Redlands Coast Regional Sport and Recreation Precinct

Permits and applications report

April 2022

mecone

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Document Control

Issue	Date	Prepared by	Checked by
1	29 November 2022	Emma Laing	Phil Cristaldi
2	25 March 2022	Emma Laing	Client review
3	7 April 2022	Emma Laing	Phil Cristaldi

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Table of Contents

1 Introduction 1

1.1 Background 1
1.2 Purpose 1
1.3 Methodology 1

2 Project description 2

2.1 Site details 2
2.2 Concept details 3
2.3 Timeline of works 3

3 Statutory considerations 5

3.1 Commonwealth legislation 5
3.1.1 Environment Protection and Biodiversity Conservation Act 1999 5
3.1.2 Native Title Act 1993 5
3.2 State legislation 5
3.2.1 Biosecurity Act 2014 5
3.2.2 Environmental Offset Act 2014 6
3.2.3 Environmental Protection Act 1994 6
3.2.4 Fisheries Act 1994 6
3.2.5 Vegetation Management Act 1999 6
3.2.6 Water Act 2000 7
3.2.7 Land Act 1994 7
3.2.8 Nature Conservation Act 1992 7
3.2.9 Nature Conservation (Koala) Conservation Plan 2017 7
3.2.10 Planning Act 2016 and Planning Regulation 2017 8
3.3 Local instrument 8
3.3.1 Redland City Plan 2018 v6 8

4 Planning Framework Assessment 9

4.1 Planning considerations 9
4.1.1 Assessment Framework 10

5 Statutory approvals 15

5.1 Assessment framework 15
5.2 Application Strategy 19

6 Conclusion 20

Schedule of Figures

Figure 1 Site aerial 2

Schedule of Tables

Table 1: Site details 2
Table 2: Timeline of works 3
Table 3: Planning considerations 9
Table 4: Use definitions 10
Table 5: Referral trigger/s 11
Table 6: Overlays 14
Table 7: Assessment framework 15
Table 8: Application strategy 19

Appendices

Appendix A: Staging plans
Appendix B: Property searches
Appendix C: Significant community project approval

1 Introduction

1.1 Background

Redland City Council (Council) are the registered owners of 277-293 Heinemann Road, Mount Cotton in 2017. Land purchased for the future development of the Redlands Coast Regional Sports and Recreation Precinct (the Precinct). The establishment of the precinct will address the current shortfall in the region of available land for outdoor and recreation activities.

Council has undertaken a body of work since 2017 to build a precinct master plan and a concept design. This work has been used to inform the associated permits and approvals required for delivery.

1.2 Purpose

Mecone has been engaged to prepare a report identifying the statutory permits and approvals required to facilitate the Precinct. Specifically, this repot will identify:

- permits and associated documents that are required with reason for applications.
- permits that are not required with reason.
- permits and documentation in accordance with any other identified Acts and Regulations associated for the design and construction requirements for this project.

This report will not identify permits required post planning and operational works development permits.

1.3 Methodology

In preparing this report the following tasks have been undertaken:

- review of the concept design plans prepared by Aurecon as illustrated in drawing number 43697-CC-015.
- desktop assessment of Commonwealth and State Government legislation.
- desktop assessment of Local Government legislation.
- summary of likely statutory approval requirements.
- summary of likely supporting documents required.
- recommendation on application strategy moving forward.

2 Project description

2.1 Site details

Table 1: Site details	
Address	277-293 Heinemann Road, Mount Cotton
RPD	420 on S312160
Site area	1,011,719m^2
Existing use	Northern section of the site is partially cleared and the southern section a conservation park with existing tracks and trails.
Access and servicing	Access is currently provided via Heinemann Road. There is trunk water main along Heinemann Road but no existing sewerage reticulation.
Topography	The land falls at an approximate average grade of 7%. The high point in the southeast is at approximately RL 44m grading down to RL 23m at the centre of the northern boundary.
Contaminated land	The site is not on the Environmental Management Register or the Contaminated Land Register.



Figure 1 Site aerial

2.2 Concept details

The Precinct is comprised of several high-quality recreation opportunities. The key components of the project design are listed below.

