 dwellings per hectare;…**

This provision supports traditional low-density housing forms, including detached dwellings on reasonable sized lots ranging from approximately 667m² to 833m² (excluding land set aside for road, footpaths, open space and the like). These lot sizes do not align with the aim of the Housing Strategy that seeks increased housing diversity and more efficient land use by increasing density to 25 dwellings per hectare. This density is equivalent to approximately 400m² lots that are capable of supporting detached homes that meet community expectations and are consistent with lot sizes already anticipated in the low density residential zone in City Plan.

An example of greenfield land that is being developed is Shoreline in Redland Bay. The Shoreline master plan aims to deliver approximately 4,500 dwellings across 290 hectares, achieving a broad net density of around 20 dwellings per hectare. This is lower than the density encouraged under the Housing Strategy as this master plan predates City Plan but demonstrates a shift towards greater density.

Another example is the Southern Thornlands PDA being prepared by Economic Development Queensland expected to provide around 8,000 new dwellings across an area of 890 hectares. The early release area, precinct 1 off Springacre Road, has a net density target between 25-35 dwellings per hectare delivering housing affordability, choice and diversity to cater for a range of households.

Conclusion

The current residential density provisions in City Plan mainly support traditional low-density housing, which is misaligned with strategic direction of the Housing Strategy. The proposed amendment, which establishes an increased housing density to 20 dwellings per hectare, reflects a shift in housing density that is already taking place in greenfield areas throughout the Redlands Coast, as well as through infill subdivisions in the LDR zone. When well planned, increased density leads to more efficient use of land that can accommodate well designed housing that is inline with community expectations, whilst responding to future housing need and household aspiration in these emerging community areas.

Options

1. Amend the provisions of the MDR and emerging community zone codes as follows:
    a. Amend table of assessment to identify that a dwelling house is accepted development in the MDR zone where not in precincts and where on small lots; and
    b. Remove from the purpose of the MDR zone clauses that identify that a dwellings house is discouraged on anything but small lots within the MDR zone; and
    c. Amend the emerging community zone code to identify that the net residential density has a minimum 25 dw/ha.
2. Amend the MDR and emerging community codes, subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommend proceeding with Option 1.

Proposed amendment

5.4 Categories of development and assessment – Material change of use

Table 5.4.3— Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
~~**Dwelling house**~~ **Park** **Sales office** **Landing** *Editor's note- Landings are regulated as prescribed tidal works under the Coastal Protection and Management Act*	**Accepted**	
Dwelling house	**Accepted** If: (1) not in precincts MDR1, MDR2, MDR3, MDR4 and MDR5; and (2) the subject lot has a site area less than 600m².	

6.2.3 Medium density residential zone code

6.2.3.2 Purpose

(1) The purpose of the medium density residential zone code is to provide for medium density living in areas that are close to public transport or centres, and characterised by a mix of medium density dwelling types including ~~dwelling houses on a range of lot sizes,~~ dual occupancies and multiple dwellings.

6.2.20 Emerging community zone code

6.2.20.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

(d) urban residential development provides for a mix of affordable housing types and achieves a minimum net residential density of ~~12-15 dwellings per hectare;~~ at least 25 dwellings per hectare with higher densities concentrated around community and centre activities and public transport facilities.

6.2.20.3 – Specific benchmarks for assessment

Table 6.2.20.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

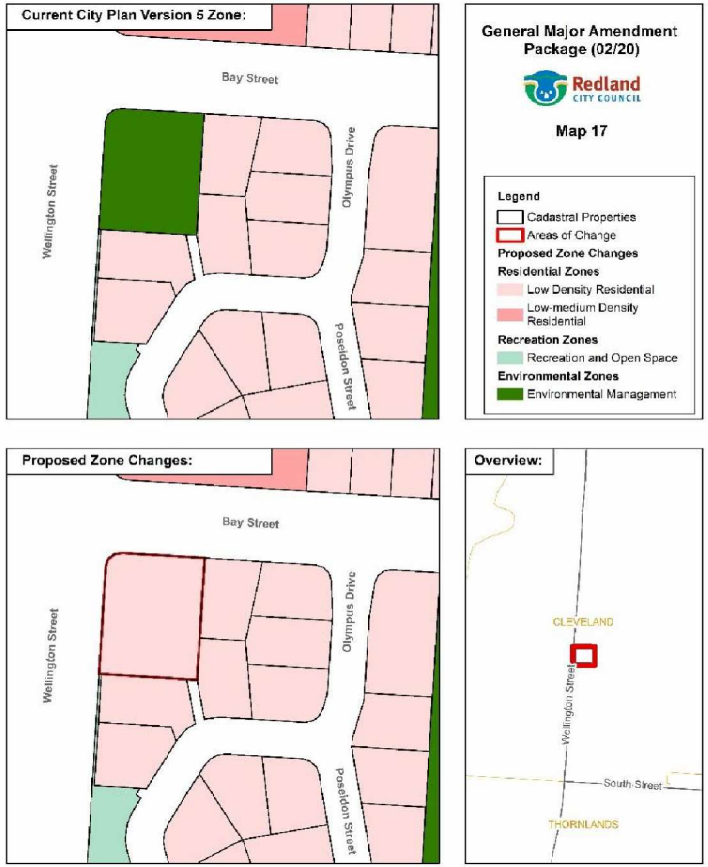
Performance outcomes	Acceptable outcomes
Future communities	
PO1 Development facilitates: (1) a logical pattern of development; (2) efficient use of land and infrastructure; (3) integration with surrounding communities, through connected movement and open	No acceptable outcome is nominated. Editor's note—In order to demonstrate compliance with the performance outcome, a structure plan for the locality may be required.

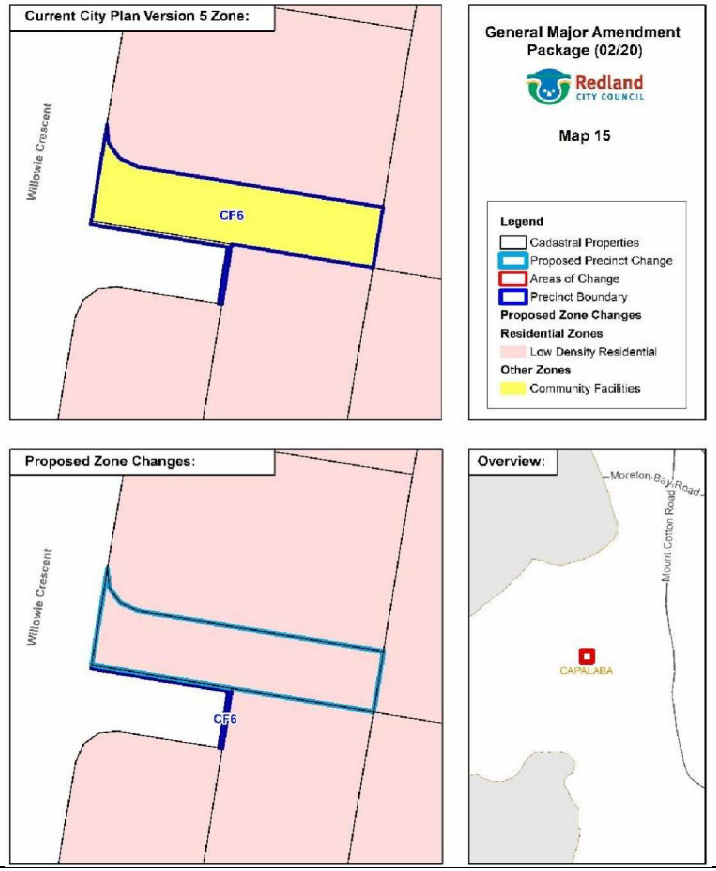
	space networks, and shared use of community infrastructure; (4) walkable neighbourhoods with high levels of accessibility for pedestrians, cyclists and public transport; (5) efficient use and integrated management of water; (6) a minimum net residential density of ~~between 12-15~~ 25 dwellings per hectare…	

Part 2 – Zone changes

Summary of Proposed Zone Amendments

Note: The following table contains images referencing City Plan version 5, which was the current version when drafting this amendment commenced. While the current City Plan is now version 13, these images remain correct and provide sufficient background for the information presented. The proposed images remain accurate.

Zone Change Reference	Property Details	Proposed Change	Current and Proposed Zone Image	Reason for change
ZC1 – 163 Bay Street, Cleveland	163 Bay Street, Cleveland Lot 1 on RP93335	From environmental management to low density residential.		The environmental management zone protects land with significant natural values. The lot is not considered to contain significant natural values that would warrant retention of its current zone designation.

ZC2 – 14 Willowie Crescent, Capalaba	14 Willowie Crescent, Capalaba Lot 5 on 122428	From community facilities CF6 to low density residential		The community facility zoning is no longer relevant to the site. The lot is of a size and configuration which is suited to development for a dwelling house.

ATTACHMENT 3 – 03/25 – MAJOR AMENDMENT – NON-RESIDENTIAL

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Part 1 – Policy Amendments

Summary of Proposed Policy Amendments

Item 1: Self-contained camping sites on private property

In the rural zone, a code assessable development application is to be lodged and approved by Council prior to a tourist park use commencing on site. However the tourist park definition can include a wide range of camping options, which could range from a large scale commercial park for holiday accommodation, a small scale commercial operation by a private landholder or non-commercial facilities provided or facilitated by a local government.

To encourage travellers to stay in the city, and allow rural property owners to diversify the use of their land to supplement their income stream, this amendment seeks to facilitate the provision self-contained recreational vehicle sites in the rural zone and environmental management zone, as accepted development subject to requirements.

Council resolved to approve the amendment at General meetings on 19 January and 12 December 2022. However, following review through the SIR, the Planning Minister requested changes to be made.

Ministerial conditions

The Planning Minister requested the following changes to be completed prior to public consultation on the amendment:

- Amend the Accepted subject to requirements column for Tourist park in table 5.4.14 and table 5.4.22 to read as follows:
  "Where:
  1) accommodating 5 or less self contained recreational vehicle sites;
  2) on an allotment with an area of 10,000m² or greater;
  3) not located within an area mapped under the extractive resource overlay map."
  Please note: Bold and underline identifies the additional wording required and strikethrough identifies wording to be removed. This annotation is for information purposes only.

Reasons:
- To ensure amenity impacts associated with extractive resources are considered by Council.
- The condition does not prevent lodgement of future development applications.

Council officer response

No concerns with incorporating the Ministerial condition into the amendment.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022 along with additional amendments required by the Planning Minister.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

SC1.2 Administrative definitions

Table SC1.2.1 – Additional administrative terms and their definitions

Column 1 Administrative Term	Column 2 Definition
Self-contained recreational vehicle site	Means an area designated for the short-term placement and occupation of a self-contained recreational vehicle (motor home, campervan, caravan or similar) for tourist accommodation purposes. No permanent structures or facilities are to be provided in conjunction with the use. For the purpose of this definition, 'self-contained' means a recreational vehicle that has on-board toilet, sink, cooking and sleeping facilities, carries a supply of fresh water, makes its own power and has the ability to retain greywater and blackwater.

Rural zone amendments:

5.4 Categories of development and assessment – Material change of use

Table 5.4.22 Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Roadside stall	**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)).	
		Rural zone code
Tourist park	**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)).	
	Where: 1) accommodating 5 or less self-contained recreational vehicle sites; 2) on an allotment with an area of 10,000m^2 or greater; 3) not located within an area mapped under the extractive resource overlay code.	Rural zone code
	Code assessment	
	If not accepted subject to requirements	Rural zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Agricultural supplies store **Aquaculture** **Bulk landscape supplies** **Caretaker's accommodation** **Community care centre** **Community Use** **Emergency services** **Food and drink outlet** **Function facility** **Garden centre** **Outdoor sport and recreation** **Nature based tourism** **Rural industry** **Rural workers' accommodation** **~~Tourist park~~** **Veterinary service** **Wholesale nursery** **Winery**	**Code assessment**	Rural zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Part 6 Zones

6.2 Zone codes

6.2.21 Rural zone code

6.2.21.2 Purpose

(1) The purpose of the rural zone code is to provide for a wide range of primary production activities while protecting natural resources and significant environmental and landscape values.

