Redland
CITY COUNCIL

MINUTES

GENERAL MEETING

Wednesday, 20 August 2025

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

Unconfirmed

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Unconfirmed

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Unconfirmed

GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 20 AUGUST 2025 AT 9:30AM

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9:32am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who were present.

Unconfirmed

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

MEMBERS PRESENT: Cr Jos Mitchell (Mayor), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Division 4), Cr Shane Rendalls (Division 5), Cr Julie Talty (Division 6), Cr Rowanne McKenzie (Division 7), Cr Tracey Huges (Division 8), Cr Jason Colley (Division 9), Cr Paul Bishop (Division 10)

VIRTUAL ATTENDANCE: Nil.

EXECUTIVE LEADERSHIP TEAM: Louise Rusan (Chief Executive Officer), Amanda Pafumi (General Manager Organisational Services), Brooke Denholder (General Manager Community & Customer Services), Christopher Isles (General Manager Infrastructure & Operations), Daniel Harris (Acting General Manager Advocacy, Major Projects & Economic Development), Sandra Bridgeman (Executive Group Manager Financial Services & Chief Financial Officer), Andrew Ross (Executive Group Manager Risk & Legal Services), Angela Milne (Acting Executive Group Manager People, Culture & Organisational Performance)

MINUTES: Sarah Lewin (Governance Adviser)

LEAVE OF ABSENCE

Nil.

COUNCILLOR ABSENCES DURING THE MEETING

Cr Lance Hewlett left the meeting at 12:24pm and returned at 12:26pm during (Item 13.1).

Cr Paul Gollè left the meeting at 1:16pm and returned at 1:19pm (during Item 13.6).

Cr Paul Bishop left the meeting at 1:23pm and returned at 1:25pm (during Item 13.7).

Cr Wendy Boglary left the meeting at 1:28pm and returned at 1:31pm (during Item 13.9).

Cr Tracey Huges left the meeting at 1:37pm and returned at 1:40pm (during Item 13.10).

Cr Peter Mitchell left the meeting at 1:38pm and returned at 1:40pm (during Item 13.10).

Mayor Jos Mitchell left the meeting at 2:00pm and returned at 2:04pm (during Item 15.1).

Cr Rowanne McKenzie left the meeting at 2:17pm and returned at 2:19pm (during Item 18.1).

Cr Paul Gollè left the meeting at 2:56pm and returned at 2:58pm (during Item 18.1).

Cr Jason Colley left the meeting at 2:56pm and returned at 2:59pm (during Item 18.1).

Cr Paul Gollè left the meeting at 3:12pm and returned at 3:14pm (during Item 18.1).

Cr Peter Mitchell left the meeting at 3:17pm and returned at 3:20pm (during Item 18.1).

Cr Tracey Huges left the meeting at 3:34pm and returned at 3:39pm (during Item 19).

Cr Julie Talty left the meeting at 3:59pm and returned at 4:05pm (during Item 19).

Cr Shane Rendalls left the meeting at 4:16pm and returned at 4:20pm (during Item 20.4).

Cr Paul Gollè left the meeting at 5:02pm and returned at 5:07pm (during Item 20.2).

Unconfirmed

3 DEVOTIONAL SEGMENT

Pastor Mariska Du Preez, of C3 Church Redland Bay, also a member of the Minister's Fellowship led Council in a brief Devotional segment.

Unconfirmed

4 RECOGNITION OF ACHIEVEMENT

4.1 REFLECTIONS ON VICTORY IN THE PACIFIC DAY

Councillor Paul Bishop recognised the inaugural Reflections on Victory in the Pacific Day held at Birkdale State School:

Good Morning Mayor, Councillors and Officers. Today's recognition of achievement is to honour the many groups who came together last Saturday for the inaugural 'Reflections on VP Day' at Birkdale State School, commemorating 80 years since Victory in the Pacific was first declared on 15 August 1945.

Former scout leader, Merrill Ovenden OAM had a vision that was taken up by Rotarian Col Sutcliffe OAM and the Rotary Clubs of Capalaba and Wellington Point. They have worked in partnership with Birkdale State School and their Choir, Wellington Point High School, Birkdale Scouts, Redland City Bands, historians, Cooee Elders, veterans and service organisations. In all, over 300 citizens gathered, including elected representatives and even a former prisoner of war from Java.

What we witnessed was a community celebration, but also a deep reflection. We learned how our local area was of great significance in World War Two. Brisbane became headquarters for General Douglas MacArthur's pacific campaign, and a paddock in Birkdale was chosen for what was believed to be the most sophisticated high frequency radio receiving station that was constructed in the southern hemisphere. Built in 1942 on the former Willard's Farm, it remained in use in disaster resilience right up until 2017, receiving the Japanese surrender message the day before Victory in the Pacific day itself.

We were reminded how American forces camped, up to 1500 strong at one time at Wellington Point and Capalaba, behind the pub, working alongside the Australian Postmaster General's Department, the Women's Land Army and local farming families. Together they protected the coastline, harvested crops and shared meals until the war's end. Stories were retold of schoolboys Dante Bellarino and Huey Cotton who spread the news of surrender across the paddocks and into the pub – a story made more powerful with the Cotton family brothers present at Saturday's commemoration.

The day included music, oral history storytelling from Redlands Museum, Redlands Genealogy Society, wreath laying by the RSL, a radio display by the Bayside District Amateur Radio Society and the dedication of Peace Poles to schools, scouts and the community. Each element honours not only the triumph of 1945, but also the sacrifice. More than 70 million lives were lost in World War Two, over half of them civilians.

In the 80 years since Victory in the Pacific Day, the world has experienced an extraordinary period of peace and prosperity. Saturday's gathering gave many participants their first understanding of how significant our own region was in that critical chapter of history. It is a positive story we can be proud of, and many believe we should continue to share in years to come.

As we look ahead, 2032 will mark 90 years since the Americans first came and transformed our area and once again in 2032 the world will arrive on our doorstep for the Olympics and Paralympic Games. Events like Reflections on Victory in the Pacific Day ensure that when visitors ask who we are, and where we are from, we can answer with pride in our history, our culture and our community's continued resilience.

On behalf of those who gathered, and on behalf of those who served, we offer this recognition of achievement. Best we remember. Lest we forget. Thank you.

Unconfirmed

4.2 VIETNAM VETERANS DAY

Mayor Jos Mitchell recognised the Redland RSL Club's honour of Vietnam Veterans Day:

On Monday, 18 August 2025 I had the honour of representing Council and laying a wreath at the Cleveland Cenotaph during the Redland RSL Club's service acknowledging Vietnam Veterans and all who served.

Vietnam Veterans Day is a day to honour the service and sacrifice of all who served during the war. Australia's involvement in the war spanned from 1962 to 1973 with nearly 60,000 Australians serving. More than 500 never returned home and over 3000 were wounded.

Their courage, endurance and mateship remains etched in our nation's story. The day holds special meaning as we remember the Battle of Long Tan, fought on 18 August 1966. In the rubber plantations in the village of Long Tan just 108 Australian and New Zealand soldiers of Delta Company faced a force of more than 2000 enemy troops. Against extraordinary odds, they held their ground and by the end of a fierce battle 18 Australians lost their lives and many more were wounded. Their resilience has become a symbol of the service of all Vietnam Veterans.

Of those who served in Vietnam, whether in combat or support on land or at sea, we say thank you. To those who made it home and to the families who bore the burden of loss, we remember you with respect and solemn gratitude on Vietnam Veterans Day and especially here in Redland City where community and service run deep. We pledge to never forget the sacrifice and the enduring hardship served in Vietnam. Lest We Forget.

Unconfirmed

5 RECEIPT AND CONFIRMATION OF MINUTES

COUNCIL RESOLUTION 2025/219

Moved by: **Cr Jason Colley**
Seconded by: **Cr Rowanne McKenzie**

That the Minutes of the General Meeting held on 16 July 2025 be confirmed with a correction to Item 13.5 Media Relations, Speeches, and Official Messages Priority Guideline, that the Officers Recommendation be omitted and replaced with the correct Officers Recommendation – reflective of Option 1 in the report.

CARRIED 10/1

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

Cr Julie Talty voted AGAINST the motion.

COUNCIL RESOLUTION 2025/220

Moved by: **Cr Jason Colley**
Seconded by: **Cr Peter Mitchell**

That the minutes of the Special Meeting held on 6 August 2025 be confirmed.

CARRIED 9/2

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

Crs Julie Talty and Tracey Huges voted AGAINST the motion.

Unconfirmed

6 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS

6.1 PREVIOUSLY DECLARED CONFLICT OF INTEREST - COUNCILLOR LANCE HEWLETT

Councillor Lance Hewlett raised a previously declared Declarable Conflict of Interest (refer General Meeting Minutes, 18 November 2020, Item 6.4 refers) in relation to *Item 15.1 MCU18/0221 – Other Change to Development Approval MCU013287 - Preliminary Approval Affecting the Planning Scheme for MCU for Mixed Use Development at 156-168 Serpentine Creek Road, Redland Bay.*

Councillor Lance Hewlett considered his position and was firmly of the opinion that he could stay and participate in the discussion and vote on the matter in the public interest.

A vote was taken and Council resolved that Councillor Lance Hewlett may participate in future Statutory meetings (including voting on the matter), and Non-Statutory and Informal meetings in relation to HUB68. (refer Council Resolution 2020/337).

Item 15.1 MCU18/0221 – Other Change to Development Approval MCU013287 - Preliminary Approval Affecting the Planning Scheme for MCU for Mixed Use Development at 156-168 Serpentine Creek Road, Redland Bay of this meeting relates to the same matter.

Unconfirmed

7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS

7.1 DRAFT BIRKDALE COMMUNITY PRECINCT LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION CONSULTATION REPORT

At the General Meeting 13 September 2023 (Item 14.1 refers), Council resolved as follows:

1. *To endorse the Birkdale Community Precinct Local Government Infrastructure Designation Consultation Summary Report, including responses to submissions.*
2. *To note that officers will continue to progress amendments to the Birkdale Community Precinct Local Government Infrastructure Designation based on the Consultation Report, and that a report seeking Council endorsement to make the designation will be brought to a future meeting of Council.*
3. *To thank the community for its participation in the consultation.*

A report will be brought to a future meeting of Council.

Unconfirmed

7.2 SERVICE REVIEW AND RESTRUCTURE

At the General Meeting 19 March 2025 (Item 8.2 refers), Council resolved as follows:

That Council resolves to:

1. *Establish an advisory group, including the Mayor and Chief Executive Officer, to guide the review process with regular report back to Council.*
2. *Ensure the review is evidence based and draws on best practice models of local administration, including innovative delivery models drawing on the latest knowledge and technology.*
3. *The Terms of Reference will come back to Councillors.*
4. *With the intent to commission a comprehensive external review of all Redland City Council services (both internal and external), organisational structure and delivery models to ensure that Council is appropriately resourced to deliver what the community needs in the most efficient way possible.*

A report addressing this matter was discussed at Item 12.1.

Unconfirmed

7.3 BIRKDALE COMMUNITY PRECINCT

At the General Meeting 16 April 2025 (Item 18.2 refers), Council resolved as follows:

1. *To acknowledge the Birkdale Community Precinct (BCP) is a site of special community interest containing recognised cultural, environmental and heritage values and note community interest in the planning, financial viability, and long-term stewardship of the site.*

2. *To request a report be brought to a future General Meeting, providing clarity and assurance on the following matters:*

   a. *Project Delivery:*
   Identify which elements of the Birkdale Community Precinct Master Plan are currently proposed for delivery in the lead-up to the Brisbane 2032 Olympic and Paralympic Games.

   b. *Financial Modelling and Legacy Planning:*
   Document the process, research, external expertise and methodology applied to the design, planning and future operations of the proposed Redland Whitewater Centre and Birkdale Swimming Lagoon.

   c. *Cultural, Environmental and Heritage Management:*
   Clarify how Council will ensure that site works will be undertaken consistent with best-practice land stewardship principles, including an update on the status of the Federal Conservation Agreement and Environment Protection and Biodiversity Conservation Act 1999 referral.

   d. *Consultation and Co-Design:*
   To realise the social value propositions that are possible for this intergenerational precinct, and to build on the work of the successful piloted community partnerships program, complete the Birkdale Community Precinct Activation Framework to encourage ongoing community stewardship and participation in master plan implementation.

A report will be brought to a future meeting of Council.

Unconfirmed

7.4 BENCHMARKING WITH NORTHERN QUEENSLAND COUNCILS ON VEGETATION POLICIES

At the General Meeting 16 April 2025 (Item 18.1 refers), Council resolved as follows:

1. *That suitable officers from Council's Parks and Conservation Team work with their counterparts from North Queensland councils to understand and learn about the vegetation policies and practices they have in place to mitigate the impact of extreme weather events.*
2. *That a report be brought to Council outlining learnings from other local government areas and how these learnings can be adopted into our practices.*

A report will be brought to a future meeting of Council.

Unconfirmed

7.5 INDOOR SPORTS FACILITIES PLANNING

At the General Meeting 13 September 2024 (Item 16.1 refers), Council resolved as follows:

1. *To endorse officers to investigate opportunities for a new indoor sports facility to be established in Redlands Coast as a legacy outcome in the lead up to the Brisbane 2032 Olympic and Paralympic Games.*
2. *To endorse the development of an Indoor Sports Facility Action Plan for the Redlands Coast identifying priority locations, funding requirements and opportunities for refurbishing existing facilities to obtain a minimum of six indoor courts.*
3. *To endorse the development of a feasibility study on the priority site(s) identified by the indoor sports court action plan.*
4. *To bring a report to Council on the outcomes of Brisbane 2032 Olympic and Paralympic Games indoor sports facility investigation and the Indoor Sports Facility Action Plan.*

A report will be brought to a future meeting of Council.

Unconfirmed

7.6 CLEVELAND REVITALISATION TOWN CENTRE PROJECT UPDATE

At the General Meeting 16 July 2025 (Item 14.1 refers), Council resolved as follows:

1. *To note the report and associated attachment.*
2. *To note a Cleveland Revitalisation Town Centre Project Update will be provided to a future General Meeting of Council.*

A report will be brought to a future meeting of Council.

Unconfirmed

8 MAYORAL MINUTE

Nil.

Unconfirmed

9 PUBLIC PARTICIPATION

MOTION TO SUSPEND STANDING ORDERS AT 9:49AM

COUNCIL RESOLUTION 2025/221

Moved by: **Cr Wendy Boglary**
Seconded by: **Cr Peter Mitchell**

That Council suspend standing orders for a ten minute public participation segment.

CARRIED 11/0

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

1. Mr Neil Dempster, resident of North Stradbroke Island, representing North Stradbroke Island Golf Club Inc., addressed Council regarding the Stradbroke Island Golf Club Lease.
2. Mr Adrian Scott Dunlop, resident of Redland Bay, addressed Council regarding Karragarra Armour Wall Alternative Revetment Options.

MOTION TO RESUME STANDING ORDERS AT 10:03AM

COUNCIL RESOLUTION 2025/222

Moved by: **Cr Wendy Boglary**
Seconded by: **Cr Shane Rendalls**

That Council resume standing orders.

CARRIED 11/0

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

Unconfirmed

10 PETITIONS AND PRESENTATIONS

10.1 PETITION - CR SHANE RENDALLS - REQUEST TO HAVE AN EVACUATION/COMMUNITY CENTRE ON KARRAGARRA ISLAND WHERE RESIDENTS CAN ASSEMBLE IN A DISASTER OR EMERGENCY EVENT

COUNCIL RESOLUTION 2025/223

Moved by: **Cr Shane Rendalls**
Seconded by: **Cr Paul Bishop**

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

CARRIED 11/0

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

Unconfirmed

10.2 PETITION - CR PETER MITCHELL - DEMOLITION OF THREE HERITAGE BUILDINGS NOS 1-3 SHORE STREET SOUTH

COUNCIL RESOLUTION 2025/224

Moved by: **Cr Peter Mitchell**
Seconded by: **Cr Paul Bishop**

That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.

CARRIED 11/0

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

Unconfirmed

11 MOTION TO ALTER THE ORDER OF BUSINESS

MOTION TO ALTER THE ORDER OF BUSINESS

COUNCIL RESOLUTION 2025/225

Moved by: **Cr Shane Rendalls**
Seconded by: **Cr Paul Bishop**

That *Item 18.2 Use of Loose Rocks to Mitigate Erosion on Karragarra Island* be discussed as the first item of business.

CARRIED 9/2

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

Crs Paul Gollè and Tracey Huges voted AGAINST the motion.

Unconfirmed

18.2 USE OF LOOSE ROCKS TO MITIGATE EROSION ON KARRAGARRA ISLAND

Objective Reference: A12379898

Attachments: Nil

In accordance with section 6.16 of *Council Meeting Standing Orders*, Cr Shane Rendalls moved a motion as follows:

COUNCIL RESOLUTION 2025/226

Moved by: Cr Shane Rendalls
Seconded by: Cr Julie Talty

That Council resolves to request a further briefing on the options not to progress the use of loose rocks to mitigate erosion on Karragarra Island and to further explore alternative options.

LOST 3/8

Crs Paul Gollè, Shane Rendalls and Julie Talty voted FOR the motion.

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Lance Hewlett, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted AGAINST the motion.

BACKGROUND

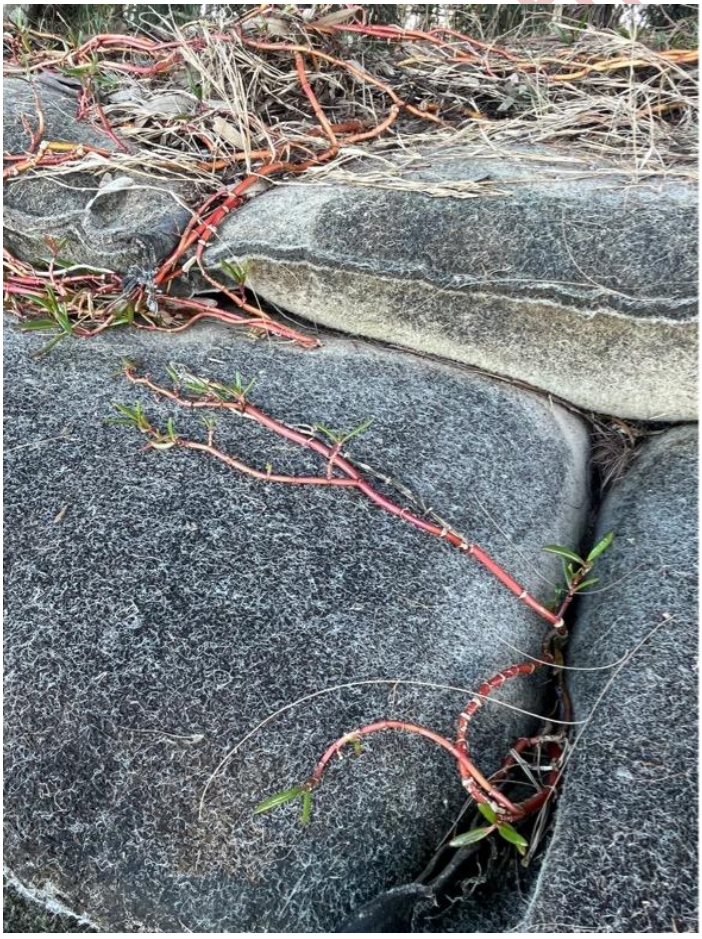
There has been extensive consultation with and feedback from Karragarra Island residents in respect to the planned loose rock seawall to mitigate foreshore erosion and protect the Energex infrastructure asset on the island. The impact on one of the few bay swimming beaches in Southern Moreton Bay is of major concern to residents, myself and other councillors.

Council officers have been very responsive in respect to engaging with the community and providing a rationale for the proposed solution. Mainly:

- Durability of rocks vs geofabric bags
- Streamlined approvals vs any solution requiring excavations and approval
- Cost
- That state grant funding has been received to protect the Energex asset
- The contract has been awarded
- In respect to the contract:
    - The Energex power cable on Russell Island going to Karragarra Island is in a similar state of erosion and requires remediation. A rock-wall solution on Russell Island is appropriate as it is in a mangrove area, not a sandy swimming beach.
    - The State is highly supportive of protecting the Karragarra Island foreshore and I expect their support in seeking approval for redirection or carryover of grant funding.
    - Alternative options..
    - Oyster reef: there are some preliminary discussions regarding a longer-term solution of an oyster reef for the SMBI islands, this is in preliminary consideration
    - Geofabric sandbags: I have inspected the geofabric solution on Coochiemudlo Island (eastern end of James St – photos attached). I understand that these have been in place 13+ years and allowed vegetation to grow over the bags. The photos show the sandbags on the 6/8/2025, post TC Alfred which while washing away sand and vegetation did not impact the functionality of the bags. Supplementing the existing sandbags planting and works to mitigate landside drainage may be a suitable medium-term solution.

Unconfirmed

- Transfer project to State: A suggestion from the Mayor and Councillors meeting was to return the grant and request the State to address the issue as it is primarily in respect to Energex infrastructure.



12 REPORTS FROM THE OFFICE OF THE CEO

12.1 SERVICE REVIEW AND RESTRUCTURE

Objective Reference: **A12339879**

Authorising Officer: **Louise Rusan, Chief Executive Officer**

Responsible Officer: **Louise Rusan, Chief Executive Officer**

Report Author: **Micah Beaumont, Executive Group Manager People, Culture and Organisational Performance**

Attachments: **1. Draft Terms of Reference - External Service and Efficiency Review ⇩**

PURPOSE

To seek Council's approval of the Terms of Reference for the External Service and Efficiency Review Advisory Group (the Advisory Group), including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33 from the General Meeting which was held on 19 March 2025 (attachment 1).