- Fields of play and associated infrastructure located in the north portion of the proposed site, consisting of:
    - 13 touch football fields and an associated clubhouse
    - 3 rugby league fields and associated clubhouse.
- Regional play area that consists of:
    - parklands for multiple modes of play
    - bicycle pump track
    - kick-a-ball area
    - picnic areas, shelters, and BBQ facilities
    - parking and set down areas
    - amenity buildings.
- Cycle precinct located in the north-west consisting of:
    - State-level BMX track
    - criterium track
    - shared clubhouse and parking.
- Road upgrade to Heinemann Road consisting of:
    - three new site entrances
    - a new culvert located to the north of the project site
    - a short channelised right turn lane at the Heinemann Road / Giles Road intersection
    - an indented bus stop
    - a 3m Wide pedestrian footpath located on the western side of Heinemann Road.
- Internal road network to service the proposed facilities and associated car parking.
- 2m wide boardwalks located throughout the wetland areas.

The proposed development will alter the current use on the site whilst attempting to protect landscape values, avoiding inappropriate environmental disturbance where possible and retaining much the open and natural character of the site.

2.3 Timeline of works

Table 2: Timeline of works

Stage	Items	Timing
Stage 1		
1	• Northern roundabout	

Table 2: Timeline of works		
Heinemann Road		
2 Enabling works	• Vegetation clearing to fields • Bulk earthworks for fields • Major services – electrical substation, water connection	
3 Cycle precinct	• Vegetation clearing to cycle precinct • Criterium Track • BMX Track • Cycling clubhouse • Car park • Access driveway	Works commencing 1/7/22
4 Play precinct	• Vegetation clearing to play precinct • play pavilion • playground (water play and structures) • pump track • carpark	
Stage 2		
1 Football sporting precinct	• rugby clubhouse • touch clubhouse • southern roundabout • access driveway loop through site • carparks • playing fields • lighting • external roadworks to Heinemann Road	Works commencing 2024

3 Statutory considerations

The following section provides an outline of the potential environmental and planning approvals for the precinct based on the concept design and master plan.

3.1 Commonwealth legislation

3.1.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation. The EPBC Act sets out development that has, will have or is likely to have a significant impact on a Matters of Nations Environmental Significance (MNES), or other matters protected under the EPBC Act.

Applicability

All development is required to undertake a detailed self-assessment to determine whether the subject site is impacted by MNES and/or other environmental matters protected by EPBC Act.

3.1.2 Native Title Act 1993

The *Native Title Act 1993* (Native Title Act) recognises the rights and interests on Aboriginal Torres Strait Island people in land and water according to their traditional laws and customs. The Native Title Act defines and/or sets out the process for:

- native title rights
- where it can be claimed
- claimable rights and interest
- extinguishment and partial extinguishment
- water rights.

Applicability

All development is required to undertake a detailed self-assessment to determine whether the subject site has claim to native title.

3.2 State legislation

3.2.1 Biosecurity Act 2014

The *Biosecurity Act 2014* (Biosecurity Act) introduces the general biosecurity obligation upon all persons to take all reasonable and practical measures to prevent or minimise biosecurity risks. Additionally, the Biosecurity Act identifies seven categories of restricted matter, which include diseases, viruses or parasites, invasive animals or plants, noxious fish and insect pests. Where activities are proposed contrary to the restriction for each category under the Biosecurity Act, a Restricted Matter Permit is required.

Applicability

All development is required to undertake a detailed self-assessment to determine whether the subject site is impacted by one of the listed matters.

3.2.2 Environmental Offset Act 2014

The *Environmental Offset Act 2014* (EO Act) coordinates the delivery of an outcome-based approach to offsets in Queensland. Matters of State Environmental Significance (MSES) are referenced in Schedule 2 of the EO Regulation and includes certain environmental values that are protected under legislation.

An environmental offset condition may be imposed under various State assessment frameworks for prescribed activities under the EO Act, if the activity will, or is likely to have a significant residual impact on a prescribed environmental matter that is a MSES.

Applicability

All development is required to undertake a detailed assessment to determine whether the subject site contains MSES and the proposed development impacts on regulated vegetation.

3.2.3 Environmental Protection Act 1994

The combination of the *Environmental Protection Act 1994* (EP Act), Planning Act, and *Environmental Protection Regulations 2019* (EP Regulation) regulates the licencing and approvals framework and thresholds for prescribed environmentally relevant activities (ERAs), that will, or have the potential to, release contaminates into the environment that may cause environmental harm.

Applicability

The subject site is no listed on the Environmental Management register or Contaminated Land register. The proposed development is not a prescribed Environmental Relevant Activity as such there is no further assessment required.