(2) The purpose of the code will be achieved through the following overall outcomes:

(e) other uses may occur where they require a rural location or separation from urban areas. These may include certain industries, agricultural supplies stores, bulk landscape supplies and garden centres;

(f) tourist parks are accommodated where the residential amenity of adjoining properties is protected, visual impacts from public areas and neighbouring dwelling houses is minimised, safe access is provided to vehicle sites and the risks of natural hazards are reduced to an acceptable or tolerable level;

Table 6.2.21.3.1 Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	**Acceptable outcomes**
For development that is accepted subject to requirements	
Roadside Stall	
PO1 The roadside stall is associated with an agricultural use on the land on which the road side stall is erected.	**AO1.1** Produce or goods sold are grown, made or produced on the land on which the roadside stall is erected.
PO2 The scale and operating characteristics of the use do not impact on the	**AO2.1** The roadside stall does not exceed 40m2 in gross floor area.
	AO2.2

amenity and character of surrounding area or create a traffic problem.	There is only one roadside stall on each lot.
	AO2.3 The opening hours of roadside stall are limited to between 7am to 6pm.
	AO2.4 Space to accommodate 4 customer vehicles is provided.
For development that is accepted subject to requirements and assessable development	
Self-contained recreational vehicle site (Tourist park)	
PO3 The scale and operating characteristics of self-contained recreational vehicle sites do not adversely impact on the amenity and character of the surrounding area or the amenity of dwelling houses on adjoining properties;	**AO3.1** Self-contained recreational vehicle sites are provided on sites with a minimum area of 10,000m^2.
	AO3.2 Each self-contained recreational vehicle site is to be occupied for a maximum stay of 5 consecutive nights.
	AO3.3 The self-contained recreational vehicle sites are not to be provided with constructed guest facilities (for example, swimming pool, access to power, amenities block, camp kitchen, communal dining area or the like).
	AO3.4 The self-contained recreational vehicle sites are to be managed and supervised by a person/s occupying a dwelling house on the same property.
	AO3.5 All guests for a self-contained recreational vehicle site are to be checked in and out between the hours of 7am and 6pm.
PO4 The self-contained recreational vehicle sites are to be located to: (1) avoid potential nuisance to residential activities on neighbouring properties, arising from noise, emissions and traffic generated by the use; and (2) minimise visual impacts from public areas and neighbouring dwelling houses.	**AO4.1** Self-contained recreational vehicle sites are to be located: (1) a minimum of 100 metres from a dwelling house on an adjoining property; and (2) a minimum of 50m from a road frontage.
	AO4.2 Where a self-contained recreational vehicle site will be visible from a dwelling house on an adjoining property or from a public road, screening with low flammability vegetation is to be provided to minimise and soften visibility of the recreational vehicle site. Editor's note – see Table 8.2.2.3.2 for a list of low flammability plant species.
PO5 Vehicle access to, from and within the site: (1) provides for safe and all weather access, adequate for the type and volume of traffic generated by the use; (2) does not cause nuisance to surrounding properties.	**AO5.1** The premises containing a self-contained recreational vehicle site is to have access from a constructed public road.
	AO5.2 Vehicle access between a public road and a self-contained recreational vehicle site must: (1) allow all recreational vehicles to enter and exit the site in a forward direction; (2) provide all weather access; (3) allow emergency vehicle to access each site; and (4) be located 30 metres or more away from a dwelling house on an adjoining property

Environmental management zone amendments:

5.4 Categories of development and assessment – Material change of use

Table 5.4.14 Environmental management zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	**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)).	
	Where 1) accommodating 5 or less self-contained recreational vehicle sites; 2) on an allotment with an area of 10,000m^2 or greater; 3) not located within an area mapped under the extractive resource overlay code.	Environmental management zone code
	Code assessment	
	If not accepted subject to requirements.	Environmental management zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.13 Environmental management zone code

6.2.13.2 Purpose

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the environmental values and ecological functions of land within this zone are maintained or enhanced;
(b) land retains a generally undeveloped character;
(c) reconfiguration avoids further fragmentation of land; and
(d) development is generally limited to a single dwelling house on a large lot or small scale activities that facilitate the management or conservation of the environmental values on or near the land.
(e) tourist parks are accommodated where the residential amenity of adjoining properties is protected, visual impacts from public areas and neighbouring dwelling houses is minimised, safe access is provided to vehicle sites and the risks of natural hazards are reduced to an acceptable or tolerable level.

6.2.13.3 Environmental management zone code – Specific benchmarks for assessment

Table 6.2.13.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For development that is accepted subject to requirements and assessable development	
Self-contained recreational vehicle site (Tourist park)	
PO7 The scale and operating characteristics of self-contained recreational vehicle sites do not adversely	**AO7.1** Self-contained recreational vehicle sites are provided on sites with a minimum area of 10,000m^2.

impact on the amenity and character of the surrounding area or the amenity of dwelling houses on adjoining properties.	**AO7.2** Each self-contained recreational vehicle site is to be occupied for a maximum stay of 5 consecutive nights.
	AO7.3 The self-contained recreational vehicle sites are not to be provided with constructed guest facilities (for example, swimming pool, access to power, amenities block, camp kitchen, communal dining area or the like).
	AO7.4 The self-contained recreational vehicle sites are to be managed and supervised by a person/s occupying a dwelling house on the same property.
	AO7.5 All guests for a self-contained recreational vehicle site are to be checked in and out between the hours of 7am and 6pm.
PO8 The self-contained recreational vehicle sites are to be located to: (1) avoid potential nuisance to residential activities on neighbouring properties, arising from noise, emissions and traffic generated by the use; and (2) minimise visual impacts from public areas and neighbouring dwelling houses.	**AO8.1** Self-contained recreational vehicle sites are to be located: (1) a minimum of 100 metres from a dwelling house on an adjoining property; and (2) a minimum of 50m from a road frontage.
	AO8.2 Where a self-contained recreational vehicle site will be visible from a dwelling house on an adjoining property or from a public road, screening with low flammability vegetation is to be provided to minimise and soften visibility of the recreational vehicle site. Editor's note – see Table 8.2.2.3.2 for a list of low flammability plant species.
PO9 Vehicle access to, from and within the site: (1) provides for safe and all weather access, adequate for the type and volume of traffic generated by the use; (2) does not cause nuisance to surrounding properties.	**AO9.1** The premises containing a self-contained recreational vehicle site is to have access from a constructed public road.
	AO9.2 Vehicle access between a public road and a self-contained recreational vehicle site must: (1) allow all recreational vehicles to enter and exit the site in a forward direction; (2) provide all weather access; (3) allow emergency vehicle to access each site; and (4) be located 30 metres or more away from a dwelling house on an adjoining property.

Item 2: Craft breweries

The *Queensland Craft Beer Strategy* was released in November 2018, which aims to support the independent craft brewing industry to develop its capability, access new markets and increase its economic contribution.

Currently, craft-brewing would be defined as medium impact industry. Medium impact industry uses are ASTR where within an existing tenancy and involving only minor building work in the medium impact industry zone, otherwise they are code assessable. In the low impact industry zone and mixed use zones, medium impact industry uses are impact assessable.

Additionally, City Plan makes all industry uses, other than service industry, impact assessable in all centre zones.

To support the growth of this industry and reduce application processing times and costs, this amendment seeks to change the level of assessment of craft breweries from impact to code assessable development.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

SC1.2 Administrative Definitions

Table SC1.2.1 – Additional administrative terms and their definitions

Column 1 Administrative Term	Column 2 Definition
Craft-brewery	Brewery, limited to beer or cider, producing less than 200,000 litres per annum, where brewing is the primary land use. Craft-breweries may have ancillary 'taprooms' or 'cellar doors' for limited consumption and/or purchase on site.
Micro-brewery	Brewery, limited to beer or cider, producing less than 200,000 litres per annum, where brewing is ancillary or associated with a hotel or bar e.g. a brewpub.

5.4 Categories of development and assessment – Material change of use

Table 5.4.1—Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry	**Code assessment**	
	If: (1) a micro-brewery; and (2) the 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 Landscape code Transport, servicing, access and parking code

Table 5.4.2—Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry	**Code assessment**	
	If: (1) a micro-brewery; and (2) building height does not exceed 17m.	Major centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Table 5.4.3—District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Medium impact industry	**Code assessment**	
	If: (1) a micro-brewery; and (2) building height does not exceed 17m.	District centre zone code Healthy waters code Infrastructure works code Landscape 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
Medium impact industry	**Code assessment**	
	If: (1) located on North Stradbroke Island or Southern Moreton Bay Islands; and (2) a micro-brewery; and (3) building height does not exceed 10.5m.	Local centre zone code Healthy waters code Infrastructure works code Landscape 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
Medium impact industry	**Code assessment**	
	If a craft-brewery.	Low impact industry zone code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

Table 5.4.6—Tourist accommodation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
Hotel **Medium Impact Industry**	If: (1) on the same site as the Point Lookout Hotel; and (2) a micro-brewery.	Tourist accommodation zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code.

Table 5.4.19—Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
Medium impact industry	If a craft-brewery.	Mixed use zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

9.3.5 Transport, servicing, access and parking code

Table 9.3.5.3.2—Minimum on-site vehicle parking requirements

Use	Acceptable outcome
Medium impact industry	Craft brewery: 2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area
	Micro-brewery: 1 space per 10m2 gross floor area (excluding production area)
	Other:
	2 spaces per tenancy; plus 1 space per 100m^2 of gross floor area.

Item 3: Driveway Crossovers

While a driveway crossover can be ASTR, where an additional driveway crossover is proposed, assessment benchmarks in City Plan do not currently include any provisions relating to the impact on amenity or the dominance of driveways on the streetscape, which can be caused by multiple or very wide driveways.

City Plan amendments are proposed to ensure driveways are designed and located to minimise impacts on streetscape, street trees, and utilities

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.3.5 Transport, servicing , access and parking code

9.3.5.2 Purpose

1) The purpose of the transport, servicing, access and parking code is to ensure traffic, movement and end of trip facilities are managed appropriately.
2) The purpose of the code will be achieved through the following overall outcomes:
   (a) the safety and efficiency of the movement network is maintained;
   (b) development provides for a high level of accessibility, safety and convenience for pedestrians and cyclists;
   (c) development is provided with safe and functional vehicular access and on-site parking;
   (d) development facilitates clear and safe vehicle movements both on and off the site;
   (e) car parking areas, structures and driveway crossovers are located and designed to minimise the loss of on street parking opportunities, their visual impact, interruption of the streetscape and impact on pedestrian accessibility; and
   (f) impacts on the surrounding environment, utility infrastructure, street trees and amenity are minimised.

9.3.5.3 Transport, servicing, access and parking code – Specific benchmarks for assessment

Table 9.3.5.3.1—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	
Driveways	
PO1 Driveways are located and designed having regard to: (1) public safety and convenience;	**AO1.1** ~~Driveway location and design complies with driveway access location and the standard drawings~~

(2) volume and type of traffic and parking generated by the use; (3) servicing requirements; (4) the characteristics of the frontage road including: (a) road type; (b) road target speed; (c) existing and future traffic volumes; (d) vertical and horizontal geometry; (e) queue and turn lane lengths; (5) minimising loss of on-street parking opportunities; ~~and~~ (6) ensuring adequate visibility between vehicles on a driveway and pedestrians on the verge~~.~~; (7) reducing the visual impact of driveway crossovers on amenity and ensuring crossovers do not dominate the streetscape; and (8) avoiding adverse impacts on existing utility infrastructure, pedestrian and cycle paths and street trees.	~~contained in Planning Scheme Policy 2 - Infrastructure works.~~ Driveway location and design complies with the following parts of Planning Scheme Policy 2 - Infrastructure works: (1) Section 3.2; and (2) standard drawings for driveways as outlined in section 8.3.
PO2 Driveway crossovers and their splays/kerb tapers do not protrude across adjoining property boundaries.	**AO2.1** All parts of a driveway are entirely contained within the width of the lot frontage.

Item 4: Provisions relating to the creation of rear lots

Currently the assessment benchmarks in City Plan do not adequately consider the following provisions for the creation of a rear lot:

- driveway widths and passing bays;
- requirements for the provision of services or conduits within the access handle for future dwelling houses where there is more than one rear lot; and
- access and safety in relation to the truncation of the access handle where it adjoins the existing road reserve and for a rear lot.