BACKGROUND

Following the Mayoral Minute that was presented at the General Meeting on Wednesday 19 March 2025 to conduct a Service Review and Restructure of Redland City Council, Council resolved to:

1. *Establish an advisory group, including the Mayor and Chief Executive Officer, to guide the review process with regular reports back to Council.*
2. *Ensure the review is evidence based and draws on best practice models of local administration, including innovative delivery models drawing on the latest knowledge and technology.*
3. *The Terms of Reference will come back to Councillors.*
4. *To commission a comprehensive external review of all Redland City Council services (both internal and external), organisational structure and delivery models to ensure that Council is appropriately resourced to deliver what the community needs in the most efficient way possible.*

In response to this resolution, officers prepared a draft Terms of Reference and draft Scope of Work for an External Service and Efficiency Review of Redland City Council (the Review). On 4 and 11 April 2025, officers provided the Mayor with a copy of these draft documents for review and feedback.

Feedback was then received from the Mayor on 7 July 2025, who sought a revision of these two versions, with less of an internal control focus, and provided an alternative version of the Terms of Reference to be considered. Officers revised the earlier draft Terms of Reference to incorporate this feedback received from the Mayor, replacing the original draft Terms of Reference and Statement of Work with a consolidated Terms of Reference to serve both purposes, which incorporated the Mayor's feedback. The revised Terms of Reference dated 9 July 2025 was provided to the Mayor on 14 July 2025 with endorsement provided from the Mayor on 23 July 2025 to circulate to Councillors, which was actioned on 25 July 2025.

Unconfirmed

Officers then scheduled a workshop with Councillors to consider the updated versions of the draft documents. This Councillor briefing workshop was held on 29 July 2025, where officers briefed Councillors on the documents and sought advice on next steps. At this workshop, officers received support for the updated Terms of Reference, which included an Advisory Group comprising of four members, outlined the scope of the Review, the deliverables and governance arrangements, to proceed for Council adoption.

ISSUES

The Terms of Reference outlines:

Scope of Review

The review will encompass all Redland City Council services - internal and external and will include the development of a comprehensive service catalogue.

Key areas of focus include:

- Assessment of services to determine which should be discontinued, modified or introduced.
- Identification of services requiring changes in resourcing levels
- Evaluation of the current organisational structure and service delivery models.
- Benchmarking against best practice models of local administration.
- Exploration of opportunities to leverage new technologies to enhance service delivery, accessibility, and community engagement.
- Engagement with key stakeholders, including Councillors, Council staff, and community representatives, to gather insight and feedback.
- Inclusion of all Council business units and entities within the scope of the review.
- Where appropriate, incorporation of recent external review material, to support cost-efficiency.

Review of Deliverables

The Reviewer will be required to deliver:

- An inception report outlining their proposed approach, methodology, and timeline, agreed to by the Advisory Group.
- Regular progress updates to the Advisory Group.
- A draft report for feedback.
- A final report with detailed findings and recommendations.

Governance to Oversee the Review

The function of the Advisory Group is to provide guidance and oversight to the review to ensure the decision of Council is implemented and consultants have access to information as required to complete the Review.

The Advisory Group is not a statutory committee and has no delegated function.

Unconfirmed

Procurement of External Providers

A procurement process will be undertaken to appoint an external and suitably qualified and experienced vendor (the Reviewer) to undertake the review and deliver on the scope of work outlined in the Advisory Group Terms of Reference. External Providers may be sourced as prequalified suppliers registered with the Queensland State Government or Local Government Association of Queensland.

Program Monitoring and Reporting

A Communication Plan for employees and stakeholders will be developed with regular oversight by Council.

STRATEGIC IMPLICATIONS

Legislative Requirements

The report is assessed as compliant with the *Local Government Act 2009* (the Act) including section 4 Local Government Principles on good governance: sections 12 and 13 for continuous improvement on use of public resources and section 104 for the sound contracting principles to deliver value for money.

Risk Management

There are risks and opportunities that the Service Review may, with clear direction and messaging, strengthen continuous improvement initiatives and ensure the organisational structure and service levels are appropriate to discharge Council responsibilities. There is a risk the scope of works identified might require review to fit within the funding envelope Council has adopted, either through a revision of scope or approach, or delivered in severable portions based on priority and to fit within Council's available funding.

Financial

The 2025-2026 Budget, adopted by Council on 23 June 2025, included an initial budget to commence the Service Review subject to procurement outcomes. Progress of work may be considered in a phased approach for delivery. If further funding is required, a budget review or additional operating request may be progressed to Council to consider.

People

The Service Review as scoped, will, to a degree, involve all Council services, approximately 1,166 employees (FTEs), 306 volunteers, ~3,000 active contractors and subsidiaries and including the Redland Investment Corporation. Council is committed to transparent and respectful consultation with our people. Any impacted employees from this Service Review will receive support through one-on-one discussions, team forums, clear communications and access to the relevant resources throughout the consultation and review process.

Environmental

There are no environmental impacts associated with this report.

Social

There are no social impacts associated with this report.

Unconfirmed

Human Rights

The *Human Rights Act 2019* protects everyone's human rights and requires public entities, including public sector employees, to consider human rights in their decision making and actions, ensuring that conduct is compatible with these rights and that services and policies promote and protect human rights.

Council has considered s.58(5) of the *Human Rights Act 2019.*

Alignment with Council's Policy and Plans

This report aligns with *Our Future Redlands – A Corporate Plan 2026 and Beyond*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Mayor	4 and 11 April 2025	Draft Terms of Reference were provided to the Mayor in hard copy on 4 April and via email on 11 April for her review and response.
Mayor	7 July 2025	Feedback provided on the Terms of Reference were sent via email from the Mayor to the CEO.
Mayor	14 July 2025	Revised Terms of Reference were sent via email from CEO to the Mayor.
Councillors and the Executive Leadership Team	25 July 2025	Email sent to Councillors with Draft Terms of Reference, the Mayor's feedback and updated Terms of Reference for their review.
Councillors and Executive Leadership Team	29 July 2025	Officers presented original, updated and feedback versions of the Terms of Reference to the Mayor and Councillors at the Councillor Workshop.

OPTIONS

Option One

That Council resolves as follows:

1. To approve the Terms of Reference attached to this report for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.
2. To note a procurement process will now commence to appoint an external reviewer to undertake the review, with Councillors being provided with regular updates on the review progress in accordance with these Terms of Reference.

Option Two

That Council resolves as follows:

1. To approve an amended Terms of Reference for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.
2. To note a procurement process will now commence to appoint an external reviewer to undertake the review, with Councillors being provided with regular updates on the review progress in accordance with these Terms of Reference.

Unconfirmed

Option Three

That Council resolves as follows:

1. To not approve the Terms of Reference for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.
2. To request officers to undertake more work to revise these Terms of Reference and bring back to a future meeting of Council.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To approve the Terms of Reference attached to this report for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.
2. To note a procurement process will now commence to appoint an external reviewer to undertake the review, with Councillors to be provided regular updates on the review progress in accordance with these Terms of Reference.

There was no mover for the Officer's Recommendation.

Councillor Paul Bishop moved a motion with the intent of amending the Terms of Reference to only include the Mayor, Chief Executive Officer and an External Adviser as members of the Advisory Group.

The motion was put as follows, and was LOST.

COUNCIL RESOLUTION 2025/227

Moved by: **Cr Paul Bishop**
Seconded by: **Cr Wendy Boglary**

That Council resolves as follows:

1. **To approve the Terms of Reference as amended for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.**
2. **To note a procurement process will now commence to appoint an external reviewer to undertake the review, with Councillors to be provided regular updates on the review progress in accordance with these Terms of Reference.**

LOST 4/7

Crs Jos Mitchell, Wendy Boglary, Lance Hewlett and Paul Bishop voted FOR the motion.

Crs Peter Mitchell, Paul Gollè, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges and Jason Colley voted AGAINST the motion.

Unconfirmed

MOTION TO ADJOURN MEETING AT 11:14AM

PROCEDURAL RESOLUTION 2025/228

Moved by: **Cr Paul Bishop**
Seconded by: **Cr Jason Colley**

That Council adjourn the meeting.

CARRIED 9/2

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

Crs Paul Gollè and Julie Talty voted AGAINST the motion.

MOTION TO RESUME MEETING AT 12:24PM

PROCEDURAL RESOLUTION 2025/229

Moved by: **Cr Paul Bishop**
Seconded by: **Cr Paul Gollè**

That the meeting proceedings resume.

CARRIED 11/0

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

At Item 19 Urgent Business Without Notice, a motion that the matter return as urgent business was moved, refer Council Resolution 2025/242 and item for details.

Unconfirmed

External Service and Efficiency Review of Redland City Council

TERMS OF REFERENCE (TOR)

DOCUMENT OWNER: TBA

DRAFT Unconfirmed

Document Change History

Document Control Sheet

Contact for enquiries and proposed changes. If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

Role _____

Phone _____

Version History

Version	Author	Issue Purpose	Date
V0.01	Amanda Pafumi	Preliminary Draft for discussion	2 April 2025
V0.02	Amanda Pafumi	Incorporating feedback from OCEO	2 April 2025
V0.03	PCOP	Incorporating feedback from Mayor and OCEO	9 July 2025

Project Owner Approval

The following officers have **approved** this document.

Name Louise Rusan

Position Chief Executive Officer

Signature _____ Date _____

DRAFT Unconfirmed

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Document Purpose

The purpose of this document is to clearly define the Terms of Reference (TOR) and outline the scope for the External Service and Efficiency Review of Redland City Council, to deliver on Council resolution 2025/33.

Background

Redland City Council is facing significant financial challenges over the next decade. Council must manage existing service and infrastructure costs while concurrently providing for increased needs due to population growth.

The needs of the Redlands Coast community are also changing, and there is a responsibility to ensure Council's services meet these needs.

These impacts are occurring against rising depreciation, costs to council and a backdrop of ongoing cost shifting from both the Queensland and Commonwealth Governments. As such, it is crucial that Redland City Council reassesses and if necessary, realigns its services, delivery models and organisational structure to meet current and future demands and ensure value for money for ratepayers.

In accordance with the Mayoral Minute (Item 8.2) titled "*Service Review and Restructure*" brought to Redland City Council's General Meeting of 19 March 2025, Council resolved to:

1. Establish an advisory group, including the Mayor and Chief Executive Officer, to guide the review process with regular report back to Council.
2. Ensure the review is evidence based and draws on best practice models of local administration, including innovative delivery models drawing on the latest knowledge and technology.
3. The Terms of Reference will come back to Councillors.
4. With the intent to commission a comprehensive external review of all Redland City Council services (both internal and external), organisational structure and delivery models to ensure that Council is appropriately resourced to deliver what the community needs in the most efficient way possible.

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External Service and Efficiency Review of Redland City Council Overview (the Review)

Review Objectives

The proposed review seeks to:

- Assess the efficiency and effectiveness of current services, service delivery models and organisational structures.
- Identify areas where efficiencies can be gained or resources better allocated.

Principles of the Review

The review must be underpinned by the following principles:

- Efficiency in delivery is maximised
- The review is evidence-based and draws on best practice models of local administration.
- Proposed delivery models leverage the latest innovations. knowledge and technology to the greatest extent.
- Any reductions in the level of staffing to a service will only be achieved through either attrition or redeployment of existing staff within RCC.
- Recommendations are cost neutral - any increased costs need to be offset by savings or increased revenue elsewhere unless agreed by the Steering Committee.

Methodology & Resources

- The review will be conducted by a suitably qualified or experienced person (the Reviewer) who will be engaged by Redland City Council on an appropriate basis.
- The Reviewer is not, nor has been, a member of Redland City Council or an employee of same.
- The Reviewer is expected to:
    - Use a combination of qualitative and quantitative research methods.
    - Review relevant documentation, including previous reviews, strategic plans, and financial reports.
    - Seek the views of key stakeholders via appropriate methods, such as focus groups, and surveys.
    - Analyse data to identify trends, gaps, and areas for improvement.
    - Develop evidence-based recommendations.

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- The Reviewer will be provided with appropriate resources to conduct the review by Redland City Council. Provision has been made in the 2025/2026 Budget to commence this resolution of Council.

Review Scope of Work Outline

The Reviewer will be required to:

- Conduct a comprehensive review of all Redland City Council services, both internal and external including creating a service catalogue.
- Recommend services that should be stopped, changed or added.
- Identify services that require a changed level of resourcing.
- Evaluate the current organisational structure and delivery models.
- Benchmark against best practice models of local administration.
- Identify opportunities for leveraging new technologies to improve service delivery, increase accessibility, and enhance communication with residents.
- Engage with key stakeholders, including Councillors, Council staff, and community representatives, to gather insights and feedback.
- All Redland City Council business units and entities are within scope.
- The reviewer may utilise existing recent external review material, where appropriate, as a cost saving measure.

Review Deliverables

The Reviewer will be required to deliver:

- An inception report outlining their proposed approach, methodology, and timeline, agreed to by the Advisory Group.
- Regular progress updates to the Advisory Group.
- A draft report for feedback no later than <<date >>
- A final report with detailed findings and recommendations by <<date >>

Governance to oversee the Review

The Advisory Group

The External Service and Efficiency Review Advisory Group, (the Advisory Group), comprised of the CEO (Chair), Mayor, Deputy Mayor and Executive Group Manager, People, Culture and Organisational Performance, will guide the review process and provide regular updates to the Council.

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The function of the Advisory Group is to provide guidance and oversight to the review to ensure the decision of Council is implemented and consultants have access to information as required to complete the review.

This document further outlines the Terms of Reference (ToR) for the Advisory Group, as decided by Council, to guide the Review process.

Relationship to Council

Section 196 of the *Local Government Act 2009* requires Council, by resolution, to adopt an organisational structure that is appropriate to the performance of the local government's responsibilities.

The Advisory Group is a governance body to advise and steer the External Service and Efficiency Review outcomes in support of the Chief Executive Officer. The Advisory Group is not a formal sub-committee of the Council, although it was initiated in response to a decision of the Council. The Chief Executive Officer will keep all Councillors informed of the Review's progress and outcomes, via Councillor Workshop Briefings.

Scope of the Advisory Group

- To oversee the drafting of the Scope of Works for the Review for the decision of Council.
- To oversee the delivery of the Review, reporting on its progress to Council no less than bi-monthly.
- To assess all Review reports, provide feedback and make recommendations to Council for decision.
- The Advisory Group is not a decision-making body. The Advisory Group will oversee progress and outcomes of the Review, prior to reporting back to Council for a decision. Decisions can only be made by Council in a General Meeting.

Key Functions of the Advisory Group

The primary goal of the Advisory Group is to provide advice and oversight of the service and structure review ensuring the Decision of Council is implemented and the external consultants have readily available information to support the work of the Review.

Key functions of the Advisory Group include (but are not limited to):

- Providing recommendations for direction, advice and priority to the work of the external consultants (and supporting internal staff) engaged to deliver the Review
- Resolving strategic issues and risks

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- Reviewing reports and redirecting activities as appropriate
- Ensuring co-ordination and integration of cross cutting activities

Membership

The Advisory Group shall be comprised of:

- Chief Executive Officer (Chair)
- Mayor;
- Deputy Mayor; and
- Executive Group Manager, People, Culture & Organisational Performance.

Specific Delegations

The Advisory Group holds no specific delegations

Convenor/Chair

If the designated Chair is not available, then the Chair will nominate the General Manager, Organisational Services as a proxy. The acting Chair will be responsible for convening and conducting that meeting. The Acting Chair is responsible for informing the Chair as to the salient points/decisions raised or agreed to at that meeting.

Agenda Items

All agenda items for each Advisory Group meeting must be forwarded to the Advisory Group members by close of business two (2) working days prior to the next scheduled meeting.

The Advisory Group agenda, with attached meeting papers, will be distributed at least one (1) working day prior to the next scheduled meeting. Where an item is not listed on the formal agenda, members may raise an item under 'Other Business' if necessary and as time permits.

Minutes & Meeting Papers

The Executive Group Manager, People, Culture & Organisational Performance will arrange for minutes of each Advisory Group meeting to be prepared, that document the advice and guidance provided by the Advisory Group.

Meeting Agendas will include:

- Minutes and actions from previous Advisory Group meeting
- Consultants update on progress of the Review activities
- Future briefings to Councillors and reports to the General Meeting
- Any Other Business

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- Action summary and next Advisory Group meeting date

Frequency of Meetings

Meetings will be held monthly, or more regularly as required, until the Review outcomes are delivered to Council for decision.

Review Timetable

To ensure strategic alignment and that any recommended structural changes, if any, follow the organisational strategy, the Service Efficiency and Structure Review recommendations will not be tabled with Council until the Council has adopted the new Corporate Plan.

Resources and Budget

- Provision has been made in the 2025/2026 Budget to commence this resolution of Council.
- Where there are any subsequent costs resulting from the review, a request for funding via an Additional Operating Request (AOR) or Budget Review will be taken to Council for decision.

DRAFT Unconfirmed

13 REPORTS FROM ORGANISATIONAL SERVICES

13.1 JULY 2025 MONTHLY FINANCIAL REPORT

Objective Reference: **A12353069**

Authorising Officer: **Sandra Bridgeman, Executive Group Manager Financial Services & Chief Financial Officer**

Responsible Officer: **Melanie Reimann, Group Manager Financial Services**

Report Author: **Udaya Panambala Arachchilage, Corporate Financial Reporting Manager**

Attachments: **1. July 2025 Monthly Financial Report ⇩**

PURPOSE

To note the year to date financial results as at 31 July 2025.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legislative requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

ISSUES

Opening balances for 2025-26 financial year

The opening balances for the current financial year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office certification, expected in early October 2025.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial sustainability ratios as at the end of July 2025.

- Operating Surplus Ratio
- Operating Cash Ratio
- Unrestricted Cash Expense Cover Ratio
- Asset Consumption Ratio
- Leverage Ratio
- Net Financial Liabilities Ratio

The Asset Sustainability Ratio did not meet the target at the end of July 2025 and continues to be a stretch target for Council with renewal spends of $2.05M and depreciation expense of $6.61M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability ratio.

The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratios are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

Unconfirmed

Legislative Requirements

The July 2025 financial report is presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012,* requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

The July 2025 financial report has been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

Financial

There is no direct financial impact to Council as a result of this report, however it provides an indication of financial outcomes at the end of July 2025.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Human Rights

There are no human rights implications from this report as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

Efficient and effective organisation objectives

7.1 Improve the efficiency and effectiveness of Council's service delivery to decrease costs and enhance customer experience and community outcomes.

7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date 31 July 2025	Consulted on financial results and outcomes.
Financial Services Group officers	Year to date 31 July 2025	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date 31 July 2025	Recipients of variance analysis between actual and budget. Consulted as required.

Unconfirmed

OPTIONS

Option One

That Council resolves to note the financial position, results and ratios for July 2025 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/230

Moved by: **Cr Wendy Boglary**
Seconded by: **Cr Peter Mitchell**

That Council resolves to note the financial position, results and ratios for July 2025 as presented in the attached Monthly Financial Report.

CARRIED 11/0

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

Unconfirmed

Redland CITY COUNCIL

Monthly Financial Report

July 2025

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Unconfirmed

1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 July 2025. The year to date annual budget referred to in this report reflects the 2025/2026 annual budget as adopted by Council on 23 June 2025.

The opening balances for the current year are still to be finalised and audited. As such, the financial position for the month of July may adjust over the coming months until Council receives Queensland Audit Office (QAO) certification, expected in early October 2025.

Key Financial Highlights and Overview

Key Financial Results ($000)	Annual Original Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	704	48,410	**44,901**	(3,509)	-7%	✗
Recurrent Revenue	416,703	82,604	**77,489**	(5,115)	-6%	✗
Recurrent Expenditure	415,999	34,194	**32,588**	(1,606)	-5%	✓
Capital Works Expenditure	151,678	2,986	**4,877**	1,891	63%	✗
Closing Cash & Cash Equivalents	162,341	255,051	**207,017**	(48,034)	-19%	✗
Short-Term Investment	50,000	50,000	**50,000**	-	0%	✓

Council reported a year to date operating surplus of $44.90M which is unfavourable to budget by $3.51M. Overall, this is mainly due to timing of receipt of financial assistance grant received in June 2025 and recognised in 2024-2025 financial year and budgeted this year. In addition, levies and utility charges behind budget due to lower than budgeted water consumption charges and waste water charges. This was partially offset by depreciation expenses, materials and services expenses and employee expenses which are behind budget.

During the month, Council made a debt repayment of $8.45M, being $5.74M principal and $2.71M interest.

Council's capital works expenditure is ahead of budget by $1.89M due to timing of works for a number of infrastructure projects.

Council's cash balance is behind budget at 31 July mainly due to timing of cash flows, with higher than budgeted payments for suppliers, lower than budgeted receipts from customers, and lower than budgeted operating grants, subsidies and contributions. Constrained cash reserves represent 57% of the cash balance.

2. KEY PERFORMANCE INDICATORS

During 2024, a new Financial Management (Sustainability) Guideline (the Guideline) was developed by the Department of Housing, Local Government, Planning and Public Works following consultation with local governments and other stakeholders which supersedes the Financial Management (Sustainability) Guideline 2013. The Guideline applies to all Queensland local governments for calculating the relevant financial sustainability measures detailed in the *Local Government Regulation 2012* and are presented below.

