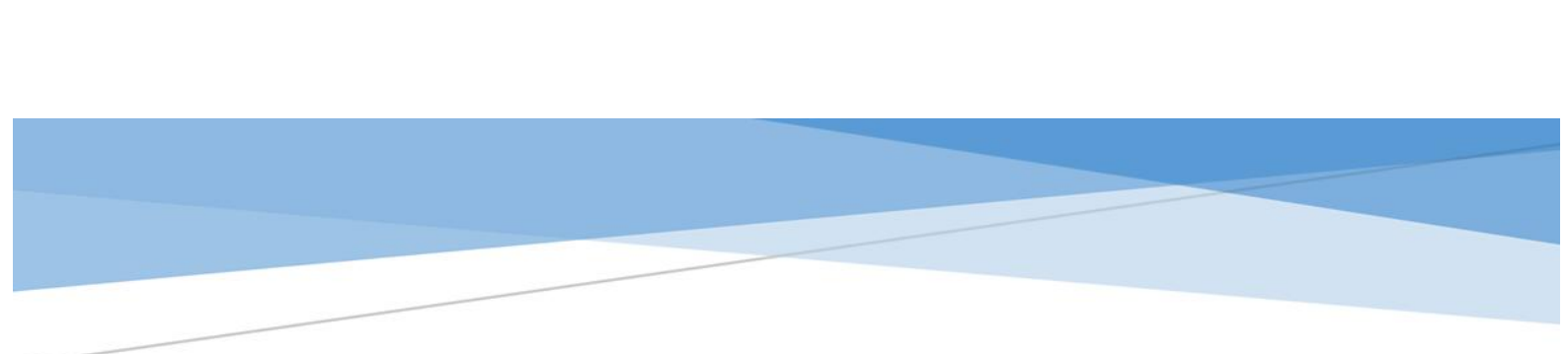




**03/25 – MAJOR AMENDMENT – NON-
RESIDENTIAL – PUBLIC
CONSULTATION VERSION**



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Part 1 – Policy Amendments

Introduction

The following document details the proposed changes to the current version of City Plan – Version 14 (City Plan).

Conventions

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

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

~~Deleted text appears like this.~~

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

Inserted words appear like this.

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

Summary of Proposed Policy Amendments

Item 1: Self-contained camping sites on private property

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 10,000m² 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	AO1.1

The roadside stall is associated with an agricultural use on the land on which the road side stall is erected.	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 amenity and character of surrounding area or create a traffic problem.	AO2.1 The roadside stall does not exceed 40m ² in gross floor area.
	AO2.2 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	AO5.1 The premises containing a self-contained recreational vehicle site is to have access from a constructed public road.
	AO5.2

volume of traffic generated by the use; (2) does not cause nuisance to surrounding properties.	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
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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 impact on the amenity and character of the surrounding area or the amenity of dwelling houses on adjoining properties.	AO7.1 Self-contained recreational vehicle sites are provided on sites with a minimum area of 10,000m ² .
	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: - avoid potential nuisance to residential activities on neighbouring properties, arising from noise, emissions and traffic generated by the use; and - minimise visual impacts from public areas and neighbouring dwelling houses.	AO8.1 Self-contained recreational vehicle sites are to be located: - a minimum of 100 metres from a dwelling house on an adjoining property; and - 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: - provides for safe and all weather access, adequate for the type and volume of traffic generated by the use; - 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: - allow all recreational vehicles to enter and exit the site in a forward direction; - provide all weather access; - allow emergency vehicle to access each site; and

	(4) be located 30 metres or more away from a dwelling house on an adjoining property.
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Item 2: Craft breweries

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
	Code assessment	
Medium impact industry	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
	Code assessment	
Medium impact industry	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	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	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 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
Hotel Medium Impact Industry	Code assessment	
	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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		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
Medium impact industry	Code assessment	
	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 10m ² 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

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; (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.	AO1.1 Driveway location and design complies with driveway access location and the standard drawings 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

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 as follows:

Creation of rear lots	
PO48 Access to rear lots is safe and convenient.	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

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.	(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