3.2.4 Fisheries Act 1994

The *Fisheries Act 1994* (Fisheries Act) regulates the use, conservation and enhancement of fisheries resources and fish habitats in Queensland. The Department of Agriculture and Fisheries (DAF) is responsible for the conservation and management of fish habitats in Queensland, and for assessing fisheries development under the Fisheries Act in combination with the Planning Act.

Applicability

All development is required to undertake a detailed assessment to determine whether the subject site contains a declared fish habitat or mapped waterways.

3.2.5 Vegetation Management Act 1999

The *Vegetation Management Act 1999* (Qld) (VM Act), Planning Act and subordinate legislation regulates and manages the clearing of vegetation in

Queensland. The VM Act identifies remnant regional ecosystems, biodiversity areas, preservation of high value conservations and high value regrowth areas.

Applicability

All development is required to undertake a detailed assessment to determine whether the proposed development impacts mapped vegetation.

3.2.6 Water Act 2000

The *Water Act 2000* (Water Act) and subordinate legislation regulates the framework to deliver sustainable water planning, allocation management and supply processes, limitation and interference with prescribed requirements to provide for the improved security of water resources in Queensland.

Applicability

All development is required to undertake a detailed assessment to determine whether the proposed development impacts/interferes on the water infrastructure/drainage features.

3.2.7 Land Act 1994

The *Land Act 1994* (Land Act) administers and confirms the tenure and interest land in the State and prescribes the framework for the allocation of State land tenure types and their subsequent management.

Applicability

Confirmation on land tenure is required and obtain necessary consents and approvals prior to any works commencing.

3.2.8 Nature Conservation Act 1992

The *Nature Conservation Act 1992* (NC Act) and subordinate legislation regulates nature conservation in Queensland. The NC Act includes mechanisms for the dedication, declaration, management of protected areas and protection of wildlife and its habitat in Queensland.

Applicability

All development is required to undertake a detailed assessment to determine whether the proposed development impacts/interferes with protection, protected areas and threatened species over the subject site.

3.2.9 Nature Conservation (Koala) Conservation Plan 2017

The purpose of the *Nature Conservation (Koala) Conservation Plan 2017* (Koala Conservation Plan), Planning Act and Subordinate legislation is to protect and maintain koala populations in the wild and to prevent the decline of Koala habitats in Queensland.

Applicability

All development is required to undertake a detailed assessment to determine whether the proposed development impacts/interferes with mapped Koala Habitat.

3.2.10 Planning Act 2016 and Planning Regulation 2017

The *Planning Act 2016* (the Planning Act) and *Planning Regulations 2017* is the primary planning legislation delivering land-use planning in Queensland. The Planning Act legislates plan making, development assessment and dispute resolution in Queensland. The Planning Regulation is subordinate to the Planning Act prescribes the instruments and addresses matters provided for under the Planning Act.

Applicability

The Planning Act and Planning Regulation regulates the land-use planning over the subject site.

3.3 Local instrument

3.3.1 Redland City Plan 2018 v6

The local planning scheme for the Council local government area is the Redland City Plan 2018 v6 (City Plan). The City Plan sets out Council's intention for the future development in the local government area over the next 25 years.

Applicability

The Redland City Plan (v6) regulates the land-use planning over the subject site.

4 Planning Framework Assessment

The following planning framework assessment has been prepared in consideration of the proposed staging and delivery of works.

4.1 Planning considerations

Table 3: Planning considerations

Zoning	Rural Zone
Local plans	N/A
Council overlays	Bushfire Hazard Overlay • Very High Potential Bushfire Intensity • High Potential Bushfire Intensity • Medium Potential Bushfire Intensity • Potential Impact Buffer Environmental Significance Overlay • MSES • MLES Flood and Storm Tide Hazard • Flood Prone Area Landslide Hazard Overlay • Low Waterway Corridors and Wetlands Overlay
Regional plan	Regional Landscape and Rural Production Area
State Planning Policy layers	Agriculture • Agricultural land classification - class A and B Biodiversity • MSES- Wildlife habitat (endangered or vulnerable) • MSES- Wildlife habitat (special least concern animal) • MSES- Wildlife habitat (koala habitat areas-core) • MSES- Regulated vegetation (category B) • MSES- Regulated vegetation (category C) • MSES- Regulated vegetation (essential habitat) • MSES- Regulated vegetation (intersecting a watercourse) Natural Hazards Risk and Resilience • Bushfire prone area

Table 3: Planning considerations	
State Assessment Referral Agency interests	SEQ Regional Plan land use categories • Regional Landscape and Rural Production Area Water resource planning area boundaries Regulated vegetation management map • category A and B extract Koala habitat in SE region • Koala priority area • Core koala habitat area

4.1.1 Assessment Framework

Definitions

The definitions below apply to the development for the purposes of determining the assessment framework and required applications as prescribed by the Planning Regulation.