Type	Financial Sustainability Measures	Target	Annual Original Budget	YTD Actual	Status Achieved ✓ Not achieved ✗
Financial Capacity	Council-Controlled Revenue*	Contextual - No target specified	93.96%	97.16%	N/A
	Population Growth Ratio*	Contextual - No target specified	1.23%	1.23%	N/A
Operating Performance	Operating Surplus Ratio	Greater than 0%	0.17%	57.63%	✓
	Operating Cash Ratio	Greater than 0%	23.13%	67.04%	✓
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	4.06	5.94	✓
Asset Management	Asset Sustainability Ratio	Greater than 60%	67.39%	31.05%	✗
	Asset Consumption Ratio	Greater than 60%	66.59%	61.68%	✓
	Asset Renewal Funding Ratio*	Contextual - No target specified	100.00%	100.00%	N/A
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	1.05	1.58	✓
Level of Debt	Net Financial Liabilities Ratio**	Less than 60% (on average over the long-term)	-23.33%	-210.77%	✓

* The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratio measures are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

** The Net Financial Liabilities Ratio is negative as current assets are greater than total liabilities. This measure is presented in addition to the nine financial sustainability measures required to provide more information to the community.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the period ending 31 July 2025	Annual Original Budget $000	YTD Budget $000	YTD **Actual** **$000**	YTD Variance $000
Recurrent revenue				
Rates charges	143,632	36,037	**35,799**	(238)
Levies and utility charges	227,034	39,996	**37,959**	(2,037)
Less: Pensioner remissions and rebates	(4,102)	(1,005)	**(940)**	65
Fees	24,952	1,619	**2,874**	1,255
Rental income	964	66	**83**	17
Interest received	10,477	963	**946**	(17)
Sales revenue	5,250	400	**523**	123
Other income	589	104	**148**	44
Grants, subsidies and contributions	7,908	4,424	**97**	(4,327)
Total recurrent revenue	416,703	82,604	**77,489**	(5,115)
Recurrent expenses				
Employee benefits	124,045	11,007	**10,600**	(407)
Materials and services	194,783	15,119	**14,534**	(585)
Finance costs	5,090	420	**415**	(5)
Depreciation and amortisation	92,607	7,717	**7,060**	(657)
Other expenditure	680	32	**85**	53
Net internal costs	(1,205)	(101)	**(106)**	(5)
Total recurrent expenses	415,999	34,194	**32,588**	(1,606)
OPERATING SURPLUS / (DEFICIT)	704	48,410	**44,901**	(3,509)
Capital revenue				
Grants, subsidies and contributions	55,432	1,523	**1,619**	96
Non-cash contributions	18,067	-	**-**	-
Total capital revenue	73,499	1,523	**1,619**	96
Capital expenses				
(Gain) / loss on disposal of non-current assets	289	24	**(20)**	(44)
Total capital expenses	289	24	**(20)**	(44)
TOTAL INCOME	**490,202**	**84,127**	**79,108**	**(5,019)**
TOTAL EXPENSES	**416,287**	**34,218**	**32,568**	**(1,650)**
NET RESULT	**73,915**	**49,909**	**46,540**	**(3,369)**
Other comprehensive income / (loss) **Items that will not be reclassified to a net result**				
Revaluation of property, plant and equipment	-	-	**-**	-
TOTAL COMPREHENSIVE INCOME	**73,915**	**49,909**	**46,540**	**(3,369)**

Unconfirmed

3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS
For the period ending 31 July 2025

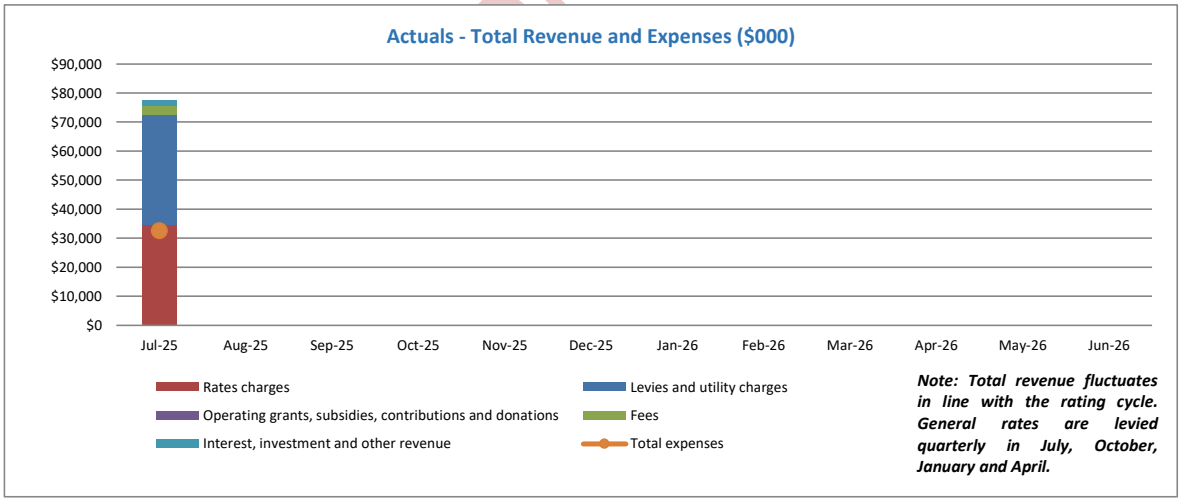
	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Levies and utility charges				
Refuse collection rate charge	44,987	3,725	**3,738**	13
SES separate charge	540	135	**135**	-
Environment & Coastal Management Separate Charge	19,206	4,788	**4,799**	11
Separate charge landfill remediation	5,793	1,445	**1,443**	(2)
Wastewater charges	65,902	16,283	**16,072**	(211)
Water access charges	28,458	7,081	**7,015**	(66)
Water consumption charges	62,147	6,539	**4,757**	(1,782)
Total levies and utility charges	**227,034**	**39,996**	**37,959**	**(2,037)**

MATERIALS AND SERVICES ANALYSIS
For the period ending 31 July 2025

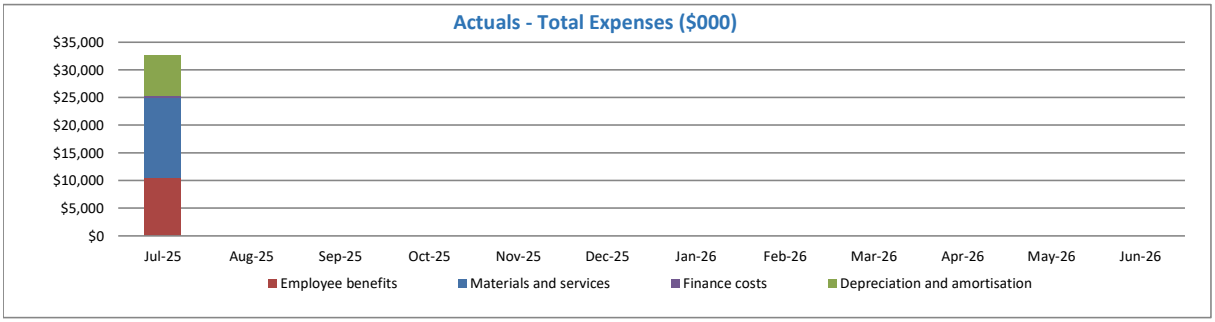
	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Materials and services				
Contractors	59,363	3,734	**4,731**	997
Consultants	6,248	278	**231**	(47)
Other Council outsourcing costs*	31,473	2,818	**1,921**	(897)
Purchase of materials	65,319	5,435	**4,758**	(677)
Office administration costs	6,223	632	**855**	223
Electricity charges	6,803	565	**544**	(21)
Plant operations	4,028	312	**270**	(42)
Information technology resources	9,004	745	**675**	(70)
General insurance	3,717	310	**317**	7
Community assistance**	1,898	227	**137**	(90)
Other material and service expenses	707	63	**95**	32
Total materials and services	**194,783**	**15,119**	**14,534**	**(585)**

** Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.*

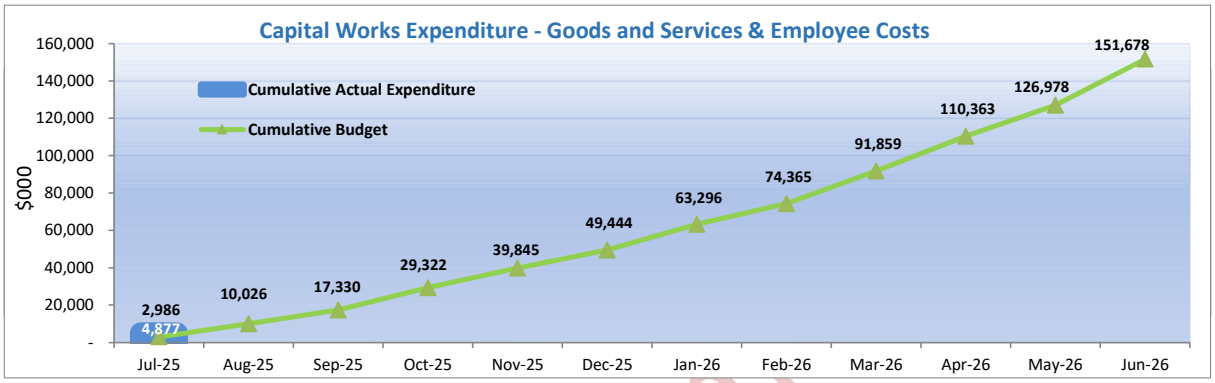
*** Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.*



3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED



4. CAPITAL EXPENDITURE



	Annual Original Budget $000	YTD Budget $000	**YTD Actual $000**	YTD Variance $000
Capitalised goods and services*	141,953	2,860	**4,167**	1,307
Capitalised employee costs	9,725	126	**710**	584
Total	**151,678**	**2,986**	**4,877**	**1,891**

** Excludes capital prepayments.*

Notable Programs and Projects

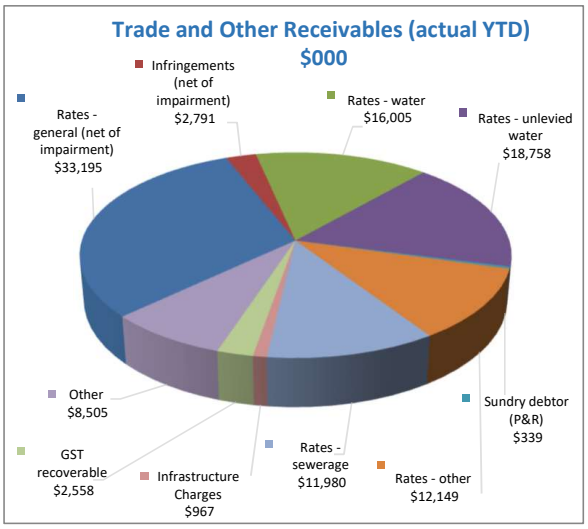
The table below lists Council's capital expenditue on major programs and projects.

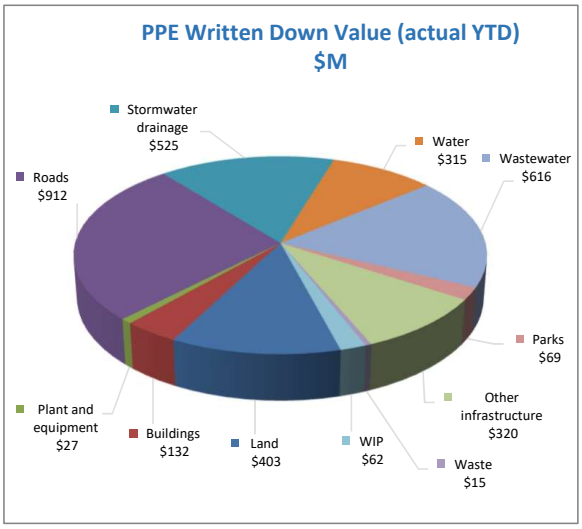
Capital Investment		YTD Actual $000
Kinross Road sewerage trunk	New sewage pump station (Lorikeet Dr) and trunk sewer main to Cleveland WWTP.	851
Sewerage Rising Mains Renewal	To progressively replace rising mains at pump stations at risk of failure.	463
RPAC Forecourt Redevelopment	Staged redevelopment of Redlands Performing Arts Centre.	366
Switchboard Renewal	Upgrade of switchboards in pump stations to maintain essential service.	292
Chiller Replace	Replace Cleveland Library building chiller reached its end of life functionality.	163

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 July 2025	Annual	YTD	YTD
	Original Budget $000	Budget $000	Actual $000
CURRENT ASSETS			
Cash and cash equivalents	162,341	255,051	**207,017**
Short-term investment - CBA	50,000	50,000	**50,000**
Trade and other receivables	57,676	105,180	**107,247**
Inventories	1,258	1,524	**1,501**
Non-current assets held for sale	-	2	**1**
Other current assets	3,980	3,540	**6,416**
Total current assets	**275,255**	**415,297**	**372,182**
NON-CURRENT ASSETS			
Investment property	1,474	3,379	**3,379**
Property, plant and equipment	3,524,262	3,392,804	**3,395,519**
Intangible assets	158	302	**295**
Right-of-use assets	1,747	8,078	**8,068**
Other financial assets	73	73	**73**
Investment in other entities	11,769	11,769	**11,769**
Equity investment	2,831	7,934	**7,934**
Total non-current assets	**3,542,314**	**3,424,339**	**3,427,037**
TOTAL ASSETS	**3,817,569**	**3,839,636**	**3,799,219**
CURRENT LIABILITIES			
Trade and other payables	41,118	66,402	**40,659**
Borrowings - current	6,391	8,278	**8,278**
Lease liability - current	237	900	**900**
Provisions - current	5,904	13,806	**14,354**
Other current liabilities	(267)	36,921	**24,419**
Total current liabilities	**53,383**	**126,307**	**88,610**
NON-CURRENT LIABILITIES			
Borrowings - non-current	94,658	74,016	**74,025**
Lease liability - non-current	1,595	7,770	**7,812**
Provisions - non-current	28,009	32,618	**32,857**
Other non-current liabilities	379	4,311	**4,671**
Total non-current liabilities	**124,641**	**118,715**	**119,365**
TOTAL LIABILITIES	**178,024**	**245,022**	**207,975**
NET COMMUNITY ASSETS	**3,639,546**	**3,594,614**	**3,591,244**
COMMUNITY EQUITY			
Asset revaluation surplus	1,612,203	1,710,032	**1,710,032**
Retained surplus	1,914,077	1,771,715	**1,762,327**
Constrained cash reserves	113,266	112,867	**118,885**
TOTAL COMMUNITY EQUITY	**3,639,546**	**3,594,614**	**3,591,244**

5. STATEMENT OF FINANCIAL POSITION - CONTINUED





RIGHT-OF-USE ASSETS
As at 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD Actual Balance $000
Right-of-use asset			
Buildings	48	337	**333**
Land	1,537	7,542	**7,536**
Plant and equipment	162	199	**199**
Closing balance	**1,747**	**8,078**	**8,068**

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT*
For the period ending 31 July 2025

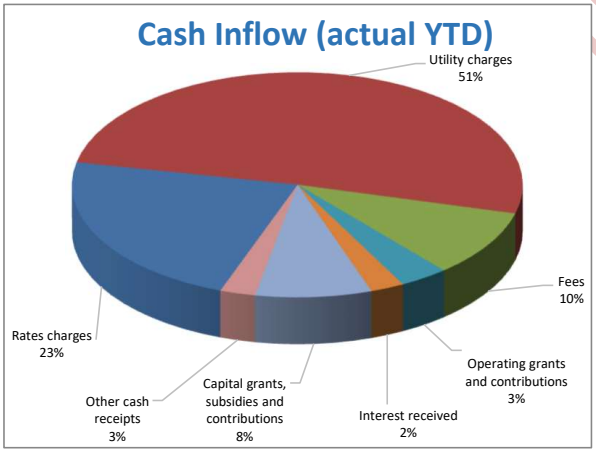
	Annual Original Budget $000	YTD Budget $000	YTD Actual Balance $000
PPE movement			
Opening balance (includes WIP from previous years)	3,447,968	3,397,605	**3,397,605**
Acquisitions and WIP in year movement	169,745	2,987	**4,877**
Depreciation in year	(91,648)	(7,637)	**(6,963)**
Disposals	(1,803)	(151)	**-**
Closing balance	**3,524,262**	**3,392,804**	**3,395,519**

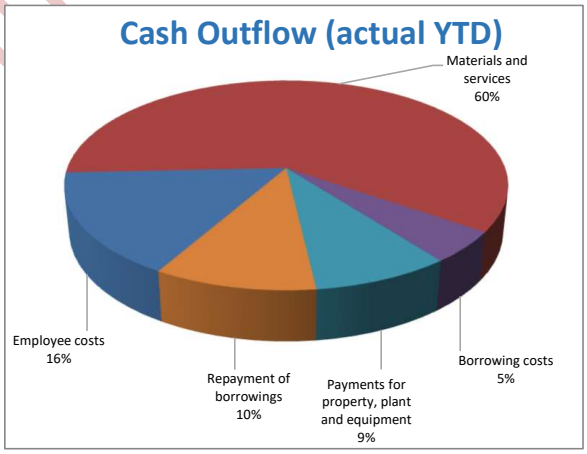
** This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.*

6. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS
For the period ending 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD Actual $000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	382,776	43,731	**26,161**
Payments to suppliers and employees	(341,480)	(17,045)	**(43,043)**
	41,296	**26,686**	**(16,882)**
Interest received	10,477	963	**742**
Rental income	964	66	**84**
Non-capital grants and contributions	8,007	4,410	**1,077**
Borrowing costs	(2,714)	(2,714)	**(2,708)**
Right-of-use assets interest expense	(301)	(25)	**(29)**
Net cash inflow / (outflow) from operating activities	**57,728**	**29,386**	**(17,716)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for property, plant and equipment	(151,678)	(2,987)	**(4,877)**
Proceeds from sale of property, plant and equipment	1,514	126	**21**
Capital grants, subsidies and contributions	55,432	1,524	**2,554**
Equity accounted investment	-	-	**-**
Net cash inflow / (outflow) from investing activities	**(94,731)**	**(1,337)**	**(2,302)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds of borrowings	15,211	-	**-**
Repayment of borrowings	(6,030)	(5,730)	**(5,738)**
Right-of-use lease payment	(525)	(43)	**(2)**
Net cash inflow / (outflow) from financing activities	**8,657**	**(5,773)**	**(5,740)**
Net increase / (decrease) in cash held	**(28,346)**	**22,276**	**(25,758)**
Cash and cash equivalents at the beginning of the year	190,687	232,775	**232,775**
Cash and cash equivalents at the end of the financial year / period	**162,341**	**255,051**	**207,017**





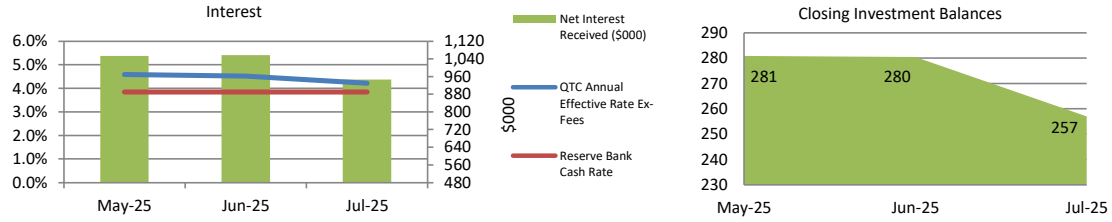
Total Cash Funding (Actual YTD)	**30,639**
Total Cash Funding (Annual Original Budget)	474,380
% of Budget Achieved YTD	6%

Total Cash Expenditure (Actual YTD)	**56,397**
Total Cash Expenditure (Annual Original Budget)	502,726
% of Budget Achie % of Budget Achieved YTD	11%

7. INVESTMENT & BORROWINGS REPORT

For the period ending 31 July 2025

INVESTMENT RETURNS



Total Investment at End of Month was $257.02M

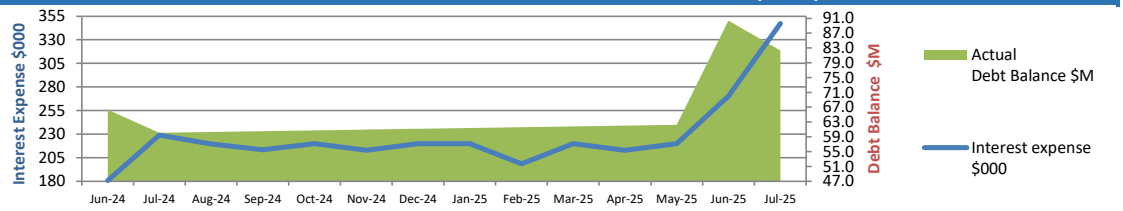
Council investments are currently held predominantly in the Capital Guaranteed Cash Fund, which is a fund operated by the Queensland Treasury Corporation (QTC).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held with QTC, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Note: the Reserve Bank reduced the cash rate down to 3.85% during May 2025.

Council adopted its Investment Policy (FIN-001-P) in June 2025 for the 2025-2026 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The debt balance increased in June 2025 due to new borrowings of $27.92M as part of Council's Capital Works Plan.