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

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

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).
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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).
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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).
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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).
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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).
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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).
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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).
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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).
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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).
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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).
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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).
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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)
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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)
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Item 8: Basements and flood immunity

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 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.	AO13 No acceptable outcome is nominated

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: - 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). - Gas supply. - Water supply. - Sewerage disposal. - Telecommunications. - Access to and within a building (including lift motors and lift motor rooms for emergency lifts). - Stormwater management (including pump systems). - Exhaust and air-conditioning systems. - Sprinkler valve rooms and any associated pumps. - Fire indicator panels. - Controls for stairwell pressurisation and air-handling systems used for smoke control. - Hot water systems.

Item 9: Waterway corridors and wetlands overlay amendments

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

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	

Performance outcomes	Acceptable outcomes
Stormwater Drainage Design 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

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;	The planning scheme

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	(2) all land located within the recreation and open space zone is not contained within one single lot.	
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 Transport, servicing, access and parking code

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

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 Community use Dwelling unit Emergency services Food and drink outlet Health care services Office Service industry Veterinary service	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) not in precinct NC1.	Neighbourhood centre zone code
	Code assessment	
	If: (1) not accepted subject to requirements; (2) building height does not exceed:	Neighbourhood centre zone code Healthy waters code Infrastructure works code

	(a) 14m in the Kinross Road neighbourhood centre; (b) 10.5m in other neighbourhood centres; (3) not in precinct NC1.	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 500m²; (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 500m²; (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 500m²; (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 (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 500m²; (3) Not in precinct NC1.	Neighbourhood centre zone code Healthy waters code 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	Code assessment	
Multiple dwelling	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
Residential care facility		Healthy waters code
Retirement facility		Infrastructure works code
Rooming accommodation		Landscape code
Short term accommodation		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

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 minimises 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	AO6.1 Building height does not exceed:

transition down to equivalent heights of buildings in adjoining residential zones.	(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 intrusion on the streetscape to minimise disruption to building frontage, pedestrian pathways and reduce visual impacts on the streetscape.	No acceptable outcome is nominated.
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;	No acceptable outcome is nominated

(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.	
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	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 50m².

(2) provide facilities including seating, landscaping and shade.	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.

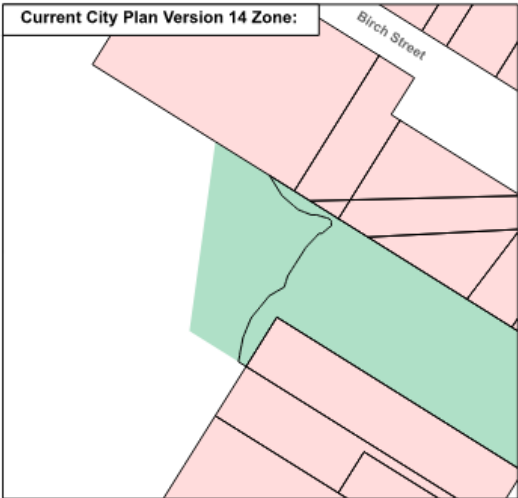
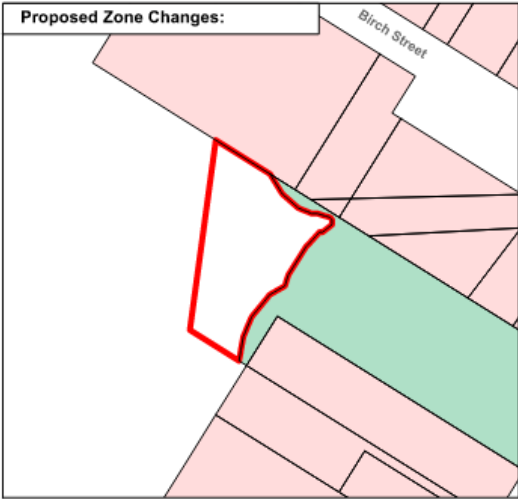
SC1.2 Administrative definitions

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.