The City Plan amendments endorsed by Council respond to the above issues.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

<u>Proposed amendment</u>

9.3.4 Reconfiguring a lot code

9.3.4.3 Reconfiguring a lot code – Specific benchmarks for assessment

Table 9.3.4.3.1 Benchmarks for assessable development as follows:

Creation of rear lots	
PO48 ~~Access to rear lots is safe and convenient.~~ Reconfiguration that proposes rear lots: (1) allows for safe and convenient vehicle access; (2) protects the safety of pedestrians and cyclists by ensuring accessway or access easements are designed to maintain visibility; and (3) ensures the access way/access easement is of sufficient width to allow for vehicle and pedestrian movement and utility infrastructure.	**AO48.1** Minimum widths for accessways or access easements servicing rear lots are: (1) in a residential zone category – in accordance with table 9.3.4.3.3; or (2) 10m in any other zone.
	AO48.2 The road frontage lot is truncated as follows: (1) A single chord truncation at the junction of the front boundary and the accessway for a distance of 1 metre along the frontage and 5 metres along the accessway; and (2) A single chord truncation at the rear of the accessway for a distance of 3 metres by 3 metres to assist with turning manoeuvres; and (3) Fencing in the truncated areas is not greater than 1.2 metres high to ensure clear sight lines.
	AO48.3 In residential zones, driveways and passing bays are designed in accordance with table 9.3.4.3.3.
	AO48.4 Where an accessway/access easement provides access to more than one lot, services or conduits for future services (including water supply, wastewater infrastructure, stormwater drainage, electricity and telecommunications services) are provided in the access handle/easement.

Insert a new table as follows:

Table 9.3.4.3.3 – Access handle/easement and driveway width requirements for rear lots in a residential zone

Number of rear lots	**Accessway/easement length***	**Accessway/easement width****	**Driveway preferred design specifications*****
1	N/A	4.5m	3m wide
2-5	Less than or equal to 40m	6m	3m wide in handle/easement and 5.5m wide external driveway crossover
2-5	Greater than 40m	6m	3m wide plus passing bays for every 40m (or part thereof) of access handle/easement length. Passing bay to be 2.5m wide x 6.0m length with 1 in 2 tapers.
6 or more	N/A	6m	5.5m wide

* Measured from the front property boundary after all road dedications are taken into account.

** Where an access easement is trafficked by waste collection vehicles or fire trucks, the accessway/easement width is not to be less than 6m.

*** Where a driveway is trafficked by waste collection vehicles or fire trucks, the driveway width is not to be less than 5.5m.

Item 5: Provisions relating to amenity in the infrastructure works code

The purpose of the infrastructure works code is to ensure that development is provided with a level of infrastructure that meets users' needs and minimises adverse impacts on amenity and the natural environment. However, provisions in regards to minimising adverse impacts on amenity are currently adequately reflected in the overall outcomes.

Amendments are proposed to the City Plan to ensure infrastructure is designed to minimise adverse impacts on amenity.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.3.2 Infrastructure works code

9.3.2.2 Purpose

(1) The purpose of the infrastructure works code is to ensure that development is provided with a level of infrastructure that meets users' needs, minimises risk to people and property and minimises adverse impacts on amenity and the natural environment.

(2) The purpose of the code will be achieved through the following overall outcomes:
   (a) development is provided with a level of service that is appropriate for the use, and for the zone or precinct in which the land is located;
   (b) infrastructure is provided in a cost-effective and efficient manner;
   (c) infrastructure is designed and located to minimise whole-of- lifecycle costs;
   (d) infrastructure is integrated with the existing networks;
   (e) the design and operation of infrastructure does not result in adverse impacts on environmental or landscape values;
   (f) development does not increase risks to people and property; and
   (g) infrastructure is designed to minimise adverse impacts on amenity.

Item 6: Bicycle parking and end of trip facilities

End-of-trip facilities include for example secure bike racks, lockers and change rooms where cyclists can shower, change and secure their belongings.

Under City Plan, performance outcome PO8 of the transport, servicing, access and parking code requires on-site vehicle parking to include dedicated parking spaces for bicycles, however, there is no related acceptable outcome that details Council's position on a suitable way to comply with the performance outcome (i.e. how many bicycle parking spaces and other facilities should be provided to comply with the PO).

Amendments are proposed to boost active travel participation and end-of-trip facilities.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.3.5 Transport, servicing, access and parking code

9.3.5.3 Transport, servicing, access and parking code – Specific benchmarks for assessment

Table 9.3.5.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

End of trip facilities	
PO23 Development provides end-of-trip facilities such as secure bicycle parking, shower cubicles, change rooms and lockers, which are co-located and meet the needs of users and encourage bicycle use.	**AO23** Development with a gross floor area greater than 500m^2 and located in either a centre zone, industry zone, mixed use zone or tourist accommodation zone complies with acceptable solution A12 in the Queensland Development Code MP4.1.

Item 7: Illumination standards

The current acceptable outcome located across multiple zone codes, reference lux levels, opening hours and Australian Standard for the *Control of the Obtrusive Effects of Outdoor Lighting* AS4282-1997; which have been replaced by new lux levels, 'curfew' hours and an amended Australian/New Zealand Standards 4282:2019 – *Control of obtrusive effects of outdoor lighting*.

Amendments are proposed to the City Plan to update assessment benchmarks relating to illumination levels across multiple zones.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.6 Principal centre zone code

6.2.6.3 Principal centre zone code – Specific benchmarks for assessment

Table 6.2.6.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(1) during opening hours: 25 lux; and~~ ~~(2) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.7 Major centre zone code

6.2.7.3 Major centre zone code – Specific benchmarks for assessment

Table 6.2.7.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(3) during opening hours: 25 lux; and~~ ~~(4) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.8 District centre zone code

6.2.8.3 District centre zone code – Specific benchmarks for assessment

Table 6.2.8.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(5) during opening hours: 25 lux; and~~ ~~(6) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.~~

	Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.9 Local centre zone code

6.2.9.3 Local centre zone code – Specific benchmarks for assessment

Table 6.2.9.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(7) during opening hours: 25 lux; and~~ ~~(8) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.10 Neighbourhood centre zone code

6.2.10.3 Neighbourhood centre zone code – Specific Benchmarks for assessment

Table 6.2.10.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO2 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO2.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(9) during opening hours: 25 lux; and~~ ~~(10) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.11 Specialised centre zone

6.2.11.3 Specialised centre zone code – Specific benchmarks for assessment

Table 6.2.11.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO3 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO3.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(11) during opening hours: 25 lux; and~~ ~~(12) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.15 Low impact industry zone code

6.2.15.3 Low impact industry zone code – Specific benchmarks for assessment

Table 6.2.15.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO5 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO5.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(13) during opening hours: 25 lux; and~~ ~~(14) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.16 Medium impact industry zone code

6.2.16.3 Medium impact industry zone code – Specific benchmarks for assessment

Table 6.2.16.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO5 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO5.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(15) during opening hours: 25 lux; and~~ ~~(16) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.17 Waterfront and marine industry zone code

6.2.17.3 Waterfront and marine industry zone code – Specific benchmarks for assessment

Table 6.2.17.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO4 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO4.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(17) during opening hours: 25 lux; and~~ ~~(18) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.18 Mixed use zone code

6.2.18.3 Mixed use zone code – Specific benchmarks for assessment

Table 6.2.18.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO4 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO4.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(19) during opening hours: 25 lux; and~~ ~~(20) after opening hours, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.19 Community facilities zone

6.2.19.3 Community facilities zone code – Specific benchmarks for assessment

Table 6.2.19.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO4 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO4.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(1) before 11pm: 25 lux; and~~ ~~(2) after 11pm, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282—1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended).

6.2.20 Emerging community zone code

6.2.20.3 Emerging community zone code – Specific benchmarks for assessment

Table 6.2.20.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO10 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO10.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(3) before 11pm: 25 lux; and~~ ~~(4) after 11pm, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended)

6.2.21 Rural zone code

6.2.21.3 Rural zone code – Specific benchmarks for assessment

Table 6.2.21.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

PO9 Development minimises impacts on the amenity of nearby land in a residential zone, having regard to noise, odour, vibration, air or light emissions.	**AO9.2** ~~When measured from the windows of habitable rooms of the nearest dwelling, illumination does not exceed:~~ ~~(5) before 11pm: 25 lux; and~~ ~~(6) after 11pm, 4 lux.~~ ~~Editor's note—For measurement guidance, refer to the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting AS4282 – 1997.~~ Illumination does not exceed the relevant lux levels outlined in AS/NZS 4282:2019 – Control of obtrusive effects of outdoor lighting (as amended)

Item 8: Basements and flood immunity

The QFC of Inquiry Final Report, made recommendations in relation to the flood resilience of basements as follows:

1) Councils should consider amending their planning schemes to include provisions directed to consideration of the flood resilience of basements as a factor in determining the appropriateness of a material change of use.
2) In assessing and determining development applications for material change of use in areas susceptible to flood, councils should consider whether the new developments locate essential services infrastructure above basement level, or, alternatively, whether essential services infrastructure located at basement level can be constructed so that it can continue to function during a flood.

City Plan amendments are proposed to safeguard essential building services from flood and storm tide impacts.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

8.2.6 Flood and storm tide hazard overlay code

8.2.6.2 Purpose

(1) The purpose of the code will be achieved through the following overall outcomes:
- (a) development avoids intensifying the use of land affected by the defined storm tide or flood events, unless:
  - (i) it is in an urban areas (other than the emerging community zone); and
  - (ii) the impacts of inundation on the development can be mitigated so that risk to life and property is minimised;
- (b) in other areas, development avoids intensifying the use of land within area affected by the defined storm tide or flood events;
- (c) development on drainage constrained land on the Southern Moreton Bay Islands minimises adverse impacts associated with overland flow paths and seepage from high water tables;
- (d) development does not directly, indirectly or cumulatively increase adverse impacts of drainage, flood or storm tide inundation on other properties;
- (e) development maintains the flood storage and discharge capacity of the flood and storm tide hazard area;
- (f) the cost to the public of measures to mitigate the risks of drainage, flood and storm tide hazard are minimised;
- (g) development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment in a flood or storm tide event;
- (h) development does not reduce the functions of landforms or vegetation in providing protection against inundation;
- (i) facilities with a role in emergency management and community support are located and designed to function effectively during and after a flood or storm tide hazard event; and
- (j) development contributes to effective and efficient disaster management response and recovery capabilities.
- (k) development ensures that essential building services are designed, located and operated to minimise the flood risk to people, minimise damage to property, disruption to building function, and re-establishment time after a flood event.

8.2.6.3 Flood and storm tide hazard overlay code – Specific benchmarks for assessment

Table 8.2.6.3.1—Benchmarks for assessable development

Performance outcomes	**Acceptable outcomes**
For assessable development	
PO13	**AO13** No acceptable outcome is nominated

Essential building services within a basement are suitably located and designed to ensure they continue to function in the event of flood or storm tide inundation.	

Schedule 1 – Definitions

SC1.2 Administrative definitions

Table SC1.2.1 – Additional administrative terms and their definitions

Column 1 Administrative term	Column 2 Definition
Essential building services	Any of the following on-site services: a. Electricity supply (including electrical switchboards, meters, back-up power supplies and generators for services related to a fire safety installation that is required by the QDC or the BCA). b. Gas supply. c. Water supply. d. Sewerage disposal. e. Telecommunications. f. Access to and within a building (including lift motors and lift motor rooms for emergency lifts). g. Stormwater management (including pump systems). h. Exhaust and air-conditioning systems. i. Sprinkler valve rooms and any associated pumps. j. Fire indicator panels. k. Controls for stairwell pressurisation and air-handling systems used for smoke control. l. Hot water systems.

Item 9: Waterway corridors and wetlands overlay amendments

This amendment is proposed to place a definitive, not optional, obligation on a development proponent to achieve performance outcome PO8 of the waterway corridors and wetlands overlay code. This is because the existing provision contains wording such as 'opportunities for' and 'wherever possible', potentially resulting in an applicant putting forward a case that achieving the performance outcome is not possible on the basis of cost/practicality.