In July 2025 the debt balance showed a decrease due to the $8.45M Annual Debt Service Payment (ADSP), being $5.74M principal and $2.71M interest. Interest will accrue monthly on a daily balance until next ADSP in July 2026 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were $82.30M

Council adopted its Debt Policy (FIN-009-P) in June 2025 for the 2025-2026 financial year

BORROWINGS
For the period ending 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD **Actual Balance $000**
Borrowings			
Opening balance	(90,413)	(90,401)	**(90,401)**
Accrued interest on borrowings	(3,868)	(337)	**(348)**
Interest paid on borrowings	2,714	2,714	**2,708**
Principal repaid	5,730	5,730	**5,738**
Loan drawdown	(15,211)	-	**-**
Closing balance	**(101,049)**	**(82,294)**	**(82,303)**

8. CONSTRAINED CASH RESERVES

Reserves as at 31 July 2025	Purpose of reserve	Opening Balance $000	To Reserve $000	From Reserve $000	Closing Balance $000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	241	34	-	275
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	138	-	(2)	136
Waste Levy Reserve	To fund Waste Levy Program	-	418	(418)	-
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	3,449	719	(10)	4,158
		3,828	**1,171**	**(430)**	**4,569**
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	8,497	252	(8)	8,741
Marine Trunk Infrastructure Reserve	Provision of marine facilities south of Redland Bay	183	-	-	183
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	5,641	9	-	5,650
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	17,261	14	-	17,275
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	14,299	341	(681)	13,959
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	29,359	792	(2)	30,149
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	16,151	135	-	16,286
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	12,277	77	-	12,354
Tree Planting Reserve	Acquisition and planting of trees on footpaths	465	3	-	468
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	24	0	-	24
Special Property Reserve	Acquisition of property in line with the strategic property framework	4,980	80	-	5,060
		109,137	**1,703**	**(691)**	**110,149**
Separate Charge Reserve:					
Environment & Coastal Management Separate Charge Reserve	Ongoing conservation and maintenance operations	-	4,799	(753)	4,046
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	28	134	(41)	121
		28	**4,933**	**(794)**	**4,167**
TOTALS		**112,993**	**7,807**	**(1,915)**	**118,885**
				Closing cash and cash equivalents	**207,017**
				Reserves as percentage of cash balance	**57.43%**

Unconfirmed

9. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT
For the period ending 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Total revenue	165,406	30,636	**28,689**	(1,947)
Total expenses	93,371	7,445	**6,658**	(787)
Earnings before interest, tax and depreciation (EBITD)	72,034	23,191	**22,031**	(1,160)
External interest expense	991	85	**91**	6
Internal interest expense	19,061	1,588	**1,588**	-
Depreciation	33,732	2,811	**2,714**	(97)
Operating surplus / (deficit)	**18,251**	**18,707**	**17,638**	**(1,069)**

CITY WATER CAPITAL FUNDING STATEMENT
For the period ending 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Capital contributions, donations, grants and subsidies	8,646	266	**355**	89
Net transfer (to) / from constrained capital reserves	3,684	981	**325**	(656)
Non-cash contributions	1,530	127	**-**	(127)
New loans	-	-	**-**	-
Funding from utility revenue	23,910	1,230	**2,390**	1,160
Total sources of capital funding	**37,770**	**2,604**	**3,070**	**466**
Contributed assets	1,530	127	**-**	(127)
Capitalised expenditure	35,993	1,579	**2,082**	503
Loan redemption	247	898	**988**	90
Total application of capital funds	**37,770**	**2,604**	**3,070**	**466**

10. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT
For the period ending 31 July 2025

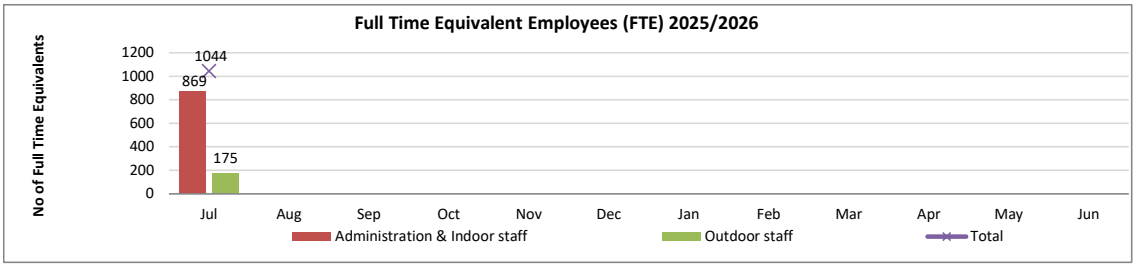
	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Total revenue	47,902	3,982	**4,012**	30
Total expenses	37,765	3,155	**3,203**	48
Earnings before interest, tax and depreciation (EBITD)	10,137	827	**809**	(18)
External interest expense	5	-	**-**	-
Depreciation	922	77	**40**	(37)
Operating surplus / (deficit)	**9,210**	**750**	**769**	**19**

CITY WASTE CAPITAL FUNDING STATEMENT
For the period ending 31 July 2025

	Annual Original Budget $000	YTD Budget $000	YTD Actual $000	YTD Variance $000
Funding from utility revenue	1,702	3	**24**	21
Total sources of capital funding	**1,702**	**3**	**24**	**21**
Capitalised expenditure	1,666	-	**24**	24
Loan redemption	37	3	**-**	(3)
Total application of capital funds	**1,702**	**3**	**24**	**21**

11. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



July 2025: Headcount	Employee Type			
Department Level	Casual	Full Time	Part Time	Total
Office of CEO and People, Culture and Organisational Performance	3	47	11	61
Organisational Services	2	198	29	229
Community and Customer Services	65	306	70	441
Infrastructure and Operations	16	360	24	400
Advocacy, Major Projects and Economic Development	-	34	5	39
Total	86	945	139	1,170

Note: FTE employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. The table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors & Statistics

Comparison July 2025 to July 2024									
Days Overdue	Jul-25	% Overdue	Jul-24	% Overdue	$ Variance	% Variance	Rates & Charges Statistics	Jul-25	Jul-24
0 - 30	$0	0.0%	$0	0.0%	$0	0.0%	Levied (Billed) Rates & Charges since 1 July 2024	**$95,668,452**	$87,472,228
31 - 60	$0	0.0%	$3,534	0.0%	-$3,534	0.0%	Rate arrears b/fwd 1 July 2024	$11,724,571	$9,598,398
61 - 90	$3,264,999	3.0%	$2,571,593	2.7%	$693,406	0.3%	**Total**	**$107,393,023**	**$97,070,626**
91 - 180	$1,811,461	1.7%	$1,494,253	1.5%	$317,208	0.2%	Balance of overdue rates & charges	$9,254,825	$7,561,340
>180	$4,178,365	3.9%	$3,491,960	3.6%	$686,405	0.3%	**Percentage Overdue**	**8.6%**	**7.8%**
Total	**$9,254,825**	**8.6%**	**$7,561,340**	**7.8%**	**$1,693,485**	**0.8%**			

12. GLOSSARY

Key Terms

Written Down Value:
This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress (WIP):
This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Current Replacement Cost:
The amount of money required to replace an existing asset with an equally valued or similar asset at the current market price.

Written Down Replacement Cost:
An asset's current replacement cost less accumulated depreciation.

Book Value of Debt:
The book value of Council's debt (QTC or other loans) as at the reporting date (i.e. 30 June).

Infrastructure Assets:
Those significant, long-life assets that provide ratepayers with access to social and economic facilities. Examples include water and sewerage treatment plants, roads, bridges, drainage, buildings, and other community assets (does not include right of use assets).

Definition of Ratios

Council Controlled Revenue Ratio: *This is an indicator of a Council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks*	Net Rates, Levies and Charges add Fees and Charges / Total Operating Revenue
Population Growth: *This is a key driver of a Council's operating income, service needs, and infrastructure requirements into the future*	Prior year estimated population / Previous year estimated population - 1
Operating Surplus Ratio*: *This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes*	Operating Result / Total Operating Revenue
Operating Cash Ratio: *This measures the ability to cover core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs*	Operating Result add Depreciation and Amortisation add Finance Costs* / Total Operating Revenue
Unrestricted Cash Expense Cover Ratio: *This is an indicator of the unconstrained liquidity available to meet ongoing and emergent financial demands. It represents the number of months Council can continue operating based on current monthly expenses*	(Total Cash and Cash Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash) / (Total Operating Expenditure less Depreciation and Amortisation less Finance Costs*) x 12
Asset Sustainability Ratio: *This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out*	Capital Expenditure on Replacement of Infrastructure Assets (Renewals) / Depreciation Expenditure on Infrastructure Assets
Asset Consumption Ratio: *This measures the extent to which Council's infrastructure assets have been consumed to what it would cost to build a new asset with the same benefit to the community*	Written Down Replacement Cost of Depreciable Infrastructure Assets / Current Replacement Cost of Depreciable Infrastructure Assets
Asset Renewal Funding Ratio: *This ratio measures the ability of a Council to fund its projected asset renewal/replacements in the future*	Total of **Planned** Capital Expenditure on Asset Renewals over 10 years / Total of **Required** Capital Expenditure on Asset Renewals over 10 years
Leverage Ratio: *This is an indicator of a Council's ability to repay its existing debt. It measures the relative size of the Council's debt to its operating performance*	Book Value of Debt** / Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation and Finance Costs
Net Financial Liabilities: *This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues*	Total Liabilities - Current Assets / Total Operating Revenue

* Finance costs only include interest charged on Council's existing QTC debt balances and any other Council loans

** Book Value of Debt only includes the book value of the Council's debt (QTC or other loans) as at the reporting date

13.2 2024-2025 TO 2025-2026 CARRYOVER BUDGET REVIEW AND AMENDMENT TO 2025-2026 REGISTER OF FEES

Objective Reference: A12284017

Authorising Officer: Sandra Bridgeman, Executive Group Manager Financial Services & Chief Financial Officer

Responsible Officer: Sandra Bridgeman, Executive Group Manager Financial Services & Chief Financial Officer

Report Author: Katharine Bremner, Budget & Systems Manager
Anne-Marie Norris, Service Manager Financial Planning
Pauline Sydenham, Service Manager Business Partnering

Attachments: 1. 2024-25 to 2025-26 Carryover Budget Review ⇩

PURPOSE

To present to Council for adoption, the carryover budget review for the 2025-2026 financial year in accordance with section 170 of the *Local Government Regulation 2012* and to propose an amendment to the Register of Fees 2025-2026.

BACKGROUND

Council adopted its 2025-2026 budget at the Special Budget Meeting on 23 June 2025. The Portfolio Management Office and the Financial Services Group have worked with the business to identify projects in progress but not due for completion prior to the end of the 2024-2025 financial year, that are required to be carried over to the new financial year to enable their completion.

Other submissions that have been incorporated as part of this carryover budget review include reserve adjustments and recognition of grant funding that has been awarded following the finalisation of the 2025-2026 annual budget along with corresponding expenditure adjustments.

The Register of Fees 2025-2026 was adopted at the General Meeting of Council on 21 May 2025. After adoption, the business area has identified an amendment required to the Fixture Fee – Domestic (DOMPD1.1).

Unconfirmed

ISSUES

The main scope of this carryover budget review is prior approved capital projects straddling the 2024-2025 and 2025-2026 financial years. Jobs have been identified for carryover, in the order of $33.9M. These jobs will have a contract or work order in place and are predominantly due for completion by October 2025. Other submissions were included to reflect the receipt of grant funding and some minor reserve adjustments.

The attached financial statements present unaudited opening balances, which may subsequently change upon the finalisation and audit of the 2024-2025 financial report.

The Fixture Fee – Domestic (DOMPD1.10) was originally published as $127.00 per fixture in the 2025-2026 Register of Fees. The business area has identified that this was a miscalculation, and it should be listed as $118.00 per fixture.

Domestic Plumbing and Drainage (Single Detached Class 1A)						
Fee Code	Description	Unit	Base Charge $	GST $	Final Charge $	Type
~~DOMPD1.10~~	~~Fixture Fee – Domestic~~	~~Per fixture~~	~~$127.00~~	~~-~~	~~$127.00 Fixtures include backflow prevention device and submeters.~~	~~R~~
DOMPD1.10	Fixture Fee – Domestic	Per fixture	$118.00	-	$118.00 Fixtures include backflow prevention device and submeters.	R

STRATEGIC IMPLICATIONS

Legislative Requirements

The proposed carryover budget review is in alignment with the *Local Government Act 2009* and the *Local Government Regulation 2012*. Section 170 of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

Section 98 of the *Local Government Act 2009* requires a local government to keep a register of cost recovery fees. For transparency, Redland City Council publishes all its annual fees and not just cost recovery fees.

Risk Management

Council officers monitor the budget to actual expenditure on a regular basis and Council's financial performance and position is reported monthly. Council has already prioritised the carryover works as they commenced in the 2024-2025 financial year, and the deliverability of both operational and capital programs is under constant review by the Executive Leadership Team (ELT).

Council benchmarks with other local governments and similar service providers on a periodic basis and reviews its long-term financial strategy on an annual basis and considers the weighted indices, growth and price factors in developing its fees.

Financial

This recommendation requires a change to the current year's adopted budget, and the accompanying attachment outlines the major movements surrounding this review. The ELT continues to prioritise the delivery of capital works in the 2025-2026 and 2024-2025 carryover capital works. The works and progress against milestones are constantly analysed through such means as strategic planning groups, major project review and budget reviews. ELT believes that the funding envelope of $151.7M in the 2025-2026 capital budget is sufficiently large enough to continue with the carryover works and the commencement of the 2025-2026 program (a capital profile in the order of $186.6M). The focus will be on delivering the works and the budget will be managed under current approved governance arrangements. Future budget review/s will provide opportunity for program and budget adjustments where required.

This recommendation allows for the continuation of the proposed carryover capital works utilising the current adopted capital budget noting that the works will continue to be constantly monitored. The 2025-2026 capital program has been in train since 1 July 2025 and will continue in line with the job and project work schedules.

The Unrestricted Cash Expense Cover Ratio has improved due to a revised (unaudited) opening cash balance. The Asset Sustainability Ratio has improved due to a higher proportion of renewal projects and the Asset Consumption Ratio is just slightly under the five-year average target range. There are no other material impacts to the Financial Sustainability Measures as a result of the proposed carryover review.

Unconfirmed

There is no direct budget impact to Council as a result of the Fixture Fee – Domestic fee amendment.

People

Specific impacts to people may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and people strategy (when and if they arise). Budget adjustments may result in Council being unable to deliver on resolutions and plans.

Environmental

Specific impacts to the environment may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and guidelines (when and if they arise).

Social

Specific impacts to the community may result from the budget adjustments and will be worked through at a team, unit and group level in accordance with Council's policies and guidelines (when and if they arise).

Human Rights

There are no human rights implications from this report as the purpose is to provide a revised budget to Council.

Alignment with Council's Policy and Plans

This report is aligned to Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* in particular, the report underpins objective 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Finance Officers, Executive Leadership Team, Councillors	1 August 2025	Workshop undertaken to review the carryover budget review submissions and financial statements and proposed fee amendment.
Finance Officers, Executive Leadership Team	28 July 2025	Review the carryover budget review submissions and financial statements and proposed fee amendment.
Business Partnering Unit	July 2025	Review of the submission detail with the relevant business areas.
Portfolio Management Office	June/July 2025	In consultation with project managers across Council, provision of detail for projects to be carried over.
External Funding	June 2025	Provision of grant funding and related deliverables.

Unconfirmed

OPTIONS

Option One

That Council resolves as follows:

1. To adopt the revised budget for 2025-2026 and refers to the following (refer Attachment for details):
    a. Redland City Council Statement of Financial Position – page 1
    b. Redland City Council Statement of Cash Flows – page 2
    c. Redland City Council Statement of Comprehensive Income – page 3
    d. Redland City Council Operating and Capital Funding Statement – page 5
2. To meet the requirements of the *Local Government Regulation 2012*, adopt the City Water and City Waste Operating and Capital Funding Statements (pages 11 and 12 respectively).
3. To note the continued impact that global supply chain issues and price increases are having on the availability of materials, in addition to the availability of tradespeople/contractors. To proactively manage these issues, Council is delivering more projects over an extended timeframe with many being identified for multi-year delivery.
4. That Council officers will continue to regularly analyse the progress of the original 2025-2026 capital program along with the proposed carryovers. The focus will be on delivering the works and the budget will be managed under current approved governance arrangements. Future budget review/s will provide opportunity for program and budget adjustments where required.
5. To adopt the proposed Fixture Fee – Domestic fee amendment.

Option Two

That Council resolves as follows:

1. To not adopt the revised budget for 2025-2026.
2. To not adopt the proposed Fixture Fee – Domestic fee amendment.

Unconfirmed

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/231

Moved by: Cr Peter Mitchell
Seconded by: Cr Wendy Boglary

That Council resolves as follows:

1. **To adopt the revised budget for 2025-2026 and refers to the following (refer Attachment for details):**
   a. **Redland City Council Statement of Financial Position – page 1**
   b. **Redland City Council Statement of Cash Flows – page 2**
   c. **Redland City Council Statement of Comprehensive Income – page 3**
   d. **Redland City Council Operating and Capital Funding Statement – page 5**
2. **To meet the requirements of the *Local Government Regulation 2012*, adopt the City Water and City Waste Operating and Capital Funding Statements (pages 11 and 12 respectively).**
3. **To note the continued impact that global supply chain issues and price increases are having on the availability of materials, in addition to the availability of tradespeople/contractors. To proactively manage these issues, Council is delivering more projects over an extended timeframe with many being identified for multi-year delivery.**
4. **That Council officers will continue to regularly analyse the progress of the original 2025-2026 capital program along with the proposed carryovers. The focus will be on delivering the works and the budget will be managed under current approved governance arrangements. Future budget review/s will provide opportunity for program and budget adjustments where required.**
5. **To adopt the proposed Fixture Fee – Domestic fee amendment.**

CARRIED 11/0

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

Unconfirmed

Redland CITY COUNCIL

2024-2025 to 2025-2026 Carryover Budget Review

20 August 2025 General Meeting

REDLAND CITY COUNCIL

Statement of Financial Position

Forecast as at 30 June 2026

	Original Budget 2025-26 $000*	Opening Balance 2025-26 $000*+	Budgeted Movement 2025-26 $000*	Carryover Budget Review Proposed Movements $000*	Proposed Revised Budget 2025-26 $000*
CURRENT ASSETS					
Cash and cash equivalents	162,341	230,475	(28,346)	4,822	206,952
Short-term investment - CBA	50,000	50,000	-	-	50,000
Trade and other receivables	57,676	56,887	6,745	-	63,632
Inventories	1,258	1,398	-	-	1,398
Non-current assets held for sale	-	2	-	-	2
Other current assets	3,980	3,490	5	-	3,495
Total current assets	**275,255**	**342,252**	**(21,596)**	**4,822**	**325,479**
NON-CURRENT ASSETS					
Investment property	1,474	3,379	-	-	3,379
Property, plant and equipment	3,524,262	3,404,440	76,293	768	3,481,501
Intangible assets	158	316	(167)	-	149
Right-of-use assets	1,747	8,144	(792)	-	7,352
Other financial assets	73	73	-	-	73
Investment in other entities	11,769	11,769	-	-	11,769
Equity investment	2,831	7,934	-	-	7,934
Total non-current assets	**3,542,314**	**3,436,055**	**75,334**	**768**	**3,512,157**
TOTAL ASSETS	**3,817,569**	**3,778,307**	**53,738**	**5,590**	**3,837,636**
CURRENT LIABILITIES					
Trade and other payables	41,118	55,121	(785)	-	54,336
Borrowings - current	6,391	8,278	-	-	8,278
Lease liability - current	237	900	(300)	-	600
Provisions - current	5,904	15,345	(9,217)	-	6,128
Other current liabilities	(267)	22,236	(8,899)	-	13,337
Total current liabilities	**53,383**	**101,880**	**(19,201)**	**-**	**82,679**
NON-CURRENT LIABILITIES					
Borrowings - non-current	94,658	82,123	10,636	-	92,759
Lease liability - non-current	1,595	7,814	(525)	-	7,290
Provisions - non-current	28,009	32,618	(6,768)	-	25,849
Other liabilities - non-current	379	4,671	(4,318)	-	353
Total non-current liabilities	**124,641**	**127,226**	**(975)**	**-**	**126,251**
TOTAL LIABILITIES	**178,024**	**229,106**	**(20,176)**	**-**	**208,930**
NET COMMUNITY ASSETS	**3,639,546**	**3,549,201**	**73,915**	**5,590**	**3,628,706**
COMMUNITY EQUITY					
Asset revaluation surplus	1,612,203	1,710,032	-	-	1,710,032
Retained surplus	1,914,077	1,726,176	77,718	8,469	1,812,363
Constrained cash reserves	113,266	112,993	(3,803)	(2,879)	106,311
TOTAL COMMUNITY EQUITY	**3,639,546**	**3,549,201**	**73,915**	**5,590**	**3,628,706**

* All amounts are rounded to the nearest thousand

+ Please note - this is a forecast based on the unaudited closing balance of 2024-25