Table 4: Use definitions	
Outdoor sport and recreation	means the use of premises for – (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a). Examples of outdoor sport and recreation – cricket oval, driving range, golf course, swimming pool, tennis court
Park	means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.
Sport and recreation activity	(a) a major sport, recreation and entertainment facility at which events are carried out mainly outdoors; or (b) a motor sport facility at which the motor sports are carried out mainly outdoors; or (c) **outdoor sport and recreation**; or

Table 4: Use definitions	
	(d) tourist accommodation, or accommodation for employees, that is ancillary to a use stated in paragraphs (a) to (c); or (e) a commercial use that is ancillary to a use stated in paragraphs (a) to (c).

Planning Regulation 2017

The site is impacted by the following State development assessment mapping overlays:

- SEQ Regional Plan land use categories
    - Regional Landscape and Rural Production Area
- Queensland Waterways for Waterway barrier works
- Water resource planning area boundaries
- Regulated vegetation management map
    - Category B
    - Category C
    - Category X
    - Category A or B area containing endangered regional ecosystems
    - Category A or B area containing of concern regional ecosystems
    - Coastal bioregions and sub-regions
- Koala habitat in SEQ region
    - Koala priority area
    - Core koala habitat area

In accordance with Section 54 and 55 of the Planning Act, Schedule 9 and 10 of the Planning Regulation prescribe any referral agencies applicable to a development application, as well as the matters a referral agency may, must or must only have regard to in their assessment.

Table 5: Referral trigger/s	
State interest	**Description**
Queensland Waterways for Waterway barrier works	Operational work that is waterway barrier works is assessable development under Schedule 10, Part 6, Division 4, Subdivision 1, Section 12 of the Planning Regulation.
Water resource planning area boundaries	No requirements
Native vegetation clearing • Regulated vegetation	Under Schedule 10, Part 3, Division 1, Item 4 of the Planning Regulation, operational work that is the clearing of native vegetation is prohibited development to the extent that it:

	(a) is not for a relevant purpose under the Vegetation Management Act, section 22A; and *(b) is not exempt clearing work; and* *(c) is not accepted development under schedule 7, part 3, section 12.* Operational work that is the clearing of native vegetation is assessable development in accordance with Schedule 10, Part 3, Division 2 of the Planning Regulation, unless clearing can be undertaken as exempt clearing work. The Department of Resources confirmed the project is a significant community project. A significant community project is exempt clearing work in accordance with Schedule 21, Part 2 of the Planning Regulation, item 2.
Koala habitat in SEQ region • Koala priority area • Core koala habitat area	Development is not prohibited development to the extent development is exempted development. Exempted development is defined in Schedule 24 of the Regulation and includes: • infrastructure delivered by a public sector entity. Infrastructure includes facilities for parks and recreation, sporting facilities, or • maximum 500m^2 of clearing.
Development impacting on State transport infrastructure and thresholds	**Schedule 20** of the Planning Regulation identifies thresholds for different development purposes that require referral. The proposed uses are not applicable under Schedule 20.

State Planning Policy

The State Planning Policy (SPP) is a state planning instrument to guide growth management. The SPP expresses the Queensland Government's interests in, and policies for, a range of land use planning matters. It provides a policy framework for planning outcomes across Queensland by requiring that these state interests are delivered through local government planning schemes and regional plans.

The site is impacted by the following SPP interests:

- Agriculture
    - Agricultural land classification -class A and B
- Biodiversity
    - MSES- Wildlife habitat (endangered or vulnerable)
    - MSES- Wildlife habitat (special least concern animal)
    - MSES- Wildlife habitat (koala habitat areas-core)

    - MSES- Regulated vegetation (category B)
    - MSES- Regulated vegetation (category C)
    - MSES- Regulated vegetation (essential habitat)
    - MSES- Regulated vegetation (intersecting a watercourse)
- Natural Hazards Risk and Resilience
    - Bushfire prone area

Part 2 of City Plan Version 5 identifies the State interests that have not been appropriately integrated into the scheme. The interests listed above are not listed under Part 2. However, the SPP has been amended since the adoption of version 5 of City Plan on 4 November 2020.