Amendments are proposed to City Plan to strengthen the requirements for revegetation outcomes.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

8.2.11 Waterway corridors and wetlands overlay code

8.2.11.3 Waterway corridors and wetlands overlay code – Specific benchmarks for assessment

Table 8.2.11.3.1—Benchmarks for assessable development

Performance Outcomes	Acceptable Outcomes
For assessable development	
PO8 Development ~~incorporates opportunities for~~ results in revegetation to enhance stream and habitat condition, biodiversity and wildlife movement ~~wherever possible~~.	No acceptable outcome is nominated.

Item 10: Healthy waters code amendments

In some cases it might be preferential to retain artificial waterbodies as part of a development proposal, if they perform a significant ecological function and do not pose a risk to the natural environment or public safety. The current wording of performance PO2 of the healthy waters code, infers a preference for their removal however.

The amendment proposes to change the wording so that there is no inferred preference for removing or retaining artificial water bodies as an element of on-site stormwater management systems, so that an assessment can be made on a case by case basis.

Amendments are proposed to ensure that existing waterbodies are suitably considered during the assessment process.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

9.3.1 Healthy waters code

Healthy waters code – Specific benchmarks for assessment

Table 9.3.1.3.1—Benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Stormwater Drainage Design	

Performance outcomes	Acceptable outcomes
Editor's note—In order to demonstrate compliance with the performance outcomes in this section, a stormwater management plan is likely to be required. This should be prepared in accordance with the matters specified in Planning Scheme Policy 2 – Infrastructure works.	
PO2 ~~On-site stormwater management systems do not rely on the retention of existing artificial water bodies, except where such water bodies~~: Artificial water bodies are retained as part of on-site stormwater management systems, or for other purposes, where it can be demonstrated that they: (1) perform significant ecological, water quality or recreation functions; (2) do not pose a significant risk to stream health or water quality; (3) are structurally sound; (4) do not pose any risk to community health and safety; and (5) will not impose a significant maintenance or cost burden on the community in the short or long terms. Editor's note — Where an existing waterbody is proposed to be retained, an assessment should be done in accordance with section 1.4 Artificial Waterbody Assessment of Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.	No acceptable outcome is nominated. ~~Editor's note – Council would generally expect that such waterbodies are not retained as many are currently in poor condition and need substantial remediation. Where an existing waterbody is proposed to be retained as an integral component of water management on the site, an assessment should be done in accordance with Planning Scheme Policy 2 – Infrastructure works. This assessment should be done in conjunction with an ecological assessment report so that conflicts between competing environmental values can be identified and resolved.~~

Item 11: Reconfiguring a lot in recreation and open space zone

In a General Meeting of Council on 21 July 2021, it was resolved to amend the level of assessment for reconfiguring a lot in the recreation and open space zone, from code to impact assessable, unless where:

(1) Being undertaken by Redland City Council; or
(2) All land within the Recreation and open space zone is contained within one single lot.

The reasons for proposing this amendment are:

- Impact assessable development must be publicly notified, providing an opportunity for the community to make a submission on proposals that may be considered inconsistent with the intent of the zone;
- A submitter who makes a properly made submission is afforded third-party appeal rights to appeal the assessment manager's decision on the development application; and
- The increased level of assessment with regard to costs and risk may discourage development proponents from seeking to create or extend new lots into the recreation and open space zone.

City Plan amendments are proposed to clarify that reconfiguring lots in the Recreation and Open Space Zone, under certain circumstances, is impact assessable.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

5.5 Categories of development and assessment - Reconfiguring a lot

Table 5.5.1—Reconfiguring a lot

Zone	**Categories of development and assessment**	**Assessment benchmarks for assessable development and requirements for accepted development**
Conservation **Environmental management**	**Impact assessment**	
	If not being undertaken by Redland City Council	The planning scheme
Emerging community	**Impact assessment**	
	If creating any lot less than 10ha	The planning scheme
Recreation and open space zone	**Impact assessment**	
	If: (1) not being undertaken by Redland City Council; (2) all land located within the recreation and open space zone is not contained within one single lot.	The planning scheme
Tourist accommodation zone **Character residential zone**	**Impact assessment**	
	All	The planning scheme
Rural	**Impact assessment**	
	All	The planning scheme
Code assessment		
Any other reconfiguring a lot not listed in this table.		Reconfiguring a lot code The relevant zone code Healthy waters code Infrastructure works code Landscape code

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		Transport, servicing, access and parking code

Item 12: New neighbourhood centre precinct NC1: Colburn Avenue, Victoria Point

A new precinct within the neighbourhood centre is proposed over 312 Colburn Avenue, Victoria Point, known as lot 1 on SP304179. The site currently contains a building that gives the appearance of a detached dwelling with ancillary structures. In more recent years the building has been divided into separate tenancy areas and has been occupied by various small businesses. Locally, the property is known as 'The Whitehouse'.

In 2016 the landowner applied to the State Government to request that approximately 590m² of unallocated road reserve, be permanently closed and incorporated into 312 Colburn Avenue. The road closure was approved by the Department of Natural Resources and Mines and the road area that was closed was amalgamated into 312 Colburn Avenue. Survey plan SP304179 was created and registered to reflect the new boundaries of the lot.

Council, in considering what land use zone should be attributed to the 'closed road' are proposing to given an alternative land use to the entire site, which would reflect the current land uses occurring (or have occurred in the past).

Given the constraints of the site, the limited lot size and the historical land uses, a precinct within the neighbourhood centre is considered to be the most appropriate. The neighbourhood centre seeks to provide a limited range of businesses, services and facilities to meet the day to day needs of the immediate community and is the lowest order centre available.

Council resolved to approve the amendment at General meetings on 19 January and 12 December 2022. However, following review through the SIR, the Planning Minister requested changes to be made.

Ministerial conditions

The Minister has imposed 3 conditions relating to the new neighbourhood precinct NC1: Colburn Avenue, Victoria Point. The following changes are required to be completed prior to public consultation on the amendment:

1. Insert an additional point within he Code assessment column for Community Use, Food and drink outlet, Office and Shop in table 5.4.11 for the Neighbourhood centre zone, to read as follows:
   "(2) if a shop and the proposed gross floor area does not exceed 500²;
   (3) Not in precinct NC1."
2. Delete overall outcome 6.2.10.2(3)(a)(iii) of the neighbourhood centre zone code and amend overall outcome 6.2.10.2(3)(a)(iv) to read as follows:
   "(iii) development protects the visual amenity **and landscape character** of the area and the amenity of surrounding land uses."

3. Amend AO3.1, PO3, PO4 and PO6 for shop, office, community use and food and drink outlet in precinct NC1: Colburn Avenue, Victoria Point of table 6.2.10.3.1 of the neighbourhood centre zone code as follows:
   "AO3.1
   ~~No acceptable outcome is nominated.~~
   Development protects and retains all existing built form on the site."
   "PO3
   Development maintains the existing amenity and streetscape character ~~by retaining the existing built form on site."~~
   "PO4
   Development maintains the existing visual **landscape** amenity of the streetscape."
   "PO6
   Development maintains sufficient on-site vehicle parking **required** for the type and size of the development."

   Please note: Bold and underline identifies the additional wording required and strikethrough identifies wording to be removed. This annotation is for information purposes only.
   Reason:

   Condition 1 is required to remedy a drafting error and conditions 2 and 3 are required to allow a performance based assessment for future development.

Council officer response

The changes requested by the Planning Minister align with the original intent of precinct NC1, in particular the desire to retain the existing built form and landscape character, whilst allowing lodgement of future development applications. There are no concerns with incorporating the Ministerial conditions 1,2 and 3 into the amendment.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022 along with additional amendments required by the Planning Minister.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

5.4 Categories of development and assessment - Material change of use

Table 5.4.11 Neighbourhood centre zone

Bar **Caretaker's accommodation** **Childcare centre** **Club** **Community care centre** **Community residence**	**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:	Neighbourhood centre zone code

~~Community use~~ Dwelling unit Emergency services ~~Food and drink outlet~~ Health care services ~~Office~~ Service industry Veterinary service	(1) a change of use within an existing building and involving only minor building work; (2) not in precinct NC1.	
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed: (a) 14m in the Kinross Road neighbourhood centre; (b) 10.5m in other neighbourhood centres; (3) not in precinct NC1.	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
~~Shop~~ Shopping centre	**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) a change of use within an existing building and involving only minor building work; ~~and~~ (2) proposed gross floor area does not exceed 500m^2; (3) not in precinct NC1.	Neighbourhood centre zone code
	Code assessment	
	If not accepted subject to requirements and: (1) building height does not exceed (a) 14m in Kinross Road neighbourhood centre; and (b) (b) 10.5m in other neighbourhood centres; (2) proposed gross floor area does not exceed 500m^2; (3) not in precinct NC1.	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code
Office **Community use** **Food and drink outlet** **Shop**	**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) a change of use within an existing building and involving only minor building work; (2) if a shop and the proposed gross floor area does not exceed 500m^2; (3) If in precinct NC1 and no increase in gross floor area.	
	Code assessment	
	If not accepted subject to requirements: (1) building height does not exceed	Neighbourhood centre zone code Healthy waters code

	(a) 14m in Kinross Road neighbourhood centre; and (b) (b) 10.5m in other neighbourhood centres; (2) If a shop and the proposed gross floor area does not exceed 500m^2; (3) Not in precinct NC1.	Infrastructure works code Landscape code Transport, servicing, access and parking 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)).	
	If not in precinct NC1.	Home based business code
Service Station **Multiple dwelling** **Residential care facility** **Retirement facility** **Rooming accommodation** **Short term accommodation**	**Code assessment**	
	If building height does not exceed: (1) 4m in the Kinross Road neighbourhood centre; and (2) 10.5m in other neighbourhood centres; (3) Not in precinct NC1.	Neighbourhood centre zone code Healthy waters code Infrastructure works code Landscape code Transport, servicing, access and parking code

6.2.10 Neighbourhood centre zone code

6.2.10.1 Application

This code applies to development:

(1) within the neighbourhood centre zone as identified on the zoning maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the neighbourhood centre zone code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.10.2 Purpose

(1) The purpose of the neighbourhood centre zone code is to guide the creation of neighbourhood centres which contain a limited range of businesses, services and facilities to meet the basic, day to day needs of the community in the immediate vicinity.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development is of a scale and nature that services the day to day retail, commercial and community needs of a walkable neighbourhood catchment;
- (b) neighbourhood centres are subordinate to and do not compromise higher order centres;
- (c) full line supermarkets and higher order retailing are not established;
- (d) community, entertainment and other activities associated serving a broader catchment or involving late night operation are not established other than on North Stradbroke Island or Southern Moreton Bay Islands;
- (e) residential development occurs in the form of shop-top housing or in a manner that does not detract from centre activities;
- (f) development avoids increasing adverse impacts on the residential amenity of the surrounding neighbourhood;
- (g) development contributes to the creation of safe and accessible pedestrian and cycle focused environments;
- (h) built form is low-rise, consistent with the surrounding residential environment;
- (i) development contributes positively to an active, pedestrian focussed and attractive streetscape; and
- (j) car parking areas and servicing areas are generally located behind or beside buildings and do not visually dominate the centre.

(3) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

(a) Precinct NC1: Colburn Avenue, Victoria Point
  (i) development maintains the existing built form and on-site vehicle parking areas;
  (ii) uses include small-scale shops, offices, community uses and food and drink outlets only;
  (iii) development protects the visual amenity and landscape character of the area and the amenity of surrounding land uses.

6.2.10.3 Neighbourhood centre zone code – Specific Benchmarks for assessment

Table 6.2.10.3.1—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	
Shop, office, community use and food and drink outlet in precinct NC1: Colburn Avenue, Victoria Point	
PO3 Development maintains the existing amenity and streetscape character.	**AO3.1** Development protects and retains all existing built form on the site.
PO4 Development maintains the existing visual landscape amenity of the streetscape.	**AO4.1** Along the Colburn Avenue and Link Road frontages of the site, development: (1) protects and retains all existing mature vegetation; (2) provides a landscape area with a minimum width of 1m.
PO5 Development does not have a negative impact on the visual amenity of the streetscape.	**AO5.1** Waste bins are not visible from the street or a public place.
PO6 Development maintains sufficient on-site vehicle parking required for the type and size of development.	**AO6.1** Development utilises the area to the west of the existing building for on-site vehicle parking for the premises.