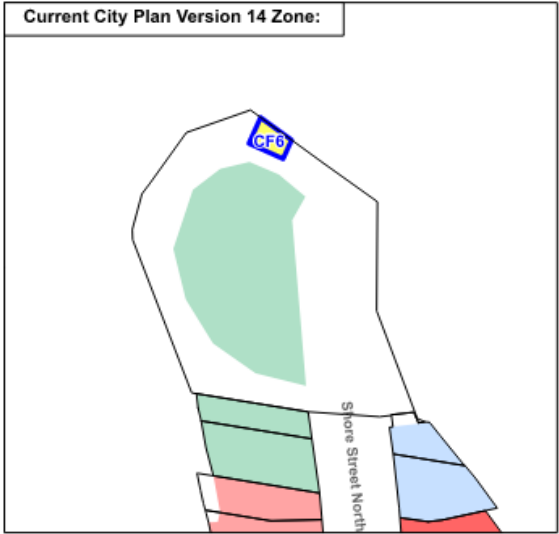
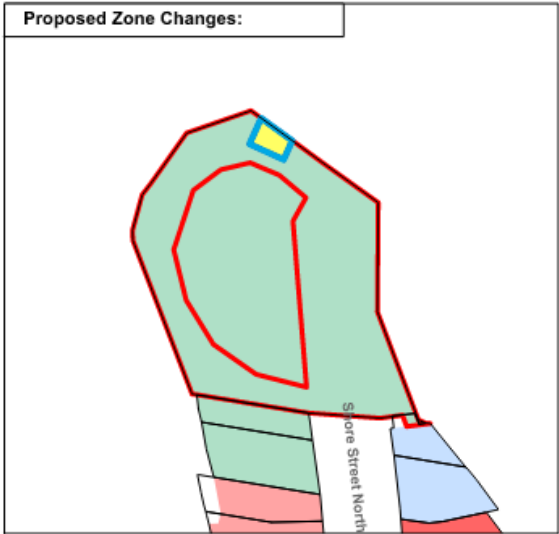
Part 2 – Zone changes