In this instance, development applications are required to address the State interest – biodiversity assessment benchmarks in the SPP. An ecologist will need to assist with the response as part of any future development application.

Southeast Queensland Regional plan 2017

The *South East Queensland Regional Plan 2017*, (ShapingSEQ) provides a regional framework for growth management, and sets planning direction for sustainable growth, global economic competitiveness and high-quality living. The land is included in the regional landscape and rural production area (RLRPA).

Schedule 10 of the Planning Regulation sets out categories of assessment and development. Schedule 10, Part 16, Division 2, Subdivision 1, Item 24 applies to development in the RLRPA. Specifically:

Assessable development – material change of use for tourist activity or **sport and recreation activity** is assessable development if –

(a) all or part of the premises are in –
(i) the SEQ regional landscape and rural production area; or
(ii) the SEQ rural living area; and
(b) the use –
(i) results in a gross floor area of more than 5,000m² on the premises, excluding any part of the premise that is used for tourist accommodation or accommodation for employees; or
(ii) Involves an ancillary commercial or retail activity with a gross floor area of more than 250m²; or
(iii) provides accommodation for more than 300 persons; and
(c) the material change of use is not—
(i) excluded development; or
(ii) an exempt material change of use.

Development that does not exceed a total GFA of 5,000m² on the premises and does not exceed a GFA of 250m² for an ancillary commercial retail activity is not assessable against and does not require referral.

Zone

The land is in the Rural zone of the City Plan.

Overlays

The Redland City plan identifies the overlays that apply to the site.

Table 6: Overlays	
Overlay	**Comment**
Bushfire hazard overlay • Very high potential bushfire intensity • High Potential Bushfire Intensity • Medium Potential Bushfire Intensity • Potential Impact Buffer	A bushfire management plan may be required to demonstrate compliance with bushfire hazard overlay code.
Environmental significance overlay • MSES • MLES	The extent of clearing in the environmental significance overlay and native and non-native trees subject to the clearing is required. An ecological assessment report, vegetation management plan and wildlife habitat management plan should accompany a development application.
Flood and storm tide hazard • Flood prone area	A flood report prepared by a suitably qualified professional in accordance with Planning Scheme Policy 3 may be required to demonstrate compliance with the Flood and storm hazard overlay code.
Landslide hazard overlay • Low	A geotechnical engineering report prepared by a suitably experienced geotechnical professional may be required to demonstrate compliance with PO1 of the Landslide Hazard Overlay Code.
Waterway corridors and wetlands overlay	The Waterway corridors and wetlands overlay code does not prescribed any additional reports to accompany application lodgement to Council.

5 Statutory approvals

5.1 Assessment framework

Table 7: Assessment framework

Stage	Development area	Items	Application type and supporting documents	Reason	Critical items for resolution
Stage 1					
1	Heinemann Road	Opening new road • Northern roundabout	**Local**		
			Accepted development	**1.4 Categories of development** Schedules 6 and 7 of the Regulation prescribe development that a planning scheme cannot make assessable.	Not applicable
			State		
			Exempt from assessment	**Planning Regulation** Schedule 6 Development local Categorising Instruments is prohibited from stating is assessable development. Section 26 Development for infrastructure activities *(3) Development that is the use of, or for the maintenance, repair or upgrading of—* *(a)an aid to navigation; or* *(b) a public marine facility; or* *(c)* ***road transport infrastructure****; or* *(d) transport infrastructure.*	Not applicable
2	Enabling works	Operational work • Vegetation clearing • Bulk earthworks for fields • Major services – electrical substation, water connection • Access driveway through site Other • Temporary sewer holding tank for	**Local**		
			Code assessment for clearing of native vegetation where exceeding 2,500m^2 in the mapped environmental significance overlay. **Operational work for bulk earthworks, major services, is code assessment for excavation and fill** where exceeding: • excavation of 100m^3 or more at or below 5m AHD; or • filling of 500m^3 with an average depth of 0.5m or more on land below 5m AHD **Accepted development** in all other instances.	Table 5.7.1 of City Plan (v6) Operational work Table 5.9.1 of City Plan (v6) Overlays	Determine extent of clearing in the environmental significant overlay and identify native and non-native trees within mapped area. Refer pre-lodgement meeting minutes dated 27 January 2022. Bligh Tanner to confirm extent of excavation and fill. Other works to confirm: • Temporary sewer holding tank for tinkering waste from site Bligh Tanner to confirm QUU requirements.