Item 13 – District centre zone

At its General Meeting on 20 October 2021, it was resolved that an investigation would take place regarding new commercial development located within existing district centres. The investigation aimed to explore potential changes to City Plan that could address a range of issues and impacts arising from future development applications. At the General Meeting of 22 January 2022, the outcome of this investigation was reported to Council, along with proposed changes to City Plan indented to remedy potential impacts caused by new development including:

- Vehicular and pedestrian access, safety and lighting.
- Car parking, traffic and amenity impacts on the surrounding road network.
- Neighbourhood and operating characteristic of the use.

Through the investigation, consideration was given to the effectiveness of existing provisions contained in City Plan and development approvals and appeals including the code assessable development application for a fast food outlet (McDonald's) and reconfiguring a lot at Birkdale Fair Shopping Centre, 2-12 Mary Pleasant Drive, Birkdale (application ref: MCU19/0142 and subsequent appeal ref: 1742/20220). The outcome of the investigation identified several key issues, promoting proposed amendments to the district centre zone code to better address these issues.

Amendments are proposed to City Plan that give effect to the above.

No changes have been made to this proposed amendment subsequent to the Council resolutions of 19 January and 12 December 2022. As such, no further detail is provided in this report.

Options

1. Proceed with the amendment and incorporate the changes previously endorsed by Council on 19 January and 12 December 2022.
2. Proceed with the amendment subject to alternative provisions.
3. Do not proceed with the amendment (retain existing provisions).

Recommendation

Officers recommending proceeding with option 1.

Proposed amendment

6.2.8 District centre zone code

6.2.8.1 Application

This code applies to development:

(1) within the district centre zone as identified on the zoning maps contained within Schedule 2 (mapping); and

(2) identified as requiring assessment against the district centre zone code by the tables of assessment in Part 5 (tables of assessment).

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

6.2.8.2 Purpose

(1) The purpose of the district centre zone code is to guide the creation of district centres at Alexandra Hills, Birkdale and Redland Bay which contain a diverse mix of residential accommodation, businesses, services and facilities to meet the weekly needs of a district population in the order of 15,000 people.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) district centres provide for the weekly shopping needs of catchments which are in the order of 15,000 people, and may include full line supermarkets, speciality stores, offices, dining, entertainment and community services;

(b) district centres are subordinate to and do not compromise higher order centres;

(c) residential and tourist accommodation is established within district centres to support the emergence of a vibrant mixed use environment;

(d) district centres accommodate a mix of day and night time activities;

(e) built form is generally larger than the surrounding residential environment, but does not visually dominate the centre and ~~but~~ transitions sensitively to surrounding residential areas;

(f) development occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses;

(g) ~~(f)~~ built form and ground floor uses contribute to an 'active frontage', with high levels of physical and visual interaction, a comfortable, safe and pedestrian focussed street life and minimise~~s~~ non-active elements such as vehicle access and parking areas, fire egress, drive-throughs, plant and building services;

(h) ~~(g)~~ built form and streetscaping contribute positively to the visual character of the centre and strengthen the identity of the Redlands as a sub-tropical, bayside city, ~~and~~ creating attractive and engaging streetscapes through scale, building elements, awnings and extensive street planting;

(i) ~~(h)~~ development creates an interconnected network of urban parks, plazas and open spaces that provide a focus for community interaction and civic life;
(j) ~~(i)~~ development facilitates an integrated, mixed use centre design, with well-connected pedestrian, cyclist and public transport facilities;
(k) ~~(j)~~ development is orientated and designed to address the street frontages, with car parking areas and servicing areas ~~are generally~~ located underground or behind ~~or beside~~ buildings so they ~~and~~ do not visually dominate the centre; ~~and~~
(l) ~~(k)~~ development minimises adverse impacts on the residential amenity of the surrounding neighbourhood;
(m) development provides high quality on-site landscaping treatments, including deep planting, that enhance the appearance and function of the centre, public spaces and footpaths and screens retaining walls and unsightly components; and
(n) crime prevention through environmental design principles are incorporated into the design of buildings and public spaces to ensure safety and security of people and property.

6.2.8.3 District centre zone code – Specific benchmarks for assessment

Table 6.2.8.3.1—Benchmarks for development that is accepted subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO3 Development: (1) is consistent with the role of a district centre, and is of a scale and nature that is commensurate with a catchment of 15,000 people; and (2) does not undermine the role and function of other higher order centres.	No acceptable outcome is nominated.
PO4 A mix of uses is achieved throughout the zone.	**AO4.1** Developments with a gross floor area greater than 500m^2 include more than one tenancy.
PO5 Residential development does not detract from an active frontage and pedestrian focussed streetscapes at ground level.	**AO5.1** Residential uses are established above or behind ground floor commercial uses.
Built form	
PO6 Buildings are generally up to four storeys, but transition down to equivalent heights of buildings in adjoining residential zones.	**AO6.1** Building height does not exceed: (1) 10.5m within 10m of an adjoining low density, low-medium density or character residential zone; and (2) 17m otherwise.
PO7 Site coverage provides adequate space for pedestrian and vehicle access, car parking, service areas and on-site landscaping including deep planting areas.	~~**AO7.1**~~ ~~The maximum site cover is 100%.~~ No acceptable outcome is nominated.
PO8 Buildings create a continuous building alignment along the street, and are designed to be pedestrian focussed and allow for easy and unobstructed movement between the footpath and buildings.	**AO8.1** Buildings are built to the street alignment.

PO9 Side and rear boundary setbacks and treatments ensure buildings are well separated from adjoining residential land.	**AO9.1** Where a rear or side boundary adjoins land in a residential zone, buildings are setback from the boundary a minimum of 3m or half the height of the building at that point, whichever is greater.
PO10 Buildings and structures positively contribute to visual character and streetscape by: (1) being orientated towards the primary road frontage/s; (2) treating the site as a series of buildings, streets and spaces rather than a single, visually homogenous complex; (3) providing an active frontage and avoiding blank facades which are visible from the street or a public space; (4) incorporating human scale elements; (5) the use of high quality materials; (6) variations in materials, patterns, textures and colours; (7) building articulation and variation; and (8) the use of non-reflective materials.	No acceptable outcome is nominated.
PO11 Buildings are designed to address and interface with the street and other adjoining public spaces ~~to provide~~ by providing high levels of physical and visual interaction and access between internal and external spaces at ground level, having regard to: (1) maximising the extent of transparent and operable elements such as large window openings, sliding doors and window seating; (2) providing views into any semi public internal spaces such as arcades, communal courtyards and gardens; (3) including usable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; and (4) minimising non-active elements such as vehicle access, drive-throughs, fire egress, plant and building services along the frontage.	No acceptable outcome is nominated.
PO12 Buildings are oriented to the street rather than to internal spaces or car parking areas.	No acceptable outcome is nominated.
PO13 Roof forms and spaces are designed as an integral part of the building. Plant or lift equipment, vents, air conditioning and other technical equipment including solar or water collectors, are designed as an architectural feature or are provided with attractive screening.	No acceptable outcome is nominated.
PO14 Car parking and service areas are located underground, behind or above buildings ~~beside buildings to minimise their visual and physical~~	No acceptable outcome is nominated.

~~intrusion on the streetscape~~ to minimise disruption to building frontage, pedestrian pathways and reduce visual impacts on the streetscape.	
PO15 Entries to car parking are consolidated wherever possible.	No acceptable outcome is nominated.
PO16 Wherever possible, development maintains views and vistas to significant landscape features, green space elements, including bushland and major parks) and buildings and places.	No acceptable outcome is nominated.
PO17 Development is designed to discourage crime and anti-social behaviour by: (1) maximising opportunities for casual surveillance of public places, pedestrian and cycle paths and car parking areas; (2) ensuring spaces are well lit; (3) minimising potential concealment and entrapment opportunities; and (4) providing direct movements with clear unobscured sight lines.	No acceptable outcome is nominated.
PO18 Pedestrian permeability is maximised throughout the centre by providing physical connections between buildings, between buildings and public places and to public transport.	No acceptable outcome is nominated.
Increasing gross floor area within an existing centre	
PO19 Development occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses, having regard to: (1) its intensity of activity; (2) the location of existing buildings; (3) vehicle access arrangements, parking and servicing areas; (4) the location of and connections to active transport links and public transport; (5) shape, frontage, size, orientation and slope of the site; (6) open space and landscaping response; (7) the mix of surrounding uses; (8) the identity of the Redlands as a sub-tropical bayside city; (9) topography and views.	No acceptable outcome is nominated
Amenity and streetscape	
~~**PO19**~~ **PO20** Development limits overshadowing on public places and residential land.	~~**AO19.1**~~ **AO20.1** Development ensures that adjoining public spaces and residential lots have a minimum of three (3) hours of direct sunshine between 9am and 3pm on 21 June.

~~PO20~~ PO21 Awnings are provided along all primary street frontages which: (1) cover the adjoining footpath; (2) are continuous across the frontage; (3) align to provide continuity with existing or future shelter structures on adjoining sites; and (4) are safe.	~~AO20.1~~ AO21.1 Awnings are provided along street frontages which: (1) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (2) are a minimum 3.2m in width and not more than 4.2m above pavement height; and (3) do not extend past a vertical plane: (a) 1.5m inside the kerb line to enable street trees to be planted and grow; or (b) 0.6m inside the kerb line where trees are established; and (c) have a 0.5m clearance to any tree trunk and main branches.
~~PO21~~ PO22 High quality streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.	No acceptable outcome is nominated.
~~PO22~~ PO23 On-site landscaping is provided to: (1) enhance the appearance of the development, particularly in car parking and service areas and public spaces; (2) contribute to pedestrian comfort through shade; (3) create green roofs, walls or other sustainable building elements; and (4) screen retaining walls and unsightly components.	No acceptable outcome is nominated.
~~PO23~~ PO24 Landscaping is provided to buffer to adjoining land in residential zone or other sensitive land use.	~~AO23.1~~ AO24.1 A densely planted 3m wide landscaped buffer, in combination with a 2m high solid fence, is provided along a boundary with a residential zone or sensitive land use.
~~PO24~~ PO25 Developments involving more than 20 dwellings or accommodation units provide sufficient communal open space to: (1) create usable, flexible spaces suitable for a range of activities; and (2) provide facilities including seating, landscaping and shade.	~~AO24.1~~ AO25.1 Where development involves more than 20 dwellings, a minimum of 15% of the site area is provided as communal open space, with a minimum dimension of 5m and a minimum area of 50m^2. Note—Communal open space can be provided on rooftops, on podiums, or at ground level.
~~PO25~~ PO26 Development for residential and accommodation purposes maximises privacy for dwellings and avoids overlooking of habitable rooms and private open space.	~~AO25.1~~ AO26.1 Windows, balconies, and terraces of a dwelling unit are screened where overlooking a habitable room or private open space of another dwelling unit within 9m. Screening consists of a solid translucent screen or perforated panels or trellises which have a maximum of 50% openings.
~~PO26~~ PO27 Development for residential and accommodation purposes is designed to minimise noise nuisance for occupants.	No acceptable outcome is nominated.

9.3.3 Landscape code

9.3.3.1 Application

This code applies to assessing development where the code is identified as applicable in the tables of assessment.
When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3, in Part 5.

9.3.3.2 Purpose

(1) The purpose of the landscape code to ensure that landscaping is designed and constructed to a high standard, ~~provides a strong contribution to~~ enhances Redlands' image as a sub-tropical bayside city, is responsive to the local character, site and sub-tropical climatic conditions and remains fit for purpose over the long-term.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) landscaping:
  - (i) ~~makes a positive contribution to the~~ enhances local streetscape character and landscape setting;
  - (ii) is appropriate to user requirements and its intended function;
  - (iii) is suited to Redlands' sub-tropical climate;
- (b) landscaping design contributes to the creation of accessible, safe and comfortable places;
- (c) plant species, landscape material and surface treatments are designed to remain attractive and easy to maintain over the long term; and
- (d) landscaping work does not include any pest species.

SC1.2 Administrative definitions

Table SC1.2.1 Additional administrative terms and their definition

Column 1 Administrative Term	Column 2 Definition
Active frontage	An active frontage is designed to provide a high level of physical and visual interaction with the street between internal and external spaces at ground level. An active frontage is one that- (a) is orientated and designed to address the street; (b) maximises opportunities for transparent windows and door openings to the adjacent street or public place; (c) minimises non-active elements such as vehicle access and parking areas, fire egress, plant and building services and blank walls; (d) does not include a drive-through facility; and (e) uses an appropriate combination of external finishes and colours to provide high quality visual interest.