Summary of Proposed Zone Amendments

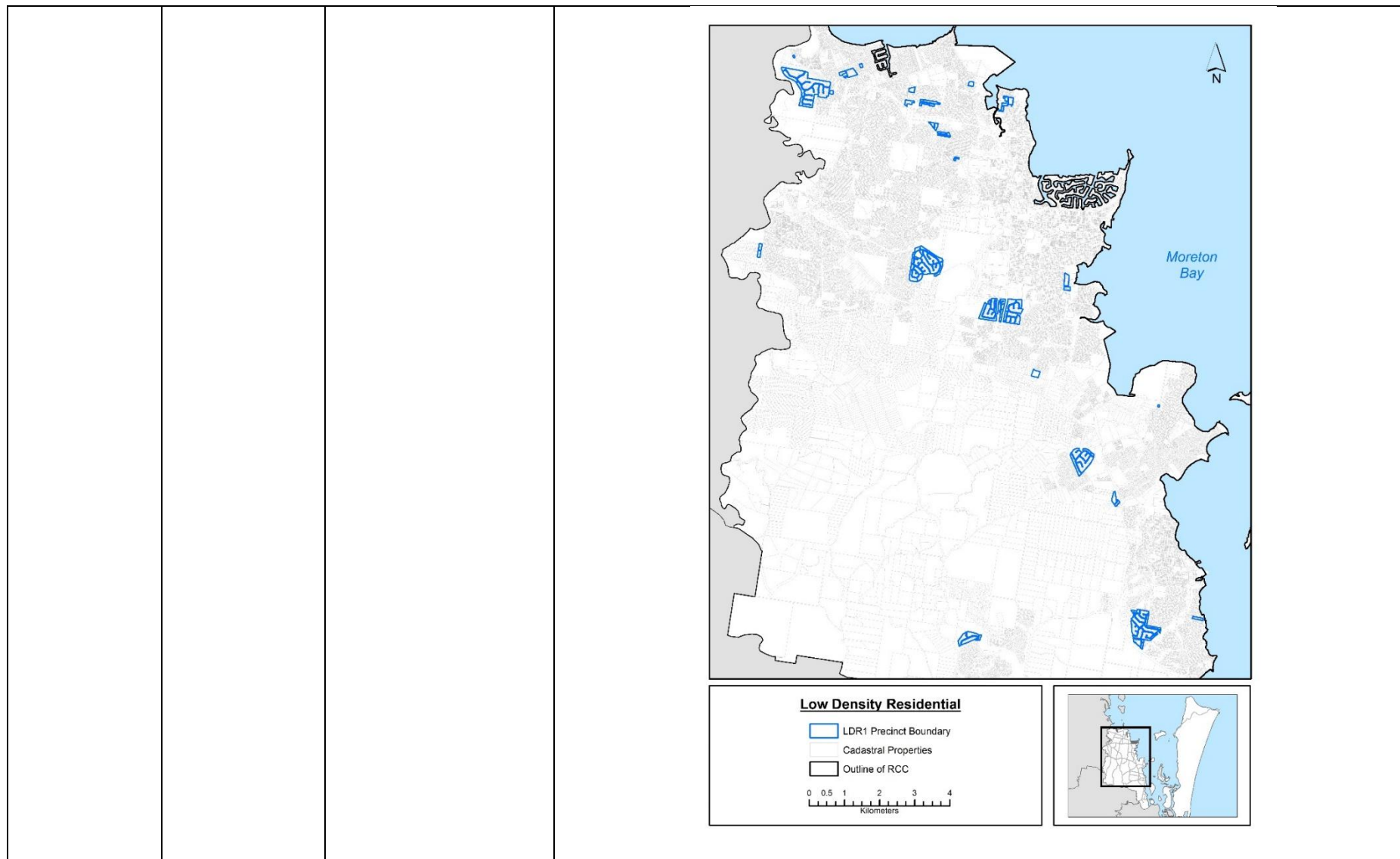
Zone Change Reference	Property Details	Proposed Change	Current and Proposed Zone Image
ZC1 -19 Ballow Street, Amity	19 Ballow Street, Amity Lot 3 on SP283824	Recreation and open space zone removed from the area beyond the coastal property boundary.	Current City Plan Version 14 Zone:  General Major Amendment Package (03/25) - Non-Residential  Map 1 Legend - Cadastral Properties - Areas of Change Zones Residential Zones - Low Density Residential Recreation Zones - Recreation and Open Space Proposed Zone Changes:  Overview: 