Table 7: Assessment framework					
		tinkering waste from site • Maintenance depot			Maintenance depot Bligh Tanner to provide Mecone more information.
			State		
			Operational work for the clearing of native vegetation (regulated vegetation category B and Regulated vegetation category C) where in approved extent of disturbance plan (titled CIV_CSK-120 Environmental Impact – GA, Design Services Drg: 2021.0054_CIV_CSK-120, dated 24/01/2022) is exempt clearing work.	Schedule 21, Part 2, item 2(j)(i) of the Planning Regulation and confirmation letter from Department of Resources confirming project is a significant community project.	Bligh Tanner confirm if water barrier works are occurring.
3	Cycle precinct	Material change of use Operational work • Vegetation clearing • Criterium track • BMX Track • Cycling clubhouse • Carparking • Access driveway	**Local**		
			Material change of use for **outdoor sport and recreation** (criterium track, BMX track, clubhouse, car parking) requires **code assessment**. Supporting documents: • DA Form 1 • Owner's consent • Paid application fee • Proposal plans • Town planning report supported by: o A response to the applicable City Plan assessment benchmarks including zone code, use code and overlay codes o Bushfire management plan o Flood report o Ecological assessment report o Vegetation management plan o Wildlife management plan o Geotechnical engineering report o Traffic Report (Assessment and Road Design) o Civil Reports o Site Based Stormwater Management Plan o Earthworks cut/fill plans	Under Table 5.4.22 Of City Plan (v6), a material change of use for outdoor sport and recreation in the rural zone is code assessment.	
			Operational Work **Code assessment** for clearing of native vegetation where exceeding 2,500m^2 in the mapped environmental significance overlay. **Code assessment for excavation and fill** where exceeding: • excavation of 100m^3 or more at or below 5m AHD; or	Table 5.7.1 of City Plan (v6) Operational work Table 5.9.1 of City Plan (v6) Overlays	Bligh Tanner to confirm extent of excavation and fill. Determine extent of clearing in the environmental significant overlay and identify native and non-native trees within mapped area. Refer pre-lodgement meeting minutes dated 27 January 2022.

Table 7: Assessment framework					
			• filling of 500m³ with an average depth of 0.5m or more on land below 5m AHD **Accepted development** in all other instances.		
			State		
			Operational work for the clearing of native vegetation (regulated vegetation category B and Regulated vegetation category C) where in approved extent of disturbance plan (titled CIV_CSK-120 Environmental Impact – GA, Design Services Drg: 2021.0054_CIV_CSK-120, dated 24/01/2022) is exempt clearing work.	Schedule 21, Part 2, item 2(j)(i) of the Planning Regulation and confirmation letter from Department of Resources confirming project is a significant community project.	Bligh Tanner confirm if water barrier works are occurring.
4	Play precinct	Material change of use Operational work • Vegetation clearing to play precinct • Play pavilion • Playground (water and structures) • Pump track • Carpark	**Local**		
			Regional play area (play pavilion, playground, pump track and car park)– defined as **park**, is **accepted development.**	Under Table 5.4.22 Of City Plan (v6), a material change of use for park in the rural zone is accepted development. There is no instance stated in this table where a park requires code or impact assessment.	Determine extent of clearing in the environmental significant overlay and identify native and non-native trees within mapped area. Refer pre-lodgement meeting minutes dated 27 January 2022.
			Operational work **Code assessment** for clearing of native vegetation where exceeding 2,500m² in the mapped environmental significance overlay. **Code assessment for excavation and fill** where exceeding: • excavation of 100m³ or more at or below 5m AHD; or • filling of 500m³ with an average depth of 0.5m or more on land below 5m AHD **Accepted development** in all other instances.	Table 5.7.1 of City Plan (v6) Operational work Table 5.9.1 of City Plan (v6) Overlays	
			State		
			Operational work for the clearing of native vegetation (regulated vegetation category B and Regulated vegetation category C) where in approved extent of disturbance plan (titled CIV_CSK-120 Environmental Impact – GA, Design Services Drg: 2021.0054_CIV_CSK-120, dated 24/01/2022) is exempt clearing work.	Schedule 21, Part 2, item 2(j)(i) of the Planning Regulation and confirmation letter from Department of Resources confirming project is a significant community project.	Bligh Tanner confirm if water barrier works are occurring.
Stage 2					
1	Football sporting precinct	Material change of use Operational work • Rugby clubhouse • Touch clubhouse • Southern roundabout	**Local**		
			Material change of use for **outdoor sport and recreation** (fields, club houses, car parks) requires **code assessment**. Supporting documents: • DA Form 1	Under Table 5.4.22 Of City Plan (v6), a material change of use for outdoor sport and recreation in the rural zone is code assessment. There is no instance stated in this table where outdoor sport and recreation	