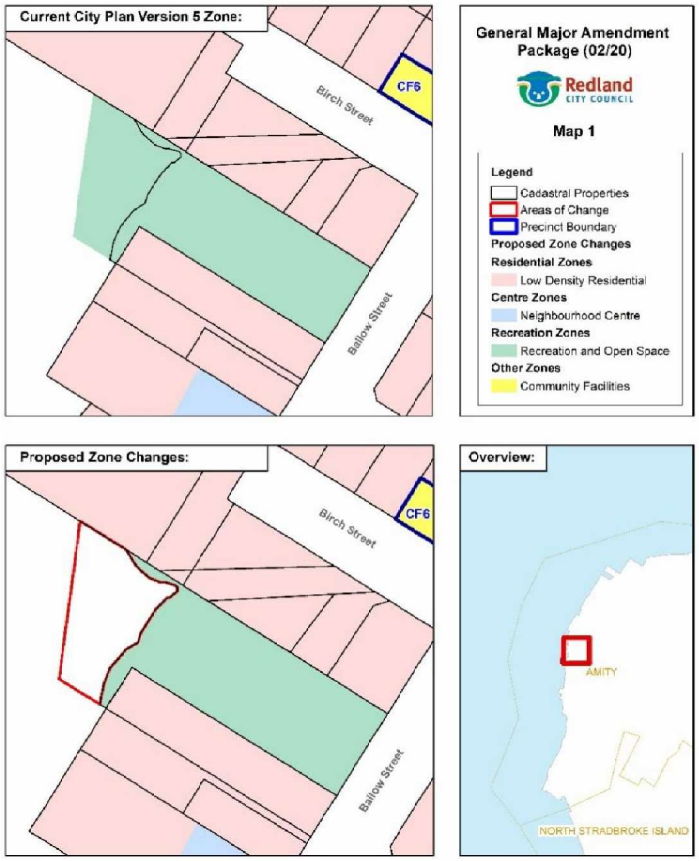
Part 2 – Zone changes

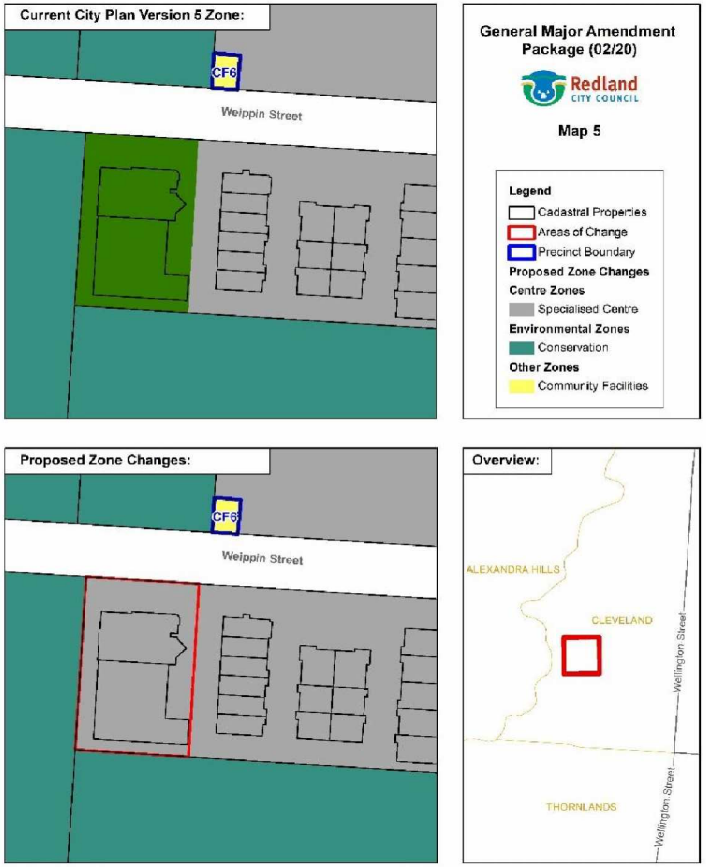
Summary of Proposed Zone Amendments

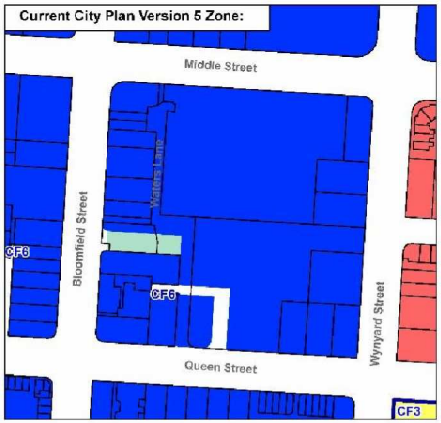
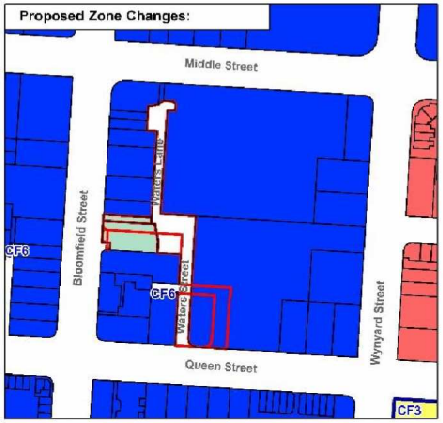
NOTES:

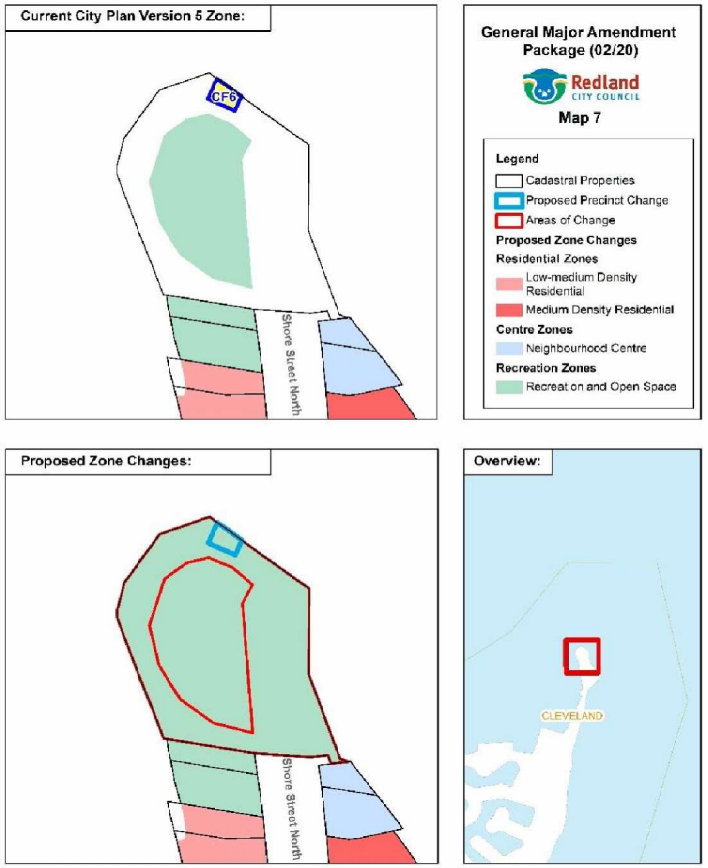
1. The following table contains images referencing City Plan version 5, which was the current version when drafting this amendment commenced. While the current City Plan is now version 13, these images remain correct and provide sufficient background for the information presented. The proposed images remain accurate.
2. Zone change (ZC) items 1-10 have previously been approved at a Council General Meeting for resolution and remain largely unchanged. Accordingly, a detailed explanation is not provided in this report.

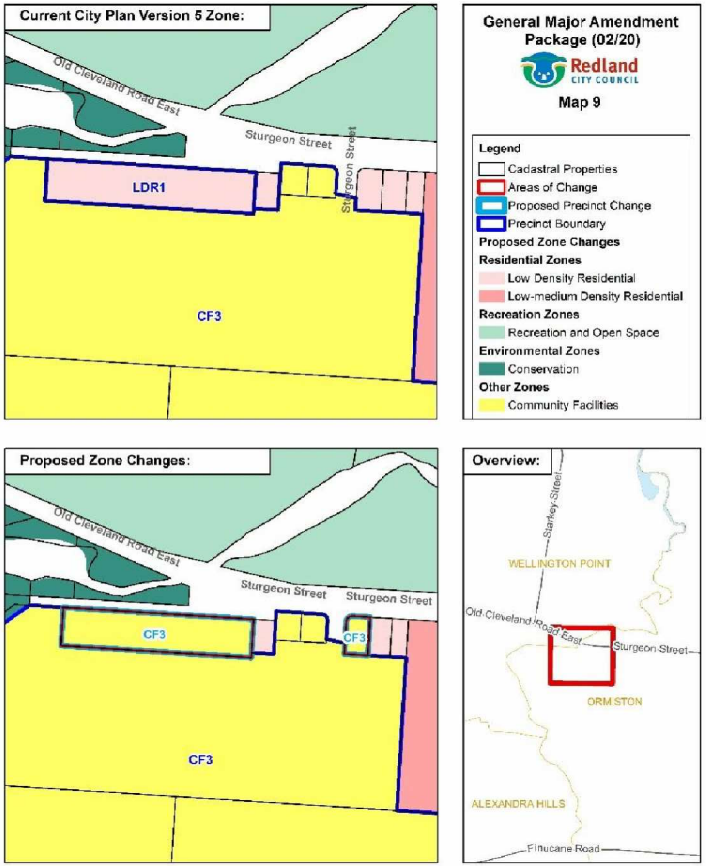
   ZC11, which relates to 61-73 Macarthur Street, Alexandra Hills has been added to this amendment as it provides a timely opportunity to progress a Council resolution.

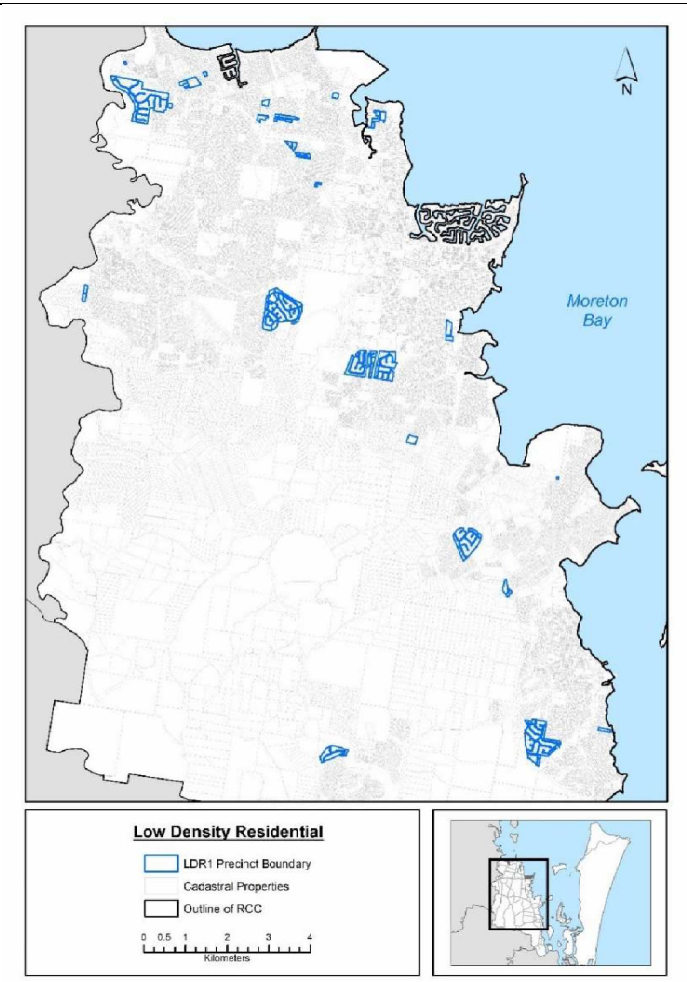
Zone Change Reference	Property Details	Proposed Change	Current and Proposed Zone Image	Reason for change
ZC1 -19 Ballow Street, Amity	19 Ballow Street, Amity Lot 3 on SP283824	Recreation and open space zone removed from the area beyond the coastal property boundary.		To reflect the new property boundary which has changed as a result of coastal erosion.