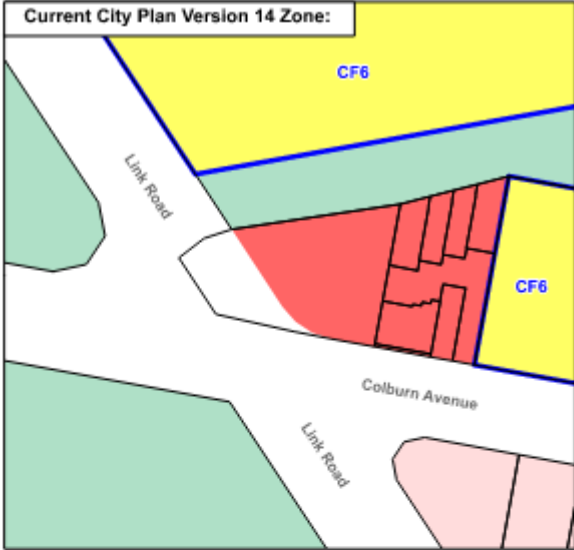
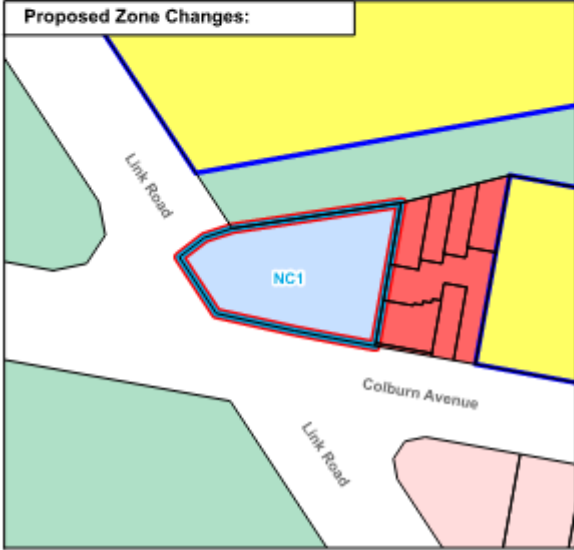
ZC2 – 26-34 & 40-46 Weippin Street, Cleveland	26-34 and 40-46 Weippin Street, Cleveland Lots 20 and 21 on SP212406 and common property Lot 0 on SP180790	Change from environmental management to specialised centre	Current City Plan Version 14 Zone: Proposed Zone Changes: General Major Amendment Package (03/25) - Non-Residential Redland CITY COUNCIL Map 2 Legend - Cadastral Properties - Areas of Change - Precinct Boundary Zones Centre Zones - Specialised Centre Environmental Zones - Environmental Management - Conservation Other Zones - Community Facilities Overview:
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ZC3 – 70-72 Bloomfield Street, 67-107 Queen 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.	Current City Plan Version 14 Zone: Proposed Zone Changes: General Major Amendment Package (03/25) - Non-Residential Map 3 Legend - Cadastral Properties - Areas of Change - Precinct Boundary Zones - Centre Zones - Principal Centre - Recreation Zones - Recreation and Open Space - Other Zones - Community Facilities Overview:
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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.	Current City Plan Version 14 Zone:  General Major Amendment Package (03/25) - Non-Residential  Map 4 Legend - Cadastral Properties - Proposed Precinct Change - Areas of Change - Precinct Boundary Zones Residential Zones - Low-medium Density Residential - Medium Density Residential Centre Zones - Neighbourhood Centre Recreation Zones - Recreation and Open Space Other Zones - Community Facilities Proposed Zone Changes:  Overview: 
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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	Current City Plan Version 14 Zone: Proposed Zone Changes: General Major Amendment Package (03/25) - Non-Residential Redland CITY COUNCIL Map 5 Legend - Cadastral Properties - Proposed Precinct Change - Areas of Change - Precinct Boundary Zones Residential Zones - Low Density Residential Recreation Zones - Recreation and Open Space Environmental Zones - Conservation Other Zones - Community Facilities Overview: 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:
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ZC6 – 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	Current City Plan Version 14 Zone:  Proposed Zone Changes:  General Major Amendment Package (03/25) - Non-Residential Redland CITY COUNCIL Map 6 Legend - Cadastral Properties - Proposed Precinct Change - Area of Change - Precinct Boundary Zones Residential Zones - Low Density Residential - Medium Density Residential Recreation Zones - Recreation and Open Space Other Zones - Community Facilities Centre Zone - Neighbourhood Centre Overview: 
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ZC7 – 27-39 Oasis Drive, Russell Island	27-39 Oasis Drive, Russell Island Lot 1 on SP258981	From rural to recreation and open space	Current City Plan Version 14 Zone: Proposed Zone Changes:	General Major Amendment Package (03/25) - Non-Residential  Map 7 Legend - Cadastral Properties - Areas of Change Zones Residential Zones - Character Residential Other Zones - Rural Recreation Zones - Recreation and Open Space Overview:
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ZC8 – 16-46 Brindabella Circuit, Thornlands	16-46 Brindabella Circuit, Thornlands Lot 900 on SP257525	From conservation to part conservation, part recreation and open space.	Current City Plan Version 14 Zone: Proposed Zone Changes: General Major Amendment Package (03/25) - Non-Residential Redland CITY COUNCIL Map 8 Legend - Cadastral Properties - Areas of Change - Precinct Boundary Zones Residential Zones - Low Density Residential - Low-medium Density Residential Recreation Zones - Recreation and Open Space Environmental Zones - Conservation Overview:
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ZC9 – 61-73
Macarthur Street,
Alexandra Hills

61-73 Macarthur
Street, Alexandra Hills
Lot 146 SP280785