Table 7: Assessment framework					

		• Access driveway loop through site
		• Car parks
		• Playing fields
		• Lighting
		• External roadworks to Heinemann Road
			• Owner's consent
			• Paid application fee
			• Proposal plans
			• Town planning report supported by:
			  ○ A response to the applicable City Plan assessment benchmarks including zone code, use code and overlay codes
			  ○ Bushfire management plan
			  ○ Flood report
			  ○ Ecological assessment report
			  ○ Vegetation management plan
			  ○ Wildlife management plan
			  ○ Geotechnical engineering report
			  ○ Traffic Report (Assessment and Road Design)
			  ○ Civil Reports
			  ○ Site Based Stormwater Management Plan.
			  ○ Earthworks cut/fill plans
				requires accepted development or impact assessment.	

			Code assessment for clearing of native vegetation where exceeding 2,500m^2 in the mapped environmental significance overlay. **Code assessment for excavation and fill** where exceeding: • excavation of 100m^3 or more at or below 5m AHD; or • filling of 500m^3 with an average depth of 0.5m or more on land below 5m AHD **Accepted development** in all other instances. **Accepted development** for external roadworks to Heinemann Road.	Table 5.7.1 of City Plan (v6) Operational work Table 5.9.1 of City Plan (v6) Overlays Section 1.4 of City Plan – Categories of development	Determine extent of clearing in the environmental significant overlay and identify native and non-native trees within mapped area. Refer pre-lodgement meeting minutes dated 27 January 2022.
			State		
			Operational work for the clearing of native vegetation (regulated vegetation category B and Regulated vegetation category C) where in approved extent of disturbance plan (titled CIV_CSK-120 Environmental Impact – GA, Design Services Drg: 2021.0054_CIV_CSK-120, dated 24/01/2022) is exempt clearing work.	Schedule 21, Part 2, item 2(j)(i) of the Planning Regulation and confirmation letter from Department of Resources confirming project is a significant community project.	Bligh Tanner confirm if water barrier works are occurring. Confirmation the use does not exceed 5,000m^2 of GFA and involves no more than 250m^2 of ancillary commercial or retail activity. If these GFAs are exceeded, **impact assessment** and referral to State Assessment and Referral Agency is required.

5.2 Application Strategy

To facilitate the development, we recommend

Table 8: Application strategy	
Stage 1	
Timing	April 2022
Application framework	Combined application - material change of use and operational work

Outputs	• Mecone to provide letter of advice confirming Play Precinct and park lands are accepted development.
	• Lead Consultant to submit operational work applications for:
	  ○ Heinemann Road
	  ○ Enabling works

Stage 2	
Timing	April 2022
Application framework	Combined application - material change of use and operational work
Outputs	Mecone to prepare code assessment development application for a combined material change of use and operational work for outdoor sport and recreation (cycle precinct).
Stage 3	
Timing	TBC
Application framework	Combined application - material change of use and operational work
Outputs	Mecone to prepare code or impact assessment development application for a combined material change of use and operational work for outdoor sport and recreation (football sporting precinct).

6 Conclusion

In the statutory approval summary above, this report identifies the applicable permits and applications. In summary:

- The development is not prohibited development to the extent clearing of native vegetation occurs within the designated zone
- The extent of excavation and fill needs to be determined to confirm if code assessment operational work applications are required
- The extent of native and non-native vegetation in the local environmental significance overlay to be cleared needs to be determined to confirm if code assessment operational works are required
- The cycle precinct requires code assessment material change of use for outdoor sport and recreation
- The play precinct does not require a development application for the park use, park is accepted development.
- The football and sporting precinct may require impact assessment, subject to confirmation of gross floor areas. Otherwise, code assessment is required.