ZC2 – 26-34 & 40-46 Weippin Street, Cleveland	26-34 and 40-46 Weippin Street, Cleveland Lots 20 and 21 on SP212406 and common property Lot 0 on SP180790	Change from environmental management to specialised centre		Consistency with the surrounding developed land.

ZC3 – 70-72 Bloomfield Street, 67-107 Queen Street, Cleveland & road reserve	70-72 Bloomfield Street, 67-107 Queen Street and road reserve in Cleveland Lot 32 on SP188390, Lot 33 on SP226325 and Lot 11 on SP297227	Changes to the recreation and open space and principle centre zones to align with property boundaries, and removal of zoning from road reserves.	   	To align with current lot boundaries and access arrangements which have changed over time.

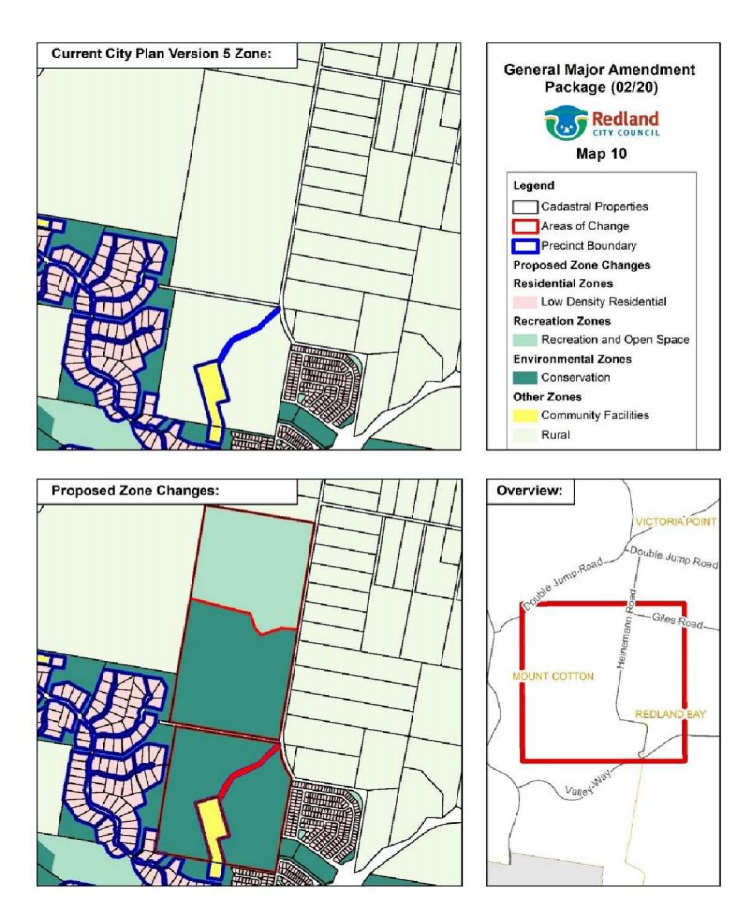
ZC4 – 242 Shore Street North, Cleveland	242 Shore Street North, Cleveland Lot 391 on SP252663	Removal of community facilities zone and extension of the recreation and open space zone over the entire lot.		To align with current lot boundaries following road closure and removal of redundant zoning (following the removal of a lighthouse)

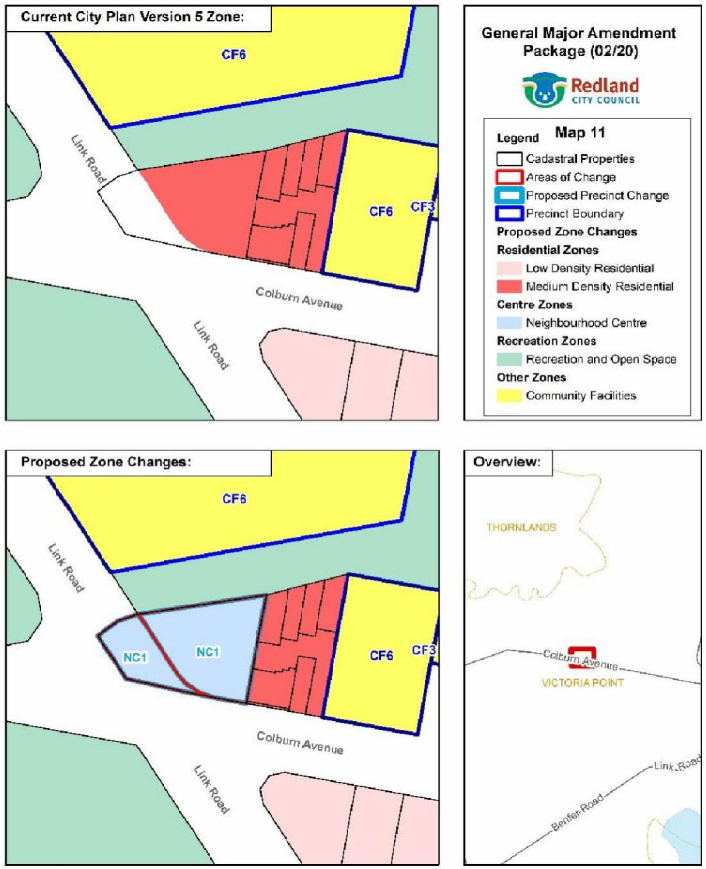
ZC5 – 122 & 132-134 Sturgeon Street, Ormiston	122 and 132-134 Sturgeon Street, Ormiston Lot 3 on RP109238 and Lot 1 on RP127130	Change from low density residential (including LDR1 precinct) to community facilities CF3	 Note – Figure 6.2.1.2.1 Precinct LDR1: large lot residential will also be updated as follows to remove the LDR1 property at Sturgeon Street:	In response to change of ownership of these sites which are within isolated pockets of residential zoned land and adjoin the Ormiston College site.

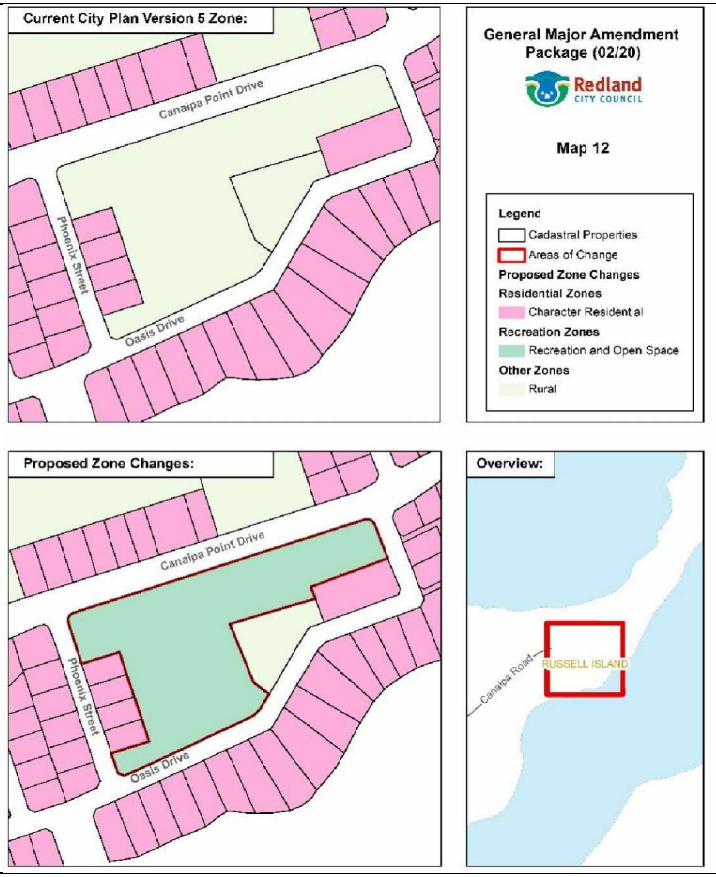
			 N Moreton Bay Low Density Residential LDR1 Precinct Boundary Cadastral Properties Outline of RCC 0 0.5 1 2 3 4 Kilometers	

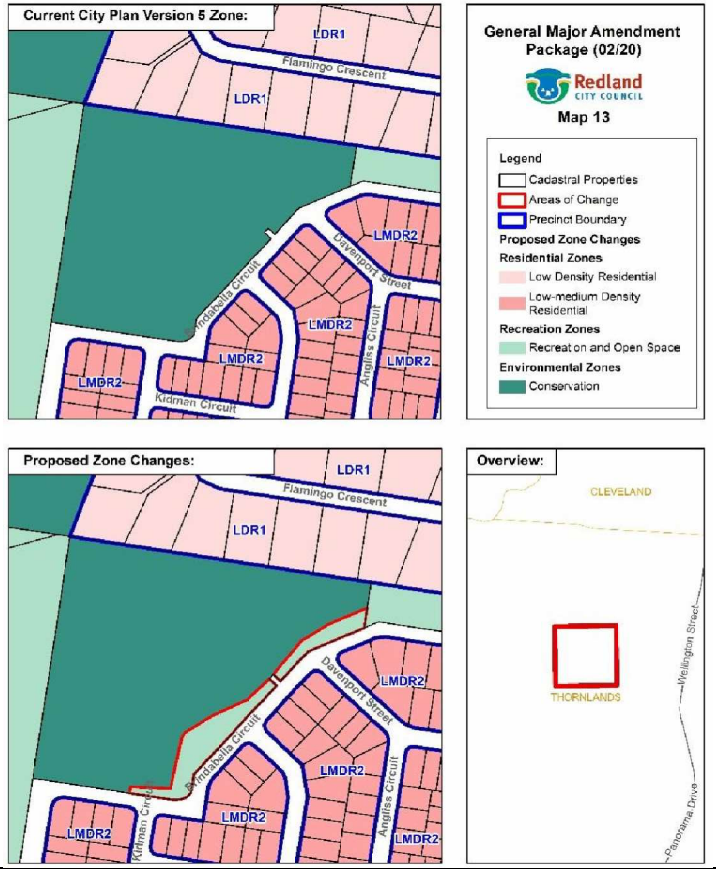
ZC6 – 277-293 Heinemann Road, Mount Cotton	Ministerial conditions • Delete proposed zoning change ZC7 (original item number) from the proposed amendment. OR Amend the zoning of Lot 420 on S312160 to revise the boundary between the recreation and open space zone and the conservation zone as illustrated in Appendix 1. Appendix 1 – Relating to condition 5  Reasons: • To prevent the introduction of exempt clearing work under Schedule 21 of the Planning Regulation 2017 that would be an unnecessary impact to matters of state environmental significance (MSES). • To ensure that the zoning of sites containing MSES delivers development outcomes that are compatible with the protection of these matters. • This condition will not preclude the lodgement of future development applications.

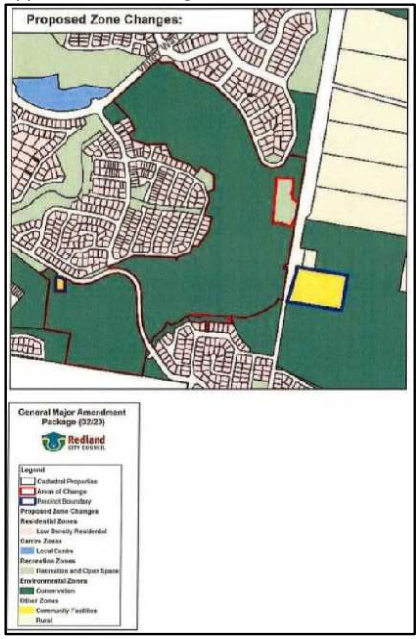
	Council officer response This item has previously been subject to considerable discussion during the progression of this major amendment at the General Meeting of 19 January 2022 and again at the General Meeting of 14 December 2022. At the 14 December 2022 meeting, Council resolved to apply a split zoning of recreation and open space and conservation zones. However, it was agreed that the boundary between the two zones would be a straight line rather than the original irregular line, contrary to the officer's recommendation. As a result of the Departments conditions, Council is now required to either make the requested changes or withdraw the item entirely. It is recommended that Council resolves to amend the zoning of lot 1 on SP316707to revise the boundary between the recreation and open space zone and the conservation zone in accordance with the Ministerial conditions as depicted below.