Unconfirmed

REDLAND CITY COUNCIL

Statement of Cash Flows

Forecast for the year ending 30 June 2026

	Original Budgeted Cash Flow 2025-26 $000*	Revised Adjusted Cash Opening Balance 2025-26 $000*+	Proposed Movement Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	382,776	382,776	-	382,776
Payments to suppliers and employees	(341,480)	(341,480)	(240)	(341,720)
	41,296	**41,296**	**(240)**	**41,056**
Interest received	10,477	10,477	-	10,477
Rental income	964	964	-	964
Non-capital grants and contributions	8,007	8,007	269	8,277
Borrowing costs	(2,714)	(2,714)	-	(2,714)
Right-of-use assets interest expense	(301)	(301)	-	(301)
Net cash inflow/(outflow) from operating activities	**57,728**	**57,728**	**30**	**57,758**
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(151,678)	(151,678)	(768)	(152,446)
Payments for intangible assets	-	-	-	-
Proceeds from sale of property, plant and equipment	1,514	1,514	-	1,514
Capital grants, subsidies and contributions	55,432	55,432	5,561	60,993
Other cash flows from investing activities	-	-	-	-
Net cash inflow/(outflow) from investing activities	**(94,731)**	**(94,731)**	**4,792**	**(89,939)**
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from borrowings	15,211	15,211	-	15,211
Repayment of borrowings	(6,030)	(6,030)	-	(6,030)
Right-of-use lease payments	(525)	(525)	-	(525)
Net cash inflow/(outflow) from financing activities	**8,657**	**8,657**	**-**	**8,657**
Net increase/(decrease) in cash held	**(28,346)**	**(28,346)**	**4,822**	**(23,524)**
Cash and cash equivalents at beginning of the financial year	190,687	230,475		230,475
Cash and cash equivalents at end of the financial year	**162,341**	**202,129**	**4,822**	**206,952**

* All amounts are rounded to the nearest thousand

\+ Please note - this is a forecast based on the unaudited closing balance of 2024-25

Unconfirmed

REDLAND CITY COUNCIL

Statement of Comprehensive Income

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review 2025-26 $000*	Proposed Revised Budget 2025-26 $000*
Recurrent revenue				
Rates charges	143,632	143,632	-	143,632
Levies and utility charges	227,034	227,034	-	227,034
Less: pensioner remissions and rebates	(4,102)	(4,102)	-	(4,102)
Fees	24,952	24,952	-	24,952
Rental income	964	964	-	964
Interest received	10,477	10,477	-	10,477
Sales revenue	5,250	5,250	-	5,250
Other income	589	589	-	589
Grants, subsidies and contributions	7,908	7,908	269	8,178
Total recurrent revenue	**416,703**	**416,703**	**269**	**416,973**
Capital revenue				
Grants, subsidies and contributions	55,432	55,432	5,561	60,993
Non-cash contributions	18,067	18,067	-	18,067
Total capital revenue	**73,499**	**73,499**	**5,561**	**79,060**
TOTAL INCOME	**490,202**	**490,202**	**5,830**	**496,032**
Recurrent expenses				
Employee benefits	124,045	124,045	(36)	124,008
Materials and services	194,783	194,783	276	195,059
Finance costs	5,090	5,090	-	5,090
Depreciation and amortisation	92,607	92,607	-	92,607
Other expenditure	680	680	-	680
Net internal costs	(1,205)	(1,205)	-	(1,205)
Total recurrent expenses	**415,999**	**415,999**	**240**	**416,238**
Capital expenses				
(Gain) / loss on disposal of non-current assets	289	289	-	289
Impairment loss on non-current assets held-for-sale	-	-	-	-
Total capital expenses	**289**	**289**	**-**	**289**
TOTAL EXPENSES	**416,287**	**416,287**	**240**	**416,527**
NET RESULT	**73,915**	**73,915**	**5,590**	**79,505**
Other comprehensive income / (loss)				
Items that will not be reclassified to a net result				
TOTAL COMPREHENSIVE INCOME	**73,915**	**73,915**	**5,590**	**79,505**

* All amounts are rounded to the nearest thousand

Unconfirmed

REDLAND CITY COUNCIL

2025-26 Financial Sustainability Measures

	Original Budget 2025-26	Revised as per Carryover Budget Review 2025-26
Council Controlled Revenue Ratio* Contextual purposes only	**93.96%**	**93.89%**
Population Growth Ratio** Contextual purposes only	**1.23%**	**1.23%**
Operating Surplus Ratio*** Target greater than 0% on five-year average	**0.17%**	**0.18%**
Operating Cash Ratio Target greater than 0% on five-year average	**23.13%**	**23.12%**
Unrestricted Cash Expense Cover Ratio Target greater than 2 months	**4.06 months**	**5.85 months**
Asset Sustainability Ratio Target greater than 60% on five-year average	**67.39%**	**89.38%**
Asset Consumption Ratio Target greater than 60% on five-year average	**66.59%**	**58.66%**
Asset Renewal Funding Ratio* Contextual purposes only	**100.00%**	**100.00%**
Leverage Ratio**** Target between 0 and 4 times on five-year average	**1.05 times**	**1.05 times**
Net Financial Liabilities Ratio Less than 60% (on average over the long-term)	**-23.33%**	**-27.95%**

Unconfirmed

* The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratio measures are reported for contextual purposes only and are not audited by the Queensland Audit Office (QAO)
** Population growth forecasts are sourced from Queensland Government Statistician's Office (QGSO) and the latest available Census Data
*** Finance costs only include interest charged on a local government's existing Queensland Treasury Corporation's debt balance
**** Book Value of Debt in this calculation excludes Right-of-Use lease liabilities

Redland City Council

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	143,632	143,632	-	143,632
Levies and utility charges	227,034	227,034	-	227,034
Less: Pensioner remissions and rebates	(4,102)	(4,102)	-	(4,102)
Fees	24,952	24,952	-	24,952
Operating grants and subsidies	6,997	6,997	269	7,266
Operating contributions and donations	912	912	-	912
Interest external	10,477	10,477	-	10,477
Other revenue	6,803	6,803	-	6,803
Total revenue	**416,703**	**416,703**	**269**	**416,973**
Expenses				
Employee benefits	124,045	124,045	(36)	124,008
Materials and services	194,783	194,783	276	195,059
Finance costs other	921	921	-	921
Other expenditure	680	680	-	680
Net internal costs	(1,205)	(1,205)	-	(1,205)
Total expenses	**319,223**	**319,223**	**240**	**319,462**
Earnings before interest, tax and depreciation	**97,480**	**97,480**	**30**	**97,510**
Interest expense - QTC	3,868	3,868	-	3,868
Interest expense - ROU	301	301	-	301
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	92,607	92,607	-	92,607
OPERATING SURPLUS / (DEFICIT)	**704**	**704**	**30**	**734**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	18,281	18,281	-	18,281
Capital grants and subsidies	37,151	37,151	5,561	42,712
Proceeds on disposal of non-current assets	1,514	1,514	-	1,514
Capital transfers (to) / from reserves	7,973	7,973	2,445	10,417
Non-cash contributions	18,067	18,067	-	18,067
New loans	15,211	15,211	-	15,211
Funding from general revenue	76,648	76,648	(7,237)	69,411
Total sources of capital funding	**174,845**	**174,845**	**768**	**175,613**
Proposed application of capital funds				
Contributed assets	18,067	18,067	-	18,067
Capitalised goods and services	141,952	141,952	771	142,723
Capitalised employee costs	9,725	9,725	(3)	9,723
Loan redemption	5,100	5,100	-	5,100
Total application of capital funds	**174,845**	**174,845**	**768**	**175,613**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(29,753)	(29,753)	434	(29,319)
Transfers from constrained operating reserves	25,584	25,584	(0)	25,584
Written down value (WDV) of assets disposed	1,803	1,803	-	1,803

* All amounts are rounded to the nearest thousand

Unconfirmed

CEO Groups

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
Less: Pensioner remissions and rebates	-	-	-	-
Fees	-	-	-	-
Operating grants and subsidies	90	90	-	90
Operating contributions and donations	-	-	-	-
Interest external	-	-	-	-
Other revenue	-	-	-	-
Total revenue	**90**	**90**	**-**	**90**
Expenses				
Employee benefits	9,173	9,173	-	9,173
Materials and services	2,167	2,167	(325)	1,842
Finance costs other	-	-	-	-
Other expenditure	-	-	-	-
Net internal costs	(11,158)	(11,158)	-	(11,158)
Total expenses	**182**	**182**	**(325)**	**(143)**
Earnings before interest, tax and depreciation	**(92)**	**(92)**	**325**	**233**
Interest expense - QTC	-	-	-	-
Interest expense - ROU	-	-	-	-
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	0	0	-	0
OPERATING SURPLUS / (DEFICIT)	**(92)**	**(92)**	**325**	**233**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	-	-	-	-
Total sources of capital funding	**-**	**-**	**-**	**-**
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	-	-	-	-
Capitalised employee costs	-	-	-	-
Loan redemption	-	-	-	-
Total application of capital funds	**-**	**-**	**-**	**-**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
Written down value (WDV) of assets disposed	-	-	-	-

* All amounts are rounded to the nearest thousand

Unconfirmed

Organisational Services

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	143,632	143,632	-	143,632
Levies and utility charges	19,746	19,746	-	19,746
Less: Pensioner remissions and rebates	(3,467)	(3,467)	-	(3,467)
Fees	1,418	1,418	-	1,418
Operating grants and subsidies	5,049	5,049	11	5,061
Operating contributions and donations	-	-	-	-
Interest external	4,074	4,074	-	4,074
Other revenue	552	552	-	552
Total revenue	**171,004**	**171,004**	**11**	**171,015**
Expenses				
Employee benefits	31,726	31,726	(75)	31,651
Materials and services	23,783	23,783	710	24,494
Finance costs other	395	395	-	395
Other expenditure	334	334	-	334
Net internal costs	(32,801)	(32,801)	(0)	(32,801)
Total expenses	**23,438**	**23,438**	**635**	**24,073**
Earnings before interest, tax and depreciation	**147,566**	**147,566**	**(624)**	**146,943**
Interest expense - QTC	3,138	3,138	-	3,138
Interest expense - ROU	-	-	-	-
Interest expense - Internal	(19,061)	(19,061)	-	(19,061)
Depreciation and amortisation	3,986	3,986	-	3,986
OPERATING SURPLUS / (DEFICIT)	**159,503**	**159,503**	**(624)**	**158,879**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	1,514	1,514	-	1,514
Capital transfers (to) / from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	15,211	15,211	-	15,211
Funding from general revenue	(5,237)	(5,237)	4,049	(1,188)
Total sources of capital funding	**11,489**	**11,489**	**4,049**	**15,537**
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	7,143	7,143	4,049	11,191
Capitalised employee costs	-	-	-	-
Loan redemption	4,346	4,346	-	4,346
Total application of capital funds	**11,489**	**11,489**	**4,049**	**15,537**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(19,706)	(19,706)	(40)	(19,746)
Transfers from constrained operating reserves	500	500	35	536
Written down value (WDV) of assets disposed	1,514	1,514	-	1,514

* All amounts are rounded to the nearest thousand

Unconfirmed

Community and Customers Services

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
Less: Pensioner remissions and rebates	-	-	-	-
Fees	18,913	18,913	-	18,913
Operating grants and subsidies	975	975	147	1,122
Operating contributions and donations	-	-	-	-
Interest external	-	-	-	-
Other revenue	2,398	2,398	-	2,398
Total revenue	**22,285**	**22,285**	**147**	**22,432**
Expenses				
Employee benefits	40,456	40,456	39	40,495
Materials and services	11,191	11,191	7	11,198
Finance costs other	21	21	-	21
Other expenditure	344	344	-	344
Net internal costs	22,668	22,668	0	22,669
Total expenses	**74,681**	**74,681**	**46**	**74,726**
Earnings before interest, tax and depreciation	**(52,396)**	**(52,396)**	**102**	**(52,294)**
Interest expense - QTC	-	-	-	-
Interest expense - ROU	9	9	-	9
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	2,926	2,926	-	2,926
OPERATING SURPLUS / (DEFICIT)	**(55,331)**	**(55,331)**	**102**	**(55,229)**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	2,399	2,399	-	2,399
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	(2,399)	(2,399)	(500)	(2,899)
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	5,694	5,694	2,300	7,993
Total sources of capital funding	**5,694**	**5,694**	**1,800**	**7,493**
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	4,745	4,745	1,800	6,544
Capitalised employee costs	470	470	-	470
Loan redemption	479	479	-	479
Total application of capital funds	**5,694**	**5,694**	**1,800**	**7,493**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(1,512)	(1,512)	-	(1,512)
Transfers from constrained operating reserves	5,534	5,534	-	5,534
Written down value (WDV) of assets disposed	-	-	-	-

* All amounts are rounded to the nearest thousand

Unconfirmed

Infrastructure and Operations (including City Water and City Waste)

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	207,288	207,288	-	207,288
Less: Pensioner remissions and rebates	(635)	(635)	-	(635)
Fees	4,621	4,621	-	4,621
Operating grants and subsidies	882	882	111	993
Operating contributions and donations	912	912	-	912
Interest external	6,403	6,403	-	6,403
Other revenue	3,853	3,853	-	3,853
Total revenue	**223,324**	**223,324**	**111**	**223,435**
Expenses				
Employee benefits	37,464	37,464	-	37,464
Materials and services	154,839	154,839	(78)	154,761
Finance costs other	505	505	-	505
Other expenditure	2	2	-	2
Net internal costs	22,537	22,537	-	22,537
Total expenses	**215,346**	**215,346**	**(78)**	**215,268**
Earnings before interest, tax and depreciation	**7,978**	**7,978**	**189**	**8,166**
Interest expense - QTC	730	730	-	730
Interest expense - ROU	292	292	-	292
Interest expense - Internal	19,061	19,061	-	19,061
Depreciation and amortisation	85,683	85,683	-	85,683
OPERATING SURPLUS / (DEFICIT)	**(97,788)**	**(97,788)**	**189**	**(97,599)**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	15,882	15,882	-	15,882
Capital grants and subsidies	37,151	37,151	5,561	42,712
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	9,372	9,372	2,736	12,108
Non-cash contributions	18,067	18,067	-	18,067
New loans	-	-	-	-
Funding from general revenue	59,401	59,028	7,834	66,863
Total sources of capital funding	**139,873**	**139,500**	**16,131**	**155,631**
Proposed application of capital funds				
Contributed assets	18,067	18,067	-	18,067
Capitalised goods and services	112,847	112,549	15,782	128,331
Capitalised employee costs	8,684	8,609	349	8,958
Loan redemption	275	275	-	275
Total application of capital funds	**139,873**	**139,500**	**16,131**	**155,631**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(8,535)	(8,535)	474	(8,061)
Transfers from constrained operating reserves	19,550	19,550	(36)	19,514
Written down value (WDV) of assets disposed	289	289	-	289

* All amounts are rounded to the nearest thousand

Unconfirmed

Infrastructure and Operations (excluding City Water and City Waste)

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	5,793	5,793	-	5,793
Less: Pensioner remissions and rebates	-	-	-	-
Fees	3,697	3,697	-	3,697
Operating grants and subsidies	634	634	111	745
Operating contributions and donations	912	912	-	912
Interest external	27	27	-	27
Other revenue	188	188	-	188
Total revenue	**11,251**	**11,251**	**111**	**11,362**
Expenses				
Employee benefits	24,071	24,071	-	24,071
Materials and services	49,228	49,228	16	49,244
Finance costs other	500	500	-	500
Other expenditure	-	-	-	-
Net internal costs	11,236	11,236	-	11,236
Total expenses	**85,035**	**85,035**	**16**	**85,051**
Earnings before interest, tax and depreciation	**(73,784)**	**(73,784)**	**94**	**(73,689)**
Interest expense - QTC	-	-	-	-
Interest expense - ROU	26	26	-	26
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	51,029	51,029	-	51,029
OPERATING SURPLUS / (DEFICIT)	**(124,839)**	**(124,839)**	**94**	**(124,745)**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	12,686	12,686	-	12,686
Capital grants and subsidies	31,701	31,701	1,261	32,962
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	5,688	5,688	304	5,992
Non-cash contributions	16,537	16,537	-	16,537
New loans	-	-	-	-
Funding from general revenue	34,523	34,151	14,566	48,717
Total sources of capital funding	**101,135**	**100,763**	**16,131**	**116,894**
Proposed application of capital funds				
Contributed assets	16,537	16,537	-	16,537
Capitalised goods and services	77,648	77,351	15,782	93,133
Capitalised employee costs	6,958	6,883	349	7,232
Loan redemption	(8)	(8)	-	(8)
Total application of capital funds	**101,135**	**100,763**	**16,131**	**116,894**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(3,515)	(3,515)	474	(3,041)
Transfers from constrained operating reserves	14,530	14,530	(36)	14,495
Written down value (WDV) of assets disposed	289	289	-	289

* All amounts are rounded to the nearest thousand

Unconfirmed

City Water

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	156,507	156,507	-	156,507
Less: Pensioner remissions and rebates	(635)	(635)	-	(635)
Fees	699	699	-	699
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	5,440	5,440	-	5,440
Other revenue	2,803	2,803	-	2,803
Total revenue	**164,814**	**164,814**	**-**	**164,814**
Expenses				
Employee benefits	12,479	12,479	-	12,479
Materials and services	73,810	73,810	(93)	73,717
Finance costs other	-	-	-	-
Other expenditure	2	2	-	2
Net internal costs	6,488	6,488	-	6,488
Total expenses	**92,779**	**92,779**	**(93)**	**92,686**
Earnings before interest, tax and depreciation	**72,034**	**72,034**	**93**	**72,128**
Interest expense - QTC	730	730	-	730
Interest expense - ROU	261	261	-	261
Interest expense - Internal	19,061	19,061	-	19,061
Depreciation and amortisation	33,732	33,732	-	33,732
OPERATING SURPLUS / (DEFICIT)	**18,251**	**18,251**	**93**	**18,344**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	3,196	3,196	-	3,196
Capital grants and subsidies	5,450	5,450	4,300	9,750
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	3,684	3,684	2,432	6,116
Non-cash contributions	1,530	1,530	-	1,530
New loans	-	-	-	-
Funding from general revenue	23,910	23,910	(6,732)	17,178
Total sources of capital funding	**37,770**	**37,770**	**-**	**37,770**
Proposed application of capital funds				
Contributed assets	1,530	1,530	-	1,530
Capitalised goods and services	34,369	34,369	-	34,369
Capitalised employee costs	1,625	1,625	-	1,625
Loan redemption	247	247	-	247
Total application of capital funds	**37,770**	**37,770**	**-**	**37,770**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
Written down value (WDV) of assets disposed	-	-	-	-

* All amounts are rounded to the nearest thousand

Unconfirmed

City Waste

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	44,987	44,987	-	44,987
Less: Pensioner remissions and rebates	-	-	-	-
Fees	596	596	-	596
Operating grants and subsidies	248	248	-	248
Operating contributions and donations	-	-	-	-
Interest external	935	935	-	935
Other revenue	882	882	-	882
Total revenue	**47,650**	**47,650**	**-**	**47,650**
Expenses				
Employee benefits	1,525	1,525	-	1,525
Materials and services	32,563	32,563	(1)	32,562
Finance costs other	5	5	-	5
Other expenditure	-	-	-	-
Net internal costs	3,421	3,421	-	3,421
Total expenses	**37,513**	**37,513**	**(1)**	**37,512**
Earnings before interest, tax and depreciation	**10,137**	**10,137**	**1**	**10,137**
Interest expense - QTC	-	-	-	-
Interest expense - ROU	5	5	-	5
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	922	922	-	922
OPERATING SURPLUS / (DEFICIT)	**9,210**	**9,210**	**1**	**9,211**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	1,702	1,702	-	1,702
Total sources of capital funding	**1,702**	**1,702**	**-**	**1,702**
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	1,565	1,565	-	1,565
Capitalised employee costs	101	101	-	101
Loan redemption	37	37	-	37
Total application of capital funds	**1,702**	**1,702**	**-**	**1,702**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	(5,020)	(5,020)	-	(5,020)
Transfers from constrained operating reserves	5,020	5,020	-	5,020
Written down value (WDV) of assets disposed	-	-	-	-

* All amounts are rounded to the nearest thousand

Unconfirmed

Advocacy, Major Projects and Economic Development

Operating Statement

Forecast for the year ending 30 June 2026

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Revenue				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
Less: Pensioner remissions and rebates	-	-	-	-
Fees	-	-	-	-
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	-	-	-	-
Other revenue	-	-	-	-
Total revenue	**-**	**-**	**-**	**-**
Expenses				
Employee benefits	5,225	5,225	-	5,225
Materials and services	2,803	2,803	(39)	2,765
Finance costs other	-	-	-	-
Other expenditure	-	-	-	-
Net internal costs	(2,452)	(2,452)	-	(2,452)
Total expenses	**5,577**	**5,577**	**(39)**	**5,538**
Earnings before interest, tax and depreciation	**(5,577)**	**(5,577)**	**39**	**(5,538)**
Interest expense - QTC	-	-	-	-
Interest expense - ROU	-	-	-	-
Interest expense - Internal	-	-	-	-
Depreciation and amortisation	11	11	-	11
OPERATING SURPLUS / (DEFICIT)	**(5,588)**	**(5,588)**	**39**	**(5,549)**

Capital Funding Statement

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Proposed sources of capital funding				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) / from reserves	1,000	1,000	208	1,208
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	16,790	17,162	(21,419)	(4,257)
Total sources of capital funding	**17,790**	**18,162**	**(21,211)**	**(3,049)**
Proposed application of capital funds				
Contributed assets	-	-	-	-
Capitalised goods and services	17,219	17,516	(20,860)	(3,344)
Capitalised employee costs	571	646	(351)	295
Loan redemption	-	-	-	-
Total application of capital funds	**17,790**	**18,162**	**(21,211)**	**(3,049)**

Other Budgeted Items

	Original Budget 2025-26 $000*	Revised Budget 2025-26 $000*	Proposed Changes Carryover Budget Review $000*	Proposed Revised Budget 2025-26 $000*
Other budgeted items				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
Written down value (WDV) of assets disposed	-	-	-	-

* All amounts are rounded to the nearest thousand

Unconfirmed

13.3 GOV-023-002-G LANDMARK LIGHT UP PRIORITY GUIDELINE

Objective Reference: **A12342080**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Morgana Prior, Group Manager Communication, Engagement & Tourism**

Report Author: **Morgana Prior, Group Manager Communication, Engagement & Tourism**

Attachments: **1. GOV-023-002-G Landmark Light Up Priority Guideline ⇩**

PURPOSE

To adopt GOV-023-002-G Landmark Light Up Priority Guideline.

BACKGROUND

Council is seeking to formalise the process to manage requests to light up landmarks by adopting a new Landmark Light Priority Guideline with the purpose of:

- Enhancing the City's visual appearance and sense of vibrancy through the lighting of identified buildings, structures, and other infrastructure.
- Utilising lighting for the celebration or commemoration of significant Redland City, State, National or International events.
- Utilising lighting for the acknowledgement of significant events, appeals or causes on behalf of a community group, registered charity, not-for-profit organisation and other government authority.

ISSUES

The draft Landmark Light Up Priority Guideline enables the management of requests to light up Council Assets that have remote feature lighting installed. Currently only the Cleveland Lighthouse has a remote feature lighting system.

Following technical issues with the lighting system Council ceased taking requests from community organisations, charities or not-for-profit organisations to light up the Cleveland Lighthouse.

Prior to recommencing community requests the Landmark Light Up Priority Guideline has been prepared to enable a transparent approach to requests received and considered by Council to light up the Cleveland Lighthouse.

In the future, where Council installs new remote feature lighting systems, those Council Assets can be added to the guideline.

STRATEGIC IMPLICATIONS

Legislative Requirements

This policy supports the Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond.*

Unconfirmed

Risk Management

Risks have been managed through the guideline by:

- Establishing eligibility and criteria for light up requests
- Establishing timeframes for applications
- Limiting the number of light up applications that will be accepted
- Documenting that Council reserves the right to change the calendar
- Clarifying that Council accepts no responsibility for light ups being interrupted or failing due to technical issues.

Financial

There are no known financial implications associated with this report.

People

There are no known staff implications associated with this report.

Environmental

There are no known environmental implications associated with this report.

Social

There are no known social implications associated with this report.

Human Rights

There are no known human rights implications associated with this report.

Alignment with Council's Policy and Plans

This guideline has been developed to support the application of OSM-001-A Public Open Space Administrative Directive.

Unconfirmed

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors and Executive Leadership team	1 July 2025	Draft Landmark Light Up Guideline workshop

OPTIONS

Option One

That Council resolves to adopt the draft Landmark Light Up Priority Guideline GOV-023-002-G attached to this report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/232

Moved by: **Cr Paul Bishop**
Seconded by: **Cr Peter Mitchell**

That Council resolves to adopt the draft Landmark Light Up Priority Guideline GOV-023-002-G attached to this report.

CARRIED 8/3

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

Crs Paul Gollè, Rowanne McKenzie and Jason Colley voted AGAINST the motion.

Unconfirmed

Landmark Light up Priority Guideline

Guideline Identifier:	GOV-023-002-G
Approved by:	Council
Date of Approval:	XX August 2025
Effective Date:	XX August 2025
Review Date:	XX August 2028
Version:	1

Scope

This guideline applies to all Councillors and employees of Redland City Council to ensure the effective and efficient management of feature lighting to illuminate key landmarks and Council assets within Redland City.

Purpose

To highlight Redland City Council's commitment to using feature lighting to emphasise key landmarks and Council assets, thereby enhancing the character and vibrancy of important locations within Redland City by:

- Enhancing the City's visual appearance and sense of vibrancy through the lighting of identified buildings, structures, and other infrastructure.
- Utilising lighting for the celebration or commemoration of significant Redland City, State or National or International events.
- Utilising lighting for the acknowledgement of significant events, appeals or causes on behalf of a community group, registered charity, not-for-profit organisation and other government authority.

Actions and Responsibilities

To establish a clear and consistent approach to the illumination of feature lighting at key city landmarks, infrastructure and locations the following actions and responsibilities are identified.

It is acknowledged that other infrastructure and locations may be subject to feature lighting, that, currently do not fall under this guideline.

Action	Responsibility
Administration of requests received to manage feature lighting to illuminate key landmarks and Councill assets.	**Communication, Events and Tourism (CET)** receives and coordinate requests, including requests from within Council, other levels of government and public applications.
Decision of requests received from the community, Council or other levels of government	**The Chief Executive Officer and/or their delegate** can determine to light up Council's landmarks based on requests and applications.
Council and other Government requests	**Council and other levels of government are exempt from the application and approval process:** Requests can be made by other levels of government for Council to promote or create awareness of matters relevant to the state or nationally by lighting up landmarks.
Applications	Applications must be made via on the **online process** administered by **CET.**

Unconfirmed

Landmark Light up Priority Guideline

Action	Responsibility

	• Applications will be reviewed in the order they are received.
	• A new submission is required for any subsequent event/campaign.
	• Applications will only be considered if requests are submitted:
	  ○ By a community organisation who:
	  ▪ Can demonstrate cultural, social, educational, recreational or economic interests in the Redlands region.
	  ▪ Have a recognised association to the cause for which they are requesting the light up.
	  ○ Via Council's online Landmark Light Up request form.
	  ○ At least 60 days and up to twelve months in advance of the requested Light up.
	• In special circumstances, applications outside of this timeframe may be considered.

Maintenance of an online calendar of light ups.	**CET** will maintain an online calendar of light up events, showing when landmarks are pre-booked or available for light ups.
Frequency of Light ups	Council will support one light up per month.
Programming and scheduling lighting	City Operations will program light ups and monitor technical issues.
Light up promotions	In most cases **CET** will post an informative message about the light-up and the cause it represents.to Council's social media pages.
Participating infrastructure and landmarks	Cleveland Lighthouse (default colour is white)

Unconfirmed

Eligibility Criteria

Requests and applications to utilise feature lighting to light up key landmarks and Council assets must be for significant City, State, National or International events or awareness campaigns that either:

- Have a city-wide audience.
- Provide a benefit to Redlands Coast residents.
- Are a national or international event recognised in multiple states.

Council will NOT consider an application or request to utilise feature lighting to illuminate key landmarks and Council assets that is connected to:

- Individual advancement
- Political advancement
- Commercial advertising purposes.
- Private functions (i.e. weddings, parties, corporate events, birthdays, or bereavements).
- Religious purposes

Other Considerations

Council reserves the right to change the calendar to maximise the vibrancy of Redland City, including changing colours without notice or accepting more than one booking in a month.

Council may restrict the timing and number of light ups, to ensure they can be effectively managed by Council staff.

Landmark Light up Priority Guideline

Council has the sole discretion to determine eligibility for light ups and may refuse a light up application from a group, organisation or individual or may remove a light up booking from a group, organisation or individual at any time for any reason, without prior notice.

Council may light up the landmark and not issue any social media information on the light up.

Council reserves the right to maintain their assets during a booking period and some dates may be blocked out due to scheduled maintenance.

Council accepts no responsibility for light ups being interrupted or failing due to technical issues.

Definitions

Term	Definition
Registered Business	A registered business is one that has officially registered its business name with the Australian Securities and Investments Commission (ASIC).
Community Organisation	As per schedule 9 of the *Local Government Regulation 2012:* a) An entity that carries on activities for a public purpose; or b) An entity whose primary objective is not directed at making a profit
Council	Redland City Council
Councillor/s	The Mayor and Councillors of Redland City Council, within the meaning of the *Local Government Act 2009.*
Feature lighting	Architectural type lighting used to draw attention to a particular building, structure, or infrastructure through bespoke lighting projections.
Cleveland Lighthouse	Iconic Redlands Coast landmark, built in 1865 located at Shore Street North, Cleveland Point and listed on the State Heritage Register 21 October 1992

Unconfirmed

Reference Documents

This guideline has been developed to support the application of OSM-001-A Public Open Space Administrative Directive (A196601).

Associated Documents

Local Government Act 2009
Local Government Regulation 2012

Our Future Redlands – A Corporate Plan to 2026 and Beyond
Redlands Coast Events Strategy 2024-2029
Redland City Council Strategic Asset Management Plan 2019-2019

ENG-003-P Community Engagement Policy (A196571)

Online Landmark Illumination Application Form

Document Control

Only an ELT member (of the relevant Department/Group) can approve amendments to this document.

Any requests to change the content of this document must be forwarded to relevant Service Managers(s).

Reviewed documents must be submitted to the Corporate Meetings and Registers Team for progress to approval, publishing and registration.

Landmark Light up Priority Guideline

Version Information

Version number	Date	Key Changes
1	August 2025	New guideline

Unconfirmed

13.4 GOV-023-P FLAG PROTOCOL POLICY

Objective Reference: **A12261102**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Kristene Viller, Governance Services Manager**

Attachments: **1. GOV-023-P Flag Protocol Policy ⇩**

PURPOSE

To establish Council's Flag Protocols in line with the *Flags Act 1953* and the Australian Flags Publication issued by the Department of the Prime Minister and Cabinet, and adopt a Flag Protocol Policy.

BACKGROUND

It is important to observe correct flag protocol when flying the National Flag and flags generally. The *Flags Act 1953* recognises the following flags:

- The Australian National Flag
- The Queensland Flag
- The Australian Aboriginal Flag
- The Torres Strait Islander Flag

The Australian Flags Publication outlines the order that the flags must be flown in.

ISSUES

Redland City Council has 5 Flag Poles in the front of the Administration Building in Bloomfield Street Cleveland.

Redland City Council will permanently fly the four flags identified in the *Flags Act 1953* on four of the flag poles and the fifth pole will fly the Redland City Council flag.

STRATEGIC IMPLICATIONS

Legislative Requirements

The order and manner in which flags will be flown are outlined in the *Flags Act 1953* and the Australian Flags Publication and the Flag Protocols.

Risk Management

Permanently flying the following flags will ensure compliance with the *Flags Act 1953*.

- The Australian National Flag
- The Queensland Flag
- The Australian Aboriginal Flag
- The Torres Strait Islander Flag

Financial

There are no financial implications from this report.

Unconfirmed

People

There are no people implications from this report.

Environmental

There are no environmental implications from this report.

Social

Adopting a Flag Protocol Policy communicates Councils' commitment to promoting a consistent approach to the use of flags recognised under the *Flags Act 1953*.

Human Rights

In accordance with section 58 the *Human Rights Act 2019*, consideration has been given to the relevant human rights, when drafting this policy.

Alignment with Council's Policy and Plans

This report has a relationship with the following item of Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

- Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Governance Service Manager	February – July 2025	Drafted policy
Group Manager Corporate Governance	February - July 2025	Reviewed and endorsed policy
Executive Leadership Team	July 2025	Reviewed Policy during workshop
Elected Representatives	July 2025	Reviewed Policy during workshop

OPTIONS

Option One

That Council resolves to adopt GOV-023-P Flag Protocol Policy attached to this report.

Option Two

That Council resolves not to adopt GOV-023-P Flag Protocol Policy.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/233

Moved by: **Cr Rowanne McKenzie**
Seconded by: **Cr Paul Bishop**

That Council resolves to adopt GOV-023-P Flag Protocol Policy attached to this report.

CARRIED 9/2

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

Crs Jos Mitchell and Wendy Boglary voted AGAINST the motion.

Unconfirmed

Flag Protocol Policy

Policy Identifier:	GOV-023-P
Approved by:	
Date of Approval:	XX August 2025
Effective Date:	XX August 2025
Review Date:	XX August 2028
Version:	1

Head of Power

Flags Act 1953
Australian Flags Publication – Department of the Prime Minister and Cabinet.
Flag Protocols – Department of Premier and Cabinet.

Policy Statement

Redland City Council, through its Corporate Plan, is committed to providing services that deliver our community's shared vision and collective aspirations: *Naturally wonderful lifestyle. Connected community. Embracing opportunities.* We are a values led organisation and our organisational values encapsulate what we care about, influence how we operate and support our mission: Make a difference, make it count.

Council is committed to:

- Promoting a consistent approach to the use of flags recognised under the *Flags Act 1953.* These include:
  - The Australian National Flag
  - Queensland State Flag
  - The Australian Aboriginal Flag
  - The Torres Strait Islander Flag
- Flags that will be flown permanently at the Redland City Council Administration building are as follows and in order as set out in the Australian Flags Publication:
  - Australian National Flag
  - Queensland State Flag
  - Australian Aboriginal Flag
  - Torres Strait Islander Flag
  - Redland City Council Flag

Unconfirmed

Definitions

Term	Definition
Australian Flags Publication	a publication developed by the Department of Prime Minister and Cabinet on the use of the Australian Flag any other flags under the *Flags Act 1953* (includes details as to when flags are to be flown at half mast)
Flag Protocols	a publication developed by the Department of Premier and Cabinet to assist with the flying of flags in Queensland.

Flag Protocol Policy

Associated Documents

Australian Flags Publication
Flags Protocol

GOV-023-001-G Flag Protocol Guideline (A11579406)

Document Control

Only Council can approve amendments to this document by resolution of a Council Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments (A4063988).

Any requests to change the content of this document must be forwarded to relevant Service Manager(s).

Reviewed documents must be submitted to the Corporate Meetings and Registers Team to progress for final approval, publish and register.

Version Control

Version number	Date	Key Changes
1	August 2025	New Policy

Unconfirmed

For Corporate Governance Use Only				
Department:	Community and Customer Services	Group:	Community and Economic Development	Page 2 of 2

13.5 GOV-004-004-G ACCEPTABLE REQUESTS PRIORITY GUIDELINE

Objective Reference: **A12275418**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Kristene Viller, Governance Services Manager**

Attachments: **1. Updated GOV-004-004-G Acceptable Requests Priority Guideline ⇩**

PURPOSE

To adopt the updated GOV-004-004-G Acceptable Requests Priority Guideline in Attachment 1. Pursuant to section 170A of the *Local Government Act 2009* each Council must, by resolution, adopt an Acceptable Requests Guideline.

BACKGROUND

The Acceptable Requests Priority Guideline was last amended and adopted at the General Meeting of Council on 13 September 2023. A review of this Guideline was undertaken in June 2025 and was amended to ensure acceptable requests are efficiently captured and actioned and a more streamlined process applied.

Below are the key changes:

- New Section – Distinction between Advice and Information
- Removal of Designated Employee Register
- Included definition of unreasonable burden
- Updated to reflect all requests for advice and information to be made to CEO or General Managers only

ISSUES

The Acceptable Requests Priority Guideline provides direction on how Councillors can request and receive Council advice and information from employees. It clearly outlines the actions and responsibilities of Councillors, the Executive Leadership Team, and employees, when Councillors request information to assist them to provide elected member services to their community.

Please note the changes to the guideline are as follows:

Page and/or section	Amendments
Page 2 of 7	Additional section added "Distinction between Advice and Information"
Page 3 of 7, Type of Requests, point 1	Removal of reference to 'a member of ELT or designated employee' replaced with 'the CEO or General Manager'
Page 3 of 7, Type of Requests, point 2	Removal of 'designated employee' and replace with 'relevant senior officer'
Page 3 of 7, Type of Requests, point 3	Added in 'confidential and' after policy
Page 3 of 7, Type of Requests, point 5	Removal of "ELT Member" and replace with 'the CEO or General Manager"

Unconfirmed

Page and/or section	Amendments
Page 3 of 7, Exceptions, point 1	Removal of "ELT Member" and replaced with "CEO or General Manager"
Page 3 of 7, Exceptions	New Point 4 and 5
Page 3 of 7. Response Times to Requests for Advice or Information, point 2	Removal of "relevant ELT Member" and replaced with "CEO or relevant General Manager"
Page 4 of 7, Requests for General Information and Routine Matters, point 1	Removal of "relevant ELT Member or designated employee" and replace with "the CEO or General Manager"
Page 4 of 7, Requests for General Information and Routine Matters, point 4	Removal of "relevant ELT Member or designated employee" and replace with "the CEO or General Manager"
Page 4 of 7, Service Requests, point 4	Added in the words 'that are customer related but' and removal of "may be referred to an ELT Member or designated employee"
Page 4 of 7, Service Requests, point 4	Added in "will be forwarded via email to the relevant officer for actioning'
Page 5 of 7, Request for Officers to attend meetings, point 2	Removal of "relevant ELT Member or designated employee" and replace with "CEO or General Manager"
Page 5 of 7 Definitions	New definition for Advice New definition for Information New definition for Unreasonable Burden
Page 6 of 7, Version Information	Updated table

Unconfirmed

STRATEGIC IMPLICATIONS

Legislative Requirements

Council must adopt an Acceptable Requests Guideline pursuant to section 170A of the *Local Government Act 2009.*

Risk Management

If Council does not adopt the amended Acceptable Request Guideline, the existing guideline will remain active.

Financial

There are no financial implications associated with this report.

People

There are no people implications associated with this report.

Environmental

There are no environmental implications associated with this report.

Social

There are no social implications associated with this report.

Human Rights

There are no human rights implications from the adoption of the Acceptable Requests Priority Guideline.

Alignment with Council's Policy and Plans

This report aligns with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	1 July 2025	Feedback Provided during Councillor Briefing
Executive Leadership Team	31 March 2025	Feedback Provided

OPTIONS

Option One

That Council resolves to adopt the amended GOV-004-004-G Acceptable Requests Priority Guideline in Attachment 1.

Option Two

That Council resolves not to adopt the amended GOV-004-004-G Acceptable Requests Priority Guideline in Attachment 1.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/234

Moved by: **Cr Rowanne McKenzie**
Seconded by: **Cr Paul Bishop**

That Council resolves to adopt the amended GOV-004-004-G Acceptable Requests Priority Guideline in Attachment 1.

CARRIED 10/1

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

Cr Julie Talty voted AGAINST the motion.

Unconfirmed

Acceptable Requests Priority Guideline

Guideline Identifier:	GOV-004-004-G
Approved by:	General Meeting
Date of Approval:	13 September 2023
Effective Date:	13 September 2023
Review Date:	13 September 2026
Version:	10

Scope

This Guideline applies to the Mayor, Councillors and employees and relates specifically to requests by Councillors for advice or information in accordance with the *Local Government Act 2009* (the Act) and Council's Governance Policy GOV-004-P (A196640).

Service requests and matters of a routine operational nature are not classified as an acceptable request under the Act. The process for Councillors and employees to undertake for service requests and minor/routine and operational matters is outlined in this guideline as information only.

Administrative support for Councillors is excluded from this guideline.

Purpose

The Mayor and Councillors of Redland City Council will from time to time require advice or information from employees of Council to enable them to effectively carry out their duties and represent the interests of the community.

Section 170A of the *Local Government Act 2009* (the Act) states that –

(1) A councillor may ask a local government employee to provide advice to assist the councillor carry out his or her responsibilities under this Act.

(2) A councillor may, subject to any limits prescribed under a regulation, ask the chief executive officer to provide information, that the local government has access to, relating to the local government.

(3) If the advice or information requested under subsection (1) or (2) relates to a document, the requirement under subsection (9) to comply with the request includes a requirement to provide a copy of the document.

(4) Subsections (2) and (3) do not apply to information or a document-

(a) That is a record of the conduct tribunal; or

(b) That was a record of a former conduct review body; or

(c) If disclosure of the information or document to the councillor would be contrary to an order of a court or tribunal; or

(d) That would be privileged from production in a legal proceeding on the ground of legal professional privilege.

(5) A request of a councillor under subsection (1) or (2) is of no effect if the request does not comply with the acceptable requests guidelines.

(6) Subsection (5) does not apply to–

(a) The mayor; or

(b) The chairperson of a committee of the council if the request relates to the role of the chairperson.

Unconfirmed

Acceptable Requests Priority Guideline

(7) The acceptable requests guidelines are guidelines, adopted by resolution of the local government, about—

(a) the way in which a councillor may ask a local government employee for advice to help the councillor carry out his or her responsibilities under this Act; and

(b) reasonable limits on requests that a councillor may make

(8) In this section a local government employee includes a person prescribed under a regulation.

(9) The chief executive officer must comply with a request made to the chief executive officer under subsection (1) or (2)—

(a) within 10 business days after receiving the request; or

(b) if the chief executive officer reasonably believes it is not practicable to comply with the request within 10 business days—within 20 business days after receiving the request

(10) If the chief executive officer forms the belief mentioned in subsection (9)(b), the chief executive officer must give the councillor notice about the belief and the reasons for the belief within 10 business days after receiving the request.

(11) In this section— former conduct review body means a regional conduct review panel or the Local Government Remuneration and Discipline Tribunal under this Act as in force before the commencement of the Local Government (Councillor Complaints) and Other Legislation Amendment Act 2018, section 18.

The underpinning local government principles and Councillors' responsibilities under the Act are set out in Sections 4 and 12 respectively. The provisions of these sections require Councillors to act in the interests of the residents of the local government area, to ensure effective service delivery and to be accountable to the community for the performance of the local government.

Section 13 of the Act sets out the responsibilities of local government employees including efficient and effective management of public resources, excellence in service delivery and provision of sound and impartial advice.

Through these provisions, the Act recognises that Councillors need to have access to current and relevant information about the local government to enable them to carry out their responsibilities.

Employees recognise this need and understand that the provision of prompt, accurate information to Councillors will enhance Council's reputation in the community as an efficient, customer focused organisation.

Therefore, the purpose of this Guideline is to support good corporate governance in accordance with the local government principles by providing clear guidance for Councillors and employees to assist them in complying with the Act and serving the needs of our community.

Distinction between 'Advice' and 'Information'

'Advice' means the provision of knowledge or opinion by a Council employee to assist a Councillor to carry out their duties under the Act. For example, a Councillor may ask a Council employee to advise the Councillor on the status, and process to be followed for consideration, of an application made by a ratepayer to Council.

'Information' means information relating to Council that the local government has access to. It includes records and documents (in printed and electronic form) that Council possesses or can access. For example, a Councillor my ask for a copy of an application that was submitted by a ratepayer.

Unconfirmed

Acceptable Requests Priority Guideline

Types of Requests

Request for Advice or Information (except general information, routine matters or service requests)

- Councillors may request advice or information from the Chief Executive Officer (CEO) or General Manager.
- Requests for advice or information, where possible, are to be made in writing by email to acceptablerequests@redland.qld.gov.au. The request will be allocated to the relevant senior officer for actioning.
- Unless the information is generally in the public domain, any information or advice a Councillor receives pursuant to this policy is confidential and subject to section 171 of Act, Code of Conduct for Councillors in Queensland and Confidential Information and Reports Policy.
- Councillors shall not direct or attempt to direct any employee. The only exception to this is for the Mayor, who is entitled to direct the Chief Executive Officer in accordance with Section 170 of the Act.
- The CEO or General Manager may authorise provision of the requested assistance or information to all other Councillors if it is considered that such provision would be in the best interests of the Council and/or the community or if the request relates to a matter currently under consideration by Council. In doing so, the relevant authorising officer will advise the relevant Councillor of their intention to provide the information to all Councillors.
- Councillors shall not request their personal assets or their related person's personal assets to be used to provide information in case studies or examples.

Exceptions

A Councillor may not ask for advice or information that:

- Will place an unreasonable burden on Council's resources (the CEO or General Manager will advise a Councillor if the request will be an unjustifiable use of resources)
- Is a record of the Councillor Conduct Tribunal
- Is a record of a former conduct review body
- Is confidential under the Crime and Corruption Act 2001
- Would be contrary to an order of a court or tribunal
- Would be privileged from production in a legal proceeding on the grounds of legal professional privilege
- Is considered to be outside the scope of a Councillors' official duties

Response Times to Requests for Advice or Information

- Wherever possible, the actioning officer will endeavour to provide a response to a request for advice or information within three to 10 business days after receiving the request.
- If the matter is complex and it is not practicable to comply with the 10 business days, the matter must be actioned within 20 business days after receiving the request. The CEO or relevant General Manager will advise the Councillor of the extended timeframe within 10 business days from receiving the request.

Unconfirmed

Acceptable Requests Priority Guideline

Request for General Information and Routine Matters

- A Councillor may contact the CEO or General Manager to discuss routine or operational matters. This can be via phone, email (preferred) or through a Councillor Executive Support Officer.
- Councillors may contact a Councillor Executive Support Officer to locate general business information, minor/routine matters and records.
- For anything other than operational matters, minor/routine matters and general information, Councillors are to follow the process for Request for Advice or Information (except general information, routine matters or service requests) as above.
- Councillors' requests for assistance or information outside of normal business hours shall be made only to the CEO or General Manager. Councillors are encouraged to only seek assistance or information out of hours for matters of significant concern that should not be left to the next business day to resolve, e.g. imminent risk to community safety; an operational issue that immediately and significantly impacts residents' amenity or capacity to access services; or significant immediate risk to Council's reputation, etc. Where out of hours matters involve more operational issues, such as dog complaints or nuisance complaints, Councillors are to use the after-hours service through ICCC to report such matters and deal with the appropriate on-call officer.

Response Times to Operational Matters and General Information

- Wherever possible, where the information the Councillor is seeking is known to an employee or is readily available from a Council business system, the response will be provided either immediately or within two business days.
- If the request cannot be actioned with in two business days, the Councillor will be advised of the expected date of completion.

Service Requests

- Members of the community, in the first instance, should be encouraged to contact Council's ICCC to lodge a request for service or to discuss operational matters.
- A service request from a Councillor (either received from a resident or a divisional inspection), must be raised directly through the ICCC or a Councillor Executive Support Officer. The service request will be raised in the Customer Request System. ICCC will send the acknowledgement to the requestor and the actioning department will liaise directly with the requestor and provide any feedback if required.
- Service requests are not to be referred directly to any employee individually (except Councillor Executive Support Officers).
- Operational matters or enquiries that are customer related but are not a service request will be forwarded via email to the relevant officer for actioning.

Response Times for Service Requests

- Response times will be in accordance with timeframes set in the customer request system. All service request acknowledgements will advise of the timeframe for that specific request type.
- A Councillor Executive Support Officer may provide the Councillor with a report monthly of the status of requests that have been raised through the Councillor's office.

Councillors must conduct their personal normal resident/citizen business through the ICCC or other customer contact channels only. Normal resident/citizen business is classified as:

- Anything to do with a personal matter or property owned by a Councillor including but not limited to the below:

Unconfirmed

Acceptable Requests Priority Guideline

- enquiring about or paying rates, charges and fees
- lodging service requests relating directly to their property
- lodging complaints
- lodging applications
- animal registrations
- enquiring about or paying infringements

Request for Officers to attend Meetings

- A Councillor may request an employee to attend a meeting with a member(s) of the public where technical input, relevant background knowledge of the matter is necessary.
- Requests must be made through the CEO or General Manager in writing by email.
- Such requests shall be accompanied by reasonable lead time (at least five business days) and adequate supporting information so that the employee can attend the meeting with a solid understanding of the issue at hand and where appropriate a meeting can be established between the Councillor and employee.
- Meetings will be assessed and subject to operational workloads and priorities.

Response Times to Requests for Officers to attend Meetings

Wherever possible, the response will be provided as soon as practical depending on the notice of the meeting.

Communications

- Communications between Councillors and employees must be conducted in a respectful, reasonable and professional manner as outlined in the respective codes of conduct.
- Communications must:
  - Be conducted in accordance with the principles prescribed in Section 4(2) of the Act.
  - Comply with the law, Council Policies, Guidelines and Procedures.
  - Be conducted in good faith.

Definitions

Term	Definition
Advice	Means the provision of knowledge or opinion by a Council employee to assist a Councillor to carry out their duties under the Act. For example, a Councillor may ask a Council employee to advise the Councillor on the status, and process to be followed for consideration, of an application made by a ratepayer to Council.
Information	Means information relating to Council that the local government has access to. It includes records and documents (in printed and electronic form) that Council possesses or can access. For example, a Councillor my ask for a copy of an application that was submitted by a ratepayer.
Service Request	A request to undertake routine Council services ie" reporting a pot hole, missed bin service, maintenance requests.
Unreasonable Burden	A request or requirement that would place an excessive or disproportionate demand on council staff, time, or financial resources.

Unconfirmed

Acceptable Requests Priority Guideline

Reference Documents

GOV-003-P Confidential Information and Reports Policy (A2855251)
Corporate Information Resources Management Policy and Guideline, and Email Guideline.

Associated Documents

GOV-004-P Governance Policy (A196640)
PAC-001-SD Employees Code of Conduct (A196608)

Local Government Act 2009

Document Control

Only an ELT member (of the relevant Department/Group) can approve minor administrative amendments to this document.

Any requests to change the content of this document must be forwarded to relevant Service Manager(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Information

Version number	Date	Key Changes
2	July 2013	• Updated Designated Employees Register (Version 2)
3	May 2014	• Updated Designated Employees Register (Version 3) and minor administrative changes to the Guideline with no change to intent • Updated 'Office of the Mayor' details.
4	Nov 2015	• Updated Designated Employees Register
5	Aug 2018	• Updated Designated Employees Register
6	July 2019	• Updated Designated Employees Register • Changed Guideline number to be under Governance Policy (POL-3002) • Put in wording to advise that service requests are excluded from this guideline.
7	August 2020	• Removed Designated Employees Register from Guideline to separate document, to be maintained by each department • Administrative updates • Updated to new guideline template
8	April 2021	• Added new legislation • Added clause that exclude Administrative Support for Councillors from this Guideline • Added a clause for Councillors to not use their/their related persons personal assets to provide information for case studies and examples (OIA recommendation) • Reworded various sections – same intent • Updated hyperlinks to GOV-004-004-SD Designated Employee Register (A5697532)
9	August 2022	• Updated Designated Employees Register
10	September 2023	• Updated to include processes for all types of requests • Various administrative changes
11	June 2025	• Removal of Designated Employee Register • Inclusion of definition of unreasonable burden • Inclusion of section defining Advice and Information • Update of contact to be with CEO and General Managers only • Inclusion of new exceptions for Crime and Corruption and Public Interest Disclosure Acts

Uncontrolled

13.6 GOV-017-002-G COUNCILLOR BRIEFING SESSIONS AND WORKSHOPS (NON STATUTORY MEETINGS) PRIORITY GUIDELINE

Objective Reference: **A12278976**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Kristene Viller, Governance Services Manager**

Attachments: **1. GOV-017-002-G Councillor Briefing Sessions and Workshops Guideline ⇩**

PURPOSE

To adopt the updated Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline in Attachment 1.

BACKGROUND

The Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Guideline was last amended in July 2024. A review of this guideline was undertaken in June 2025 and was amended to provide clear operating guidelines associated with the management of Councillor briefing sessions and workshops. At this point the document was recommended to become a priority guideline, in line with Council's Policy Framework, and is now presented to be adopted by resolution of Council.

Below are the key changes:

- Workshop/Briefing session agendas and attendance will be published on Council's website.
- Where appropriate Councillors attending virtually are encouraged to use their cameras.
- Councillors unable to attend are encouraged to listen to the audio/video recordings.
- Councillors are requested to notify the Mayor or CEO if unable to attend or are running late or are required to leave the meeting.
- Non-Statutory Meetings now include site visits and tours.

Unconfirmed

ISSUES

The Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline provides direction for managing Councillor Briefing Sessions and Workshops and establishes protocols for the conduct of non-decision-making forums. It allows for strategic conversations between officers and councillors and is a tool to inform operational decisions that don't require Council resolutions.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements for non-statutory meetings.

Risk Management

If Council does not adopt the amended Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline, the existing guideline will remain active.

Financial

There are no financial implications associated with this report.

People

There are no people implications associated with this report.

Environmental

There are no environmental implications associated with this report.

Social

There are no social implications associated with this report.

Human Rights

There are no human rights implications from adoption of this guideline.

Alignment with Council's Policy and Plans

This report aligns with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	31 March 2025 and 1 July 2025	Feedback Provided during Councillor Briefing
Executive Leadership Team	31 March 2025	Feedback Provided

OPTIONS

Option One

That Council resolves to adopt the amended GOV-017-002-G Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline attached to this report.

Option Two

That Council resolves not to adopt the amended GOV-017-002-G Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline attached to this report.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/235

Moved by: **Cr Jason Colley**
Seconded by: **Cr Wendy Boglary**

That Council resolves to adopt the amended GOV-017-002-G Councillor Briefing Sessions and Workshops (Non-Statutory Meetings) Priority Guideline attached to this report.

CARRIED 11/0

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

Unconfirmed

Councillor Briefing Sessions and Workshops (Non Statutory Meetings) – Priority Guideline

Guideline Identifier:	GOV-017-002-G
Approved by:	Chief Executive Officer
Date of Approval:	** July 2024
Effective Date:	** July 2024
Review Date:	** July 2027
Version:	5

Scope

To provide clear operating guidelines associated with the management of Councillor Briefing Sessions and Workshops.

This Guideline assists with the management and content of Councillor Briefing Sessions and Workshops (non-statutory meetings, site visits and tours) and supports GOV-017-P Statutory and Non-Statutory Meetings of Council Policy (A3923657).

Purpose

To provide directions for managing Councillor Briefing Sessions and Workshops and establish protocols for the conduct of non-decision-making forums, which create an opportunity for:

- Councillors and employees (staff and contractors) to discuss matters and obtain and exchange information
- Councillors to otherwise inform themselves as to:
  - The implementation of previous decisions of Council.
  - The ongoing operations of Council.
  - Explore the possibilities and issues of future plans and strategies.

Unconfirmed

Actions and Responsibilities

Intent

- There are no formal decisions made at Councillor Briefing Sessions and Workshops.
- Enables officers to seek direction and guidance from Councillors on matters prior to presenting reports to General Meetings for decisions.
- Allows for strategic conversations between officers and councillors.
- To inform on operational decisions that don't require a council decision. Any matters requiring a Council decision (i.e., matters not able to be dealt with by delegated authority or administratively) will be considered at a General Meeting by resolution.

Ownership and Requirements

- The program for Councillor Briefing Sessions and Workshops will be managed by the Office of the CEO in consultation with the Mayor.

Councillor Briefing Sessions and Workshops (Non Statutory Meetings) – Priority Guideline

- Topics to be discussed in Briefing Sessions and Workshops will be based on the recommendation of officers based on operational need or where the majority of Councillors have requested a briefing or workshop on a particular topic, with approval of the Chief Executive Officer.
- Agendas and meeting attendance sheets will be published on Councils website at the conclusion of the workshop.
- Briefing Sessions and Workshops will have both a functional chair and a behavioural chair.
- The functional chair will be the appropriate ELT Member, or their delegate based on the topic being discussed. Officers (subject matter experts) will present the topic for discussion.
- The behavioural chair is the Mayor. The Mayor will encourage appropriate behaviour and monitor conduct to assist the workshop/briefing to be conducted in accordance with the Code of Conduct for Councillors in Queensland. In the physical absence of the Mayor, the Deputy Mayor will assume that responsibility. In the physical absence of both the Mayor and Deputy Mayor, another Councillor chosen by the Councillors present will assume that responsibility.
- There will be no formal minutes taken for Briefing Sessions or Workshops. Councillor Briefing Sessions and Workshops will be recorded and recordings made available on request via the Office of the CEO. Recordings and transcripts from the Briefing Sessions and Workshops will be stored electronically in the Office of the Chief Executive Officer.
- Recording of attendance and declarations of conflicts of interest will be managed by the Office of the CEO.
- Finance will continue to take notes during Budget Workshops.

  Key priorities explored are to be noted by the relevant staff and/or Councillors. Notes and recordings will be retained for reference only and will not be distributed to Councillors, staff or the public without the express approval of the Chief Executive Officer or unless required to be provided under a law.
- Councillor Briefing Sessions and Workshops are generally held bi-monthly where possible. Generally, on a Tuesday unless it is the week of the General Meeting, when the meeting will be held on the Monday preceding the General Meeting.
- The Office of the Chief Executive Officer will provide a list of forecasted topics to be discussed at Briefing Sessions and Workshops, so Councillors are able to manage conflicts of interest and appropriate approvals.

Participants

- Councillor Briefing Sessions and Workshops are to be attended by:
  - All Councillors. Noting the Code of Conduct for Councillors in Queensland requires Councillors to attend and participate meaningfully in all local government meetings, committee meetings, informal meetings, relevant workshops and training opportunities to assist them in fulfilling their roles. If a Councillor cannot attend or is running late or is required to leave workshop, it is requested that they notify the Mayor or the Chief Executive Officer before or during the Briefing Session or Workshop; and

Unconfirmed

Councillor Briefing Sessions and Workshops (Non Statutory Meetings) – Priority Guideline

- Relevant members of the Executive Leadership Team and any employees (staff and contractors) who are the subject matter experts in an item on the agenda.
- Attendance at Briefing Sessions and Workshops is to occur in person to the extent possible.
- When attending a session virtually, councillors are encouraged to keep their cameras on (where appropriate) to support active and meaningful engagement. Exceptions will be made under circumstances such as illness.
- Noting that Briefing Sessions and Workshops are confidential, if participating remotely, councillors must ensure that they are in a private and secure location that upholds the confidentiality of the discussions.
- It is the responsibility of Councillors who do not attend a Briefing Session or Workshops to listen to the recordings and obtain copies of tabled documents to ensure they are fully informed on the matters discussed.

- Councillor Briefing Sessions and Workshops are closed to the public, as they are not legislated decision-making forums.
- External people may attend Councillor Briefing Sessions and Workshops upon invitation.

Ethical Standards

- No delegated authority from the Council exists at the Councillor Briefing Sessions and Workshops.
- No decisions or implied decisions that bind the Council are to be made during Briefing Sessions and Workshops.
- Councillors and staff will be respectful of each other and behave in accordance with their respective codes of conduct.
- Councillor Briefing Sessions and Workshops (including site visits and tours) are to be treated as confidential.
- During a Councillor Briefing Session or Workshop Councillors must declare an interest in any matter being discussed in accordance with the relevant provisions of the *Local Government Act 2009*. This requirement recognises that discussions at Councillor Briefings and Workshops may influence a decision when deciding on a matter at a Council meeting.
  - A Councillor who has a Prescribed Conflict of Interest in a matter to be addressed in a Councillor Briefing or Workshop cannot attend the Briefing or Workshop for that agenda item.
  - A Councillor who has a Declarable Conflict of Interest in a matter to be addressed in a Councillor Briefing or Workshop cannot attend the Briefing or Workshop for that agenda item unless the local government has previously approved their participation in that matter under the provisions of the legislation.
  - Where practicable all interests are to be declared to the Chief Executive Officer prior to the Councillor Briefing or Workshop by completing the appropriate declaration of interest form for non-statutory meetings. Councillors are still required to declare these interests at the Councillor Briefing or Workshop and if applicable, advise at which General Meeting they

Unconfirmed

Councillor Briefing Sessions and Workshops (Non Statutory Meetings) – Priority Guideline

were provided approval to participate in the matter. This will ensure that a transparent and effective process is maintained, and the ethical and legal behaviour of Councillors and local government employees is upheld.

Definitions

Nil.

Reference Documents

This Guideline has been developed to support the application and administration of the GOV-017-P Statutory and Non-Statutory Meetings of Council Policy (A3923657).

Associated Documents

The documents listed below support this guideline and should be referred to for specific information on related matters:

Local Government Act 2009
Local Government Regulation 2012
Right to Information Act 2009
Information Privacy Act 2009

Code of Conduct for Councillors in Queensland
Employee Code of Conduct

Document Control

The Chief Executive Officer can approve routine amendments to these Guidelines that do not alter the intent of the Councillor Briefing Sessions and Workshops. Please forward any requests to change the content of this document to the Chief Executive Officer.

Any requests to change the content of this document must be forwarded to the Governance Service Manager.

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Information

Version Number	Date	Key Changes
1	April 2018	• New Guideline
2	June 2019	• Insert Declaration of Interest provisions • Changed title and wording to Councillor Briefing Sessions and Workshops
3	March 2022	• Change to declarations of interest • Change to frequency of meetings • Minor change to scope

Unconfirmed

Councillor Briefing Sessions and Workshops (Non Statutory Meetings) – Priority Guideline

Version Number	Date	Key Changes
		• Change of officer for change requests to Governance Service Manager • Added all Councillors are to attend and to notify the Mayor if they cannot attend a Briefing Session or Workshop • Added the OCEO will provide a forecasted list of topics so Councillors can manage COIs and appropriate approvals
4	May 2023	• Added – Paragraphs regarding the chairing of Briefing Sessions and Workshops.
5	July 2024	• Added 'site visits and tours' under purpose and ethical standards sections
6	May 2025	• Removed Mayor as Chair of Budget Workshop • Updated to include the publishing of agenda and attendance on website • Updated intent to include officers seeking direction and guidance, to inform of operational decisions and to allow for strategic conversations • Updated Roles and Responsibilities – added if attending virtually cameras must be on, must be in a secure location to support confidentiality. • Added in that the Mayor is the behavioural chair of the meeting and council officers are the functional chair

Unconfirmed

13.7 MAKING AMENDING SUBORDINATE LOCAL LAW NO.1 (SUBORDINATE LOCAL LAW NO. 1.9 (OPERATION OF CEMETERIES)2015) 2025

Objective Reference: **A12274034**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Kristene Viller, Governance Services Manager**

Attachments:
1. **Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025** ⇩
2. **Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015** ⇩

PURPOSE

To present the results of the community consultation process that was undertaken for *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015,* and to proceed with the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025.*

BACKGROUND

At the General Meeting held on 21 May 2025, Council resolved to undertake community consultation on proposed changes to *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015.*

Amendments are intended to enhance governance of the Redlands community and improve operational outcomes through managing risks within the community.

Please note that in the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* (Attachment 1) the only changes made are to:

Section	Amendment
Schedule 1, Part 5(1)(b)	Change condition to require the approval holder to keep records of the location of burials and provide to Council on request rather than providing to Council prior to any burial or cremation.
Schedule 1, Part 5(2)	Remove reference to outside hours
Schedule 1, Part 6(3)(g)	Remove 'standards for coffins'
Schedule 1, Part 6(3)(h)-(i)	Renumber to (g) – (h)
Schedule 3	Remove definition of memorial

ISSUES

State Interest Checks

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on Subordinate Local Laws.

Public Interest Review

The *Local Government Act 2009* requires that any Subordinate Local Law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

Unconfirmed

The *Local Government Regulation 2012* provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (Guidelines).

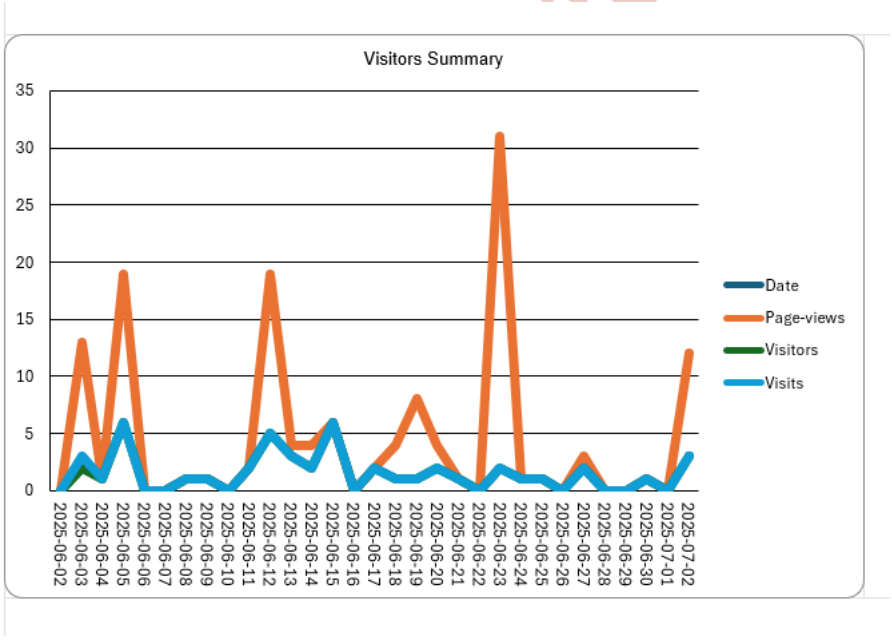
Review of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* found that the proposed amendment did not create an anti-competitive provision.

Community Consultation

Community Consultation was undertaken on *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* between 4 June 2025 and 2 July 2025. The consultation was conducted at Inform Level in accordance with the IAP2 Standards. Inform level public participation is not a consultation and is used as a means to provide the public with balanced and objective information to assist them in understanding the change in the local law but does not seek submissions regarding the change.

During the engagement period the following results were captured:

- 47 total visits to the page
- 36 unique visitors
- 14 participants informed (people that performed an action on the page e.g. download a document or clicked on the FAQs)



No comments or feedback was received.

Local Law Implementation

Should Council make the Subordinate Local Law attached to this report, notice must be given to the public within one month, through publication in the Queensland Government Gazette and on Council's website. The law comes into effect on either the date published in the gazette or a date nominated by Council in the Subordinate Local Law.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* Chapter 3, Part 1, provides power for local governments to make and enforce local laws and set the framework that the local government must adhere to. Council has adopted a Local Law Making Process that is consistent with the *Local Government Act 2009* provisions. This process has been followed in the making of Subordinate Local Law attached to this report.

The Subordinate Local Law has been drafted in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Law issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992.*

Part D of Council's adopted Local Law Making Process sets out the required steps for making the Amending Instrument. The first six steps in the Local Law Making Process involve making the Amending Instrument and steps seven to ten relate to notifying the public and Minister about the Amending Instrument

Risk Management

The risks associated with amending the Subordinate Local Law were managed by:

a) Ensuring the process to amend the Subordinate Local Law is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process.

b) Comprehensive internal stakeholder engagement to ensure the Subordinate Local Law will promote effective governance to the community.

c) Review of the identified anti-competitive provisions identified and adhering to the National Competition Policy Guidelines

Financial

The costs of drafting the Subordinate Local Law and publications are funded through existing budget allocations within the Ethics and Integrity Unit.

People

The Subordinate Local Law will have impacts for the Cemeteries and Interment Services team resource levels, it is anticipated this will be absorbed into current budget allocations.

Environmental

There are no environmental implications from the content of this report.

Social

Local Government provides for the good governance of the local government area through its local laws. The Subordinate Local Law attached to this report has the potential to impact members of the Redlands Coast community.

The community was provided the opportunity to make comment on the changes as part of the community consultation.

Human Rights

There are no Human Rights implications from the amendments to the Subordinate Local Laws attached to this report.

Unconfirmed

Alignment with Council's Policy and Plans

The process for making the proposed Subordinate Local Laws is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* goal for Strong Communities – Laws and Regulations.

As outlined above, the amendments will ensure alignment with council plans and policies.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Group Manager Corporate Governance	May 2025 – July 2025	Approved reports
Senior Adviser Cemeteries and Internment Services	January – May 2025	Participated in meetings to review the current in force law and suggest amendments
Senior Adviser Local Laws and Learning	January – July 2025	Coordinated the local law review, prepared community consultation plan
Governance Service Manager	January – July 2025	Drafted Amendments, Conducted Anti-Competitive Checks, Prepared Amending Local Laws, reviewed community consultation results
Senior Adviser Communication, Marketing and Engagement	May 2025 – July 2025	Facilitated the Community Consultation activities

OPTIONS

Option One

That in accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. To note the Community Consultation Feedback contained in this report.
2. To proceed:
   a) As advertised with the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025*.
   b) To make *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* (Attachment 1).
   c) To adopt the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* (Attachment 2).
   d) To give notice of the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* by publication in the Queensland Government Gazette.
3. To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

Unconfirmed

Option Two

That in accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. To note the Community Consultation Feedback contained in this report.
2. To not make *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025*.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/236

Moved by: **Cr Tracey Huges**
Seconded by: **Cr Wendy Boglary**

That in accordance with Council's Local Law Making Process adopted on 20 March 2019; pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. **To note the Community Consultation Feedback contained in this report.**
2. **To proceed:**
   a) **As advertised with the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025*.**
   b) **To make *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* (Attachment 1).**
   c) **To adopt the consolidated version of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* (Attachment 2).**
   d) **To give notice of the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* by publication in the Queensland Government Gazette.**
3. **To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.**

CARRIED 11/0

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

Unconfirmed

Amending Subordinate Local Law No. 1

(Subordinate Local Law No. 1.9

(Operation of Cemeteries) 2015) 2025

Unconfirmed

It is hereby certified that this a true and correct copy of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 20 August 2025.

L. Rusan
Chief Executive Officer

Redland City Council

Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025

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2 Object 1

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4 Amendment of Sch 1 (Operation of accommodation parks) 1

Unconfirmed

Redland City Council Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025

Part 1 Preliminary

1 Short title

This amending local law may be cited as *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025*.

2 Object

The object of this amending subordinate local law is to amend *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* to remove the requirement to provide the local government notice prior to a burial or cremation and replace with requirement to maintain records and other minor administrative amendments.

3 Commencement

This amending subordinate local law commences on the date of publication of the notice of the making of *Amending Subordinate Local Law No. 1 (Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015) 2025* in the gazette.

Unconfirmed

Part 2 Amendment of Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015

4 Amendment of Sch 1 (Operation of cemeteries)

(1) Schedule 1, section 5(1)(b)—

Omit; insert –

Keep records of the location of all burials and provide to the local government upon request; and.

(2) Schedule 1, section 5(2)—

Omit; insert –

A burial, cremation or other disposal at the cemetery must not be carried out when the cemetery is not open to the public.

(3) Schedule 1, section 6(3)(g)—

Omit.

(4) Schedule 1, section 6(3)(h) – (i)—
renumber as section 6(3)(g) –(h).

(5) Schedule 3—
Omit – definition of memorial

Unconfirmed

Redland City Council

Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015

Unconfirmed

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 20 August 2025

L. Rusan
Chief Executive Officer

Redland City Council

Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015

Contents

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Schedule 1 Operation of cemeteries....4

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Unconfirmed

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.9 (Operation of Cemeteries) 2015*.

2 Purpose and how it is to be achieved

(1) The purpose of this subordinate local law is to supplement *Local Law No. 1 (Administration) 2015* which provides for a legal and procedural framework for the administration, implementation and enforcement of the local government's local laws, subordinate local laws and other regulatory powers, and for miscellaneous administrative matters.

(2) The purpose is to be achieved by providing for—

(a) various matters regarding the granting of approvals for prescribed activities; and

(b) further specification of the definitions relevant to various prescribed activities.

(3) In particular, the purpose of this subordinate local law is to supplement the legal and procedural framework for the prescribed activity named in schedule 1, section 1.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 1 (Administration) 2015* (the ***authorising local law***).

4 Definitions

(1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.

(2) The dictionary in schedule 3 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

5 Matters regarding the prescribed activity—Authorising local law, ss 6(3), (4), 8(2)(a), 9(1)(d), 10(3), 12, 13(a), 14(1)(a)

(1) Schedule 1—

(a) names a prescribed activity in section 1; and

(b) prescribes the matters specified in this section for the prescribed activity.

(2) For section 6(3) of the authorising local law, it is declared that section 6(2) of the authorising local law does not apply to the particular activities stated in section 2 of schedule 1.

Unconfirmed

(3) For section 6(4) of the authorising local law, it is declared that the prescribed activity named in section 1 of schedule 1 is a category 2 activity.

(4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 2 of schedule 1.

(5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.

(6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.

(7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.

(8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.

(9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.

(10) For section 12 of the authorising local law, in Table 1 of schedule 1—

(a) column 1 lists the application requirements for which the local government may accept as evidence the certificate of a third party certifier; and

(b) column 2 lists the individuals or organisations that are declared to be third party certifiers for the corresponding application requirement in column 1; and

(c) column 3 lists the qualifications that are necessary for an individual or organisation to be a third party certifier for the corresponding application requirement in column 1.

Unconfirmed

6 Approvals that are non-transferable—Authorising local law, s 15(2)

For section 15(2) of the authorising local law, it is declared that the categories of approval listed in schedule 2 are non-transferable.

Schedule 1 Operation of cemeteries

Section 5

1. Prescribed activity

Operation of cemeteries.

2. Activities that do not require an approval under the authorising local law

No activities stated.

3. Documents and materials that must accompany an application for an approval

(1) Details of the proposed cemetery including—

(a) a site plan; and

(b) the proposed number of grave sites; and

(c) the proposed hours of operation.

(2) Details of the proposed administration and management of the proposed cemetery.

(3) If the application for an approval does not relate to a local government cemetery and the applicant is not the owner of the premises on which the prescribed activity is to be undertaken — the written consent of the owner of the premises.

4. Additional criteria for the granting of an approval

(1) The operation of the prescribed activity must not result in—

(a) harm to—

(i) human health; or

(ii) safety; or

(b) personal injury; or

(c) a loss of amenity; or

(d) a nuisance.

(2) The proposed administration and management of the cemetery must be appropriate.

5. Conditions that must be imposed on an approval

(1) The approval holder must—

(a) keep the cemetery open to the public during particular hours as specified by the local government; and

(b) keep records of the location of all burials and provide to the local government upon request; and

Unconfirmed

(c) ensure that an appropriate identifying plaque is placed on or adjacent to the place of each disposal until an appropriate memorial to the deceased is erected or installed.

(2) A burial, cremation or other disposal at the cemetery must not be carried out when the cemetery is not open to the public.

(3) A person must not reopen a grave, or exhume a body or the remains of a body buried in the cemetery other than—

(i) under the authority of an approval under the *Coroners Act 2003* and on the production of the approval; and

(ii) with the approval of the local government (under the subordinate local law regulating activities regarding human remains, if applicable).

(4) All remains in the cemetery must be enclosed in a coffin or other form or container appropriate to the form of disposal.

6. Conditions that will ordinarily be imposed on an approval

(1) The approval holder must take specified measures to—

(a) prevent harm to the health and safety of persons who may be involved in, or affected by, the undertaking of the prescribed activity; and

(b) prevent personal injury, property damage or a loss of amenity resulting from the undertaking of the prescribed activity.

(2) The approval holder must—

(a) take out and maintain specified insurance indemnifying a person who may suffer personal injury, loss or damage as a result of the undertaking of the prescribed activity; and

(b) give the local government specified indemnities.

(3) The local government may regulate—

(a) the position of grave sites; and

(b) periods of leases for grave sites; and

(c) requirements for the proper maintenance of memorials and other buildings and structures in the cemetery; and

(d) the hours when the cemetery may be open to the public; and

(e) the hours when a burial, cremation or disposal may take place in the cemetery; and

(f) standards for the minimum depth, size and other dimensions of graves and grave sites; and

(g) the number of bodies which may be buried in a single grave; and

(h) the keeping of burial records.

Unconfirmed

7. Term of an approval

(1) The term of an approval must be determined by the local government having regard to the information submitted by the applicant.

(2) The term of the approval must be specified in the approval.

8. Term of renewal of an approval

(1) The term for which an approval may be renewed or extended must be determined by the local government having regard to the information submitted by the approval holder.

(2) If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

Table 1 – Third party certification

Column 1 Application requirement	Column 2 Individuals or organisations that are third party certifiers	Column 3 Qualifications necessary to be a third party certifier
No application requirement stated.		

Unconfirmed

Schedule 2 Categories of approval that are non-transferable

Section 6

Each approval for the prescribed activity named in schedule 1, section 1 is transferable.

Unconfirmed

Schedule 3 Dictionary

Section 4

Unconfirmed

13.8 MAKING AMENDING SUBORDINATE LOCAL LAW NO. 2 (SUBORDINATE LOCAL LAW NO. 1.13 (UNDERTAKING REGULATED ACTIVITIES REGARDING HUMAN REMAINS) 2015) 2025

Objective Reference: **A12274405**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Kristene Viller, Governance Services Manager**

Attachments:

1. **Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025** ⇩
2. **Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015** ⇩

PURPOSE

To present the results of the community consultation process that was undertaken for *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* and to proceed with the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025.*

BACKGROUND

At the General Meeting held on 21 May 2025, Council resolved to undertake community consultation on proposed changes to *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015.*

Amendments are intended to enhance governance of the Redlands community and improve operational outcomes through managing risks within the community.

Please note that in the consolidated version of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* (Attachment 2) the only changes made are to:

Section	Amendment
Schedule 1, Part 3(7)(c)	Insert "if no marker, provision of GPS data to identify the location"
Schedule 1, Part 3(7)(c)	Renumber to (d)
Schedule 1, Part 4(c)	Reword provision to include express wishes of relatives of the deceased

ISSUES

State Interest Checks

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on Subordinate Local Laws.

Public Interest Review

The *Local Government Act 2009* requires that any Subordinate Local Law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

Unconfirmed

The *Local Government Regulation 2012* provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (Guidelines).

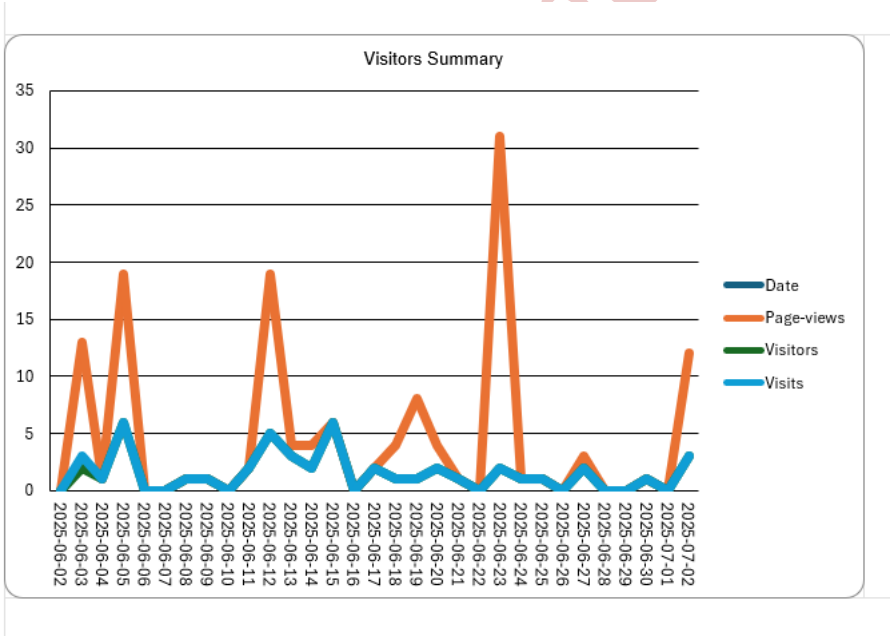
Review of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* found that the proposed amendment did not create an anti-competitive provision.

Community Consultation

Community Consultation was undertaken on *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* between 4 June 2025 and 2 July 2025. The consultation was conducted at Inform Level in accordance with the IAP2 Standards. Inform level public participation is not a consultation and is used as a means to provide the public with balanced and objective information to assist them in understanding the change in the local law but does not seek submissions regarding the change.

During the engagement period the following results were captured:

- 47 total visits to the page
- 36 unique visitors
- 14 participants informed (people that performed an action on the page e.g. download a document or clicked on the FAQs)



No comments or feedback was received.

Local Law Implementation

Should Council make the Subordinate Local Law attached to this report, notice must be given to the public within one month, through publication in the Queensland Government Gazette and on Council's website. The law comes into effect on either the date published in the gazette or a date nominated by Council in the Subordinate Local Law.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* Chapter 3, Part 1, provides power for local governments to make and enforce local laws and set the framework that the local government must adhere to. Council has adopted a Local Law Making Process that is consistent with the *Local Government Act 2009* provisions. This process has been followed in the making of Subordinate Local Law attached to this report.

The Subordinate Local Law has been drafted in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Law issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992.*

Part D of Council's adopted Local Law Making Process sets out the required steps for making the Amending Instrument. The first six steps in the Local Law Making Process involve making the Amending Instrument and steps seven to ten relate to notifying the public and Minister about the Amending Instrument

Risk Management

The risks associated with amending the Subordinate Local Law were managed by:

a) Ensuring the process to amend the Subordinate Local Law is in accordance with legislative standards and the adopted Redland City Council Local Law Making Process.

b) Comprehensive internal stakeholder engagement to ensure the Subordinate Local Law will promote effective governance to the community.

c) Review of the identified anti-competitive provisions identified and adhering to the National Competition Policy Guidelines

Financial

The costs of drafting the Subordinate Local Law and publications are funded through existing budget allocations within the Ethics and Integrity Unit.

People

The Subordinate Local Law will have impacts for the Cemeteries and Interment Services team resource levels, it is anticipated this will be absorbed into current budget allocations.

Environmental

There are no environmental implications from the content of this report.

Social

Local Government provides for the good governance of the local government area through its local laws. The Subordinate Local Law attached to this report has the potential to impact members of the Redlands Coast community.

The community was provided the opportunity to make comment on the changes as part of the community consultation.

Human Rights

There are no Human Rights implications from the amendments to the Subordinate Local Laws attached to this report.

Unconfirmed

Alignment with Council's Policy and Plans

The process for making the proposed Subordinate Local Laws is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* goal for Strong Communities – Laws and Regulations.

As outlined above, the amendments will ensure alignment with council plans and policies.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Group Manager Corporate Governance	May 2025 – July 2025	Approved reports
Senior Adviser Cemeteries and Internment Services	January – May 2025	Participated in meetings to review the current in force law and suggest amendments
Senior Adviser Local Laws and Learning	January – July 2025	Coordinated the local law review, prepared community consultation plan
Governance Service Manager	January – July 2025	Drafted Amendments, Conducted Anti-Competitive Checks, Prepared Amending Local Laws, reviewed community consultation results
Senior Adviser Communication, Marketing and Engagement	May 2025 – July 2025	Facilitated the Community Consultation activities

OPTIONS

Option One

That in accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. To note the Community Consultation Feedback contained in this report.
2. To proceed:
   a) As advertised with the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025*.
   b) To make *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025* (Attachment 1).
   c) To adopt the consolidated version of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* (Attachment 2).
   d) To give notice of the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025* by publication in the Queensland Government Gazette.
3. To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

Unconfirmed

Option Two

That in accordance with Council's Local Law Making Process adopted on 20 March 2019, pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. To note the Community Consultation Feedback contained in this report.
2. To not make *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025*.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/237

Moved by: **Cr Tracey Huges**
Seconded by: **Cr Wendy Boglary**

That in accordance with Council's Local Law Making Process adopted on 20 March 2019; pursuant to section 29 of the *Local Government Act 2009*, Council resolves as follows:

1. To note the Community Consultation Feedback contained in this report.

2. To proceed:

a) As advertised with the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025*.

b) To make *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025* (Attachment 1).

c) To adopt the consolidated version of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* (Attachment 2).

d) To give notice of the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025* by publication in the Queensland Government Gazette.

3. To authorise the Chief Executive Officer to make any necessary administrative and formatting amendments prior to gazettal.

CARRIED 11/0

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

Unconfirmed

Redland
CITY COUNCIL

Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025

Unconfirmed

It is hereby certified that this a true and correct copy of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025*
made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland,
by resolution dated 20 August 2025

_____

L. Rusan
Chief Executive Officer

Redland City Council

Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025

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Unconfirmed

Redland City Council Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025

Part 1 Preliminary

1 Short title

This amending local law may be cited as *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025*.

2 Object

The object of this amending subordinate local law is to amend *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015* to clarify the documents and materials that must accompany and application for an approval and the additional criteria for the granting of an approval.

3 Commencement

This amending subordinate local law commences on the date of publication of the notice of the making of *Amending Subordinate Local Law No. 2 (Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015) 2025* in the gazette.

Unconfirmed

Part 2 Amendment of Subordinate Local Law No. 1.13 (Undertaking Regulated Activities Regarding Human Remains) 2015

4 Amendment of Sch 1 (Undertaking regulated activities regarding human remains)

(1) Schedule 1, section 3(7)(c)—

Renumber as section 3(7)(d).

(2) Schedule 1, section 3(7)(c)—

Insert

'if no marker, provision of GPS data to identify the location'.

(3) Schedule 1, section 4(c)—

Omit, insert –

If the prescribed activity involves the opening of a grave in order to bury another deceased person in the grave – comply with the expressed wishes of each of the deceased and the relatives of the deceased.

Unconfirmed

Redland City Council

Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015

Unconfirmed

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated 20 August 2025

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L. Rusan

Chief Executive Officer

Redland City Council

Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015

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Unconfirmed

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 1.13 (Undertaking Regulated Activities regarding Human Remains) 2015*.

2 Purpose and how it is to be achieved

(1) The purpose of this subordinate local law is to supplement *Local Law No. 1 (Administration) 2