	277-293 Heinemann Road, Mount Cotton Lot 1 on SP316707 and Lot 2 on RP227426	Change the northern portion of Lot 1 from rural to recreation and open space and the southern portion from rural to conservation.		To reflect the adoption of the Redlands Coast Regional Sport and Recreation Precinct master plan.

ZC7 – 312 Colburn Avenue, Victoria Point	312 Colburn Avenue, Victoria Point Lot 1 on SP304179	Medium density residential to neighbourhood centre precinct NC1: Colburn Avenue, Victoria Point		To apply a zone category to an area of unzoned land within the lot, which is a result of a past, permanent road closure. To reflect the current use of the site.

ZC8 – 27-39 Oasis Drive, Russell Island	27-39 Oasis Drive, Russell Island Lot 1 on SP258981	From rural to recreation and open space		To reflect the agreement to use the lot for park purposes.

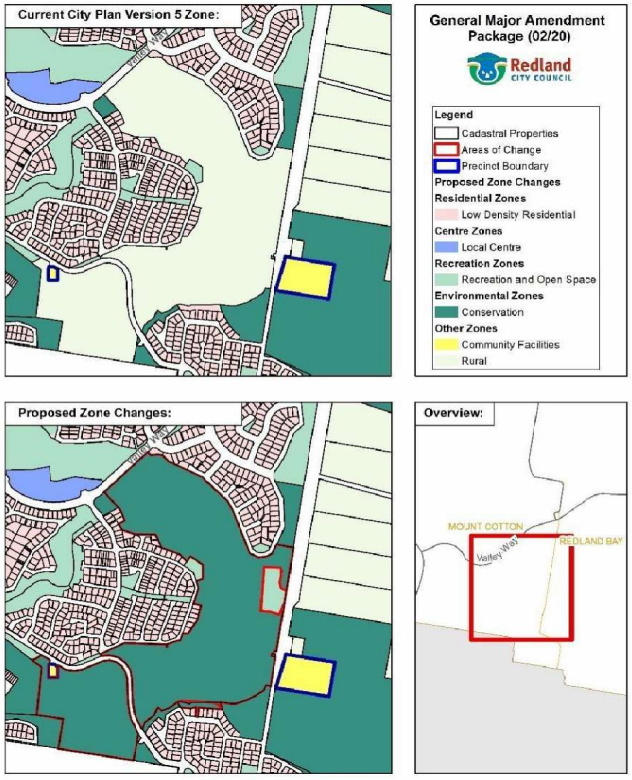
ZC9 – 16-46 Brindabella Circuit, Thornlands	16-46 Brindabella Circuit, Thornlands Lot 900 on SP257525	From conservation to part conservation, part recreation and open space.		To reflect the location of existing recreation and open space assets.

ZC10 – 64-106 Valley Way and 22 Hoop Pine Street, Mount Cotton	Ministerial conditions • Delete proposed zoning change ZC11 from the proposed amendment. OR Amend the zoning of Lot 825 on SP221272 to ensure the Recreation and open space zone is located outside of all matters of state environmental significance, as illustrated in Appendix 2. Appendix 2 – Relating to condition 6  Reasons: • To prevent the introduction of exempt clearing work under Schedule 21 of the Planning Regulation 2017 that would be an unnecessary impact to matters of state environmental significance (MSES). • To ensure that the zoning of sites containing MSES delivers development outcomes that are compatible with the protection of these matters. • This condition will not prevent lodgement of future development applications.

<table>
<tr><td></td><td colspan="4">Council officer response

As a result of the Departments conditions, Council is now required to either make the requested changes or withdraw the item entirely.

It is recommended that Council resolves to amend the zoning of lot 825 on SP221272 to ensure the recreation and open space zone is located outside of all matters of state environmental significance, in accordance with the Ministerial conditions as illustrated below.</td></tr>
<tr><td></td><td>64-106 Valley Way and 22 Hoop Pine Street, Mount Cotton

Lot 825 on SP221272 and Lot 904 on SP221273</td><td>From rural and low density residential to conservation and recreation and open space</td><td> 
</td><td>To reflect the intended use of the site for conservation and recreation purposes.</td></tr>
</table>

ZC 11 61-73 Macarthur Street, Alexandra Hills

Background

Site address	61-73 Macarthur Street, Alexandra Hills
Real property details	Lot 146 SP280785
Area	66,910m²
Tenure	Freehold
Owner	Redland City Council
Embellishments	Various sheds and industrial style buildings (former poultry use)
Current zone (City Plan)	Conservation
Current Use	Various short term leases apply over the property
Proposed zone	Community facilities – precinct CF6



On 31 March 2000, the then Minister for Primary Industries made an Infrastructure Designation (ID) across a large tract of land at the corner of Finucane Road and Delancey Street, Cleveland for community infrastructure that enables key activities to take place under the authority of the 'Redlands Research Centre' designation. The ID, which remains current, includes the subject premises (figure 1).

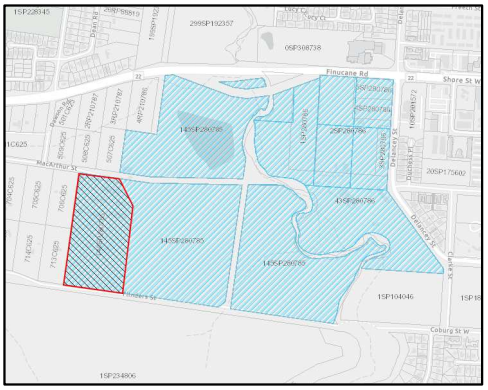


Figure 1 area of land affected by the ID the area highlighted red is the subject premises

The ID enables a range of uses to be established across the designated area as accepted development, despite conflicting with City Plan. These uses include:

- Administrative offices.
- Conference, accommodation and training facilities.
- Laboratories.
- Glass houses
- Research facilities.

Council purchased the land from the Department of Agriculture and Fisheries (DAF) in 2018. Since then, Council has undertaken a range of background investigations and feasibility studies to understand the suitability of the land and the types of uses that would suit the property. In 2020

expressions of interest were sought to develop and operate a tourist park. However, the EOI was unsuccessful, and no compliant proposals were received.

Council officers continue to investigate the properties potential and establish what the preferred long-term use may resemble. In the meantime, council has actively encouraged alternative land uses to operate on-site. Over time a range of stakeholders have occupied the various parts of the property, often on short term leases.

Zoning request

At the general meeting held on 18 May 2022, a separate matter relating to this property was discussed. The item was a confidential item as it related to a commercial matter for which a public discussion would be likely to prejudice the interests of the local government. The resolution made by Council included the following item:

> *'6. That officers commence a major amendment process to the Redland City Plan for the property to be partially included in the Community Facilities Zone – Precinct CF6, with the zoning to be generally consistent with those areas not impacted by the environmental significance overlay.'.*

Assessment

The purpose of this amendment is to consider whether the Community Facilities CF6 – Infrastructure (CF6) zoning should be applied to part of the site, allowing for more compatible land uses and development under City Plan which would be consistent with the ID.

Planning context

This property is a former poultry farm and consists of a large parcel of land measuring 6.69 hectares. The site features a variety of individual sheds and ancillary buildings arranged around an internal circulating driveway, accessed via the neighbouring property located to the east at 75-113 Macarthur Street.

In accordance with the City Plan, the entire property is currently zoned conservation to safeguard its significant biodiversity and ecological values. Under the conservation zone, new development is restricted in scale and limited to conservation activities as well as nature-based education and tourism. However, despite being zoned conservation the existing land use and those permitted under the ID are not necessarily in line with the conservation zone's intended outcomes.

Environmental analysis

An analysis of the environmental context of the property has revealed that approximately 40% of the site contains several environmental values mapped under the environmental significance overlay (figure 2). The property contains matters of local environmental significance, including not of concern regional ecosystems and regrowth koala habitat. As the property is currently in the conservation zone, any clearing would require assessment against the provisions of the City Plan.

Additionally, several matters of state environmental significance are mapped on site, including wildlife habitat and regulated vegetation (essential habitat). Further, Queensland Koala habitat mapping, a component of the Queensland planning framework, maps the entire site as a koala priority area containing protected koala habitat (figure 3).



Figure 2 – Extent of environmental significance overlay



Figure 3 – Extent of koala mapping

Other development constraints

The entire property is mapped by the bushfire hazard overlay. A large portion of the property in the south-eastern corner and the north-western corner is mapped as being at risk to medium bushfire intensity with the balance of the area being mapped as potential impact buffer on the State Planning Policy Mapping.

Another major constraint on the property is securing suitable and permanent access from Macarthur Street. Access to the property is currently through the adjacent lot to the east, land presently occupied by the Redlands Research Facility at 75-113 Macarthur Street. Discussions with DAF to formally open this road are yet to result in a satisfactory outcome. The alternative is for council to construct a new entry to the property closer to the adjoining residential property to the west.

Alternative land use zone

The existing buildings are all in an area that is generally free of environmental constraints. This unconstrained area is approximately 40,265m² in size or 60% of the site. If this unconstrained portion of the property was rezoned CF6 this would enable a greater range of uses being established as accepted development or code assessable development reflected in the following table.

Material Change of use:	**Conservation zone (current zone)**	**Community Facilities Zone - Precinct CF6 (Proposed zone))**
Accepted	If undertaken by Redland City Council; or undertaken on Council land and in accordance with a resolution of Redland City Council: • Community care centre • Community use • Environment facility • Nature based tourism • Outdoor sport and recreation • Club	If undertaken by Redland City Council: • Club • Indoor sport and recreation • Market • Theatre • Outdoor sport and recreation If undertaken by a public sector entity: • Utility installation • Major electrical infrastructure

	• Food and drink outlet If undertaken by a public sector entity: • Utility installation Where undertaken by all proponents: • Landing • Park • Outstation **In all other circumstances, the above defined uses would be code assessable development**	• Substation • Low impact industry • Marine industry • Medium impact industry • Parking station • Port service • Service industry • Transport depot Where undertake by all proponents: • Park • Telecommunications facility • Landing **In all other circumstances, the above defined uses would be code assessable development**
Accepted subject to requirements	Where undertaken by all proponents: • Home based business **In all other circumstances, the above defined uses would be code assessable development**	• Home-based business • Caretakers accommodation • Dwelling unit **In all other circumstances, the above defined uses would be code assessable development**
Code assessment	If undertaken by Redland City Council; or undertaken on Council land and in accordance with a resolution of Redland City Council): • Short-term accommodation • Tourist park Where undertaken by all proponents: • Caretakers accommodation • Dwelling unit **In all other circumstances the use would be impact assessable development**	Where undertake by all proponents: • Emergency services • Childcare centre • Community care centre • Community use • Community residence • Health care services • Cemetery • Crematorium • Funeral parlour

The entire area mapped under the ID contains several existing areas of land zoned CF6. The property located at 75-113 Macarthur Street, which adjoins the subject property to the north-east, and several large parcels located at the corner of Finucan Road and Delancy Street are dual zoned as CF6 and conservation (figure 4).



Figure 4 – development context - zoning

Rezoning the central part of the property to CF6 would establish a land use connection with the DAF site and create opportunities for council to promote new land uses. This proposed zone would likely attract low to medium impact industries given the reduced assessment levels for certain uses. This, in turn, could provide council with greater rental opportunities in the short term, while longer term strategies are considered.

The transition of the property to a CF6 zoning would accord to the historical use intent of the site, as reflected in the neighboring (and previous owner) Queensland Government Department of Agriculture and Fisheries (DAF).

The land use synergies via a CF6 (land use) nexus create a greater capacity for state economic development opportunities, research and development to occur (as reflected in the current tenancies of both the DAF and council owned properties).

Should Council support the rezoning of the unconstrained portion of the property, it is important to note that the environmental values of the site will remain protected, as the balance of the land will remain unchanged.

Options

(1) To rezone the 'unconstrained' area of the site from conservation zone to community facilities – precinct CF6 ; or
(2) Retain the conservation zone across the entire site.

Recommendation

It is recommended that Council proceed with Option 1.

<u>Proposed amendment</u>



Figure 5 – Area highlighted yellow to change from conservation zone to community facilities CF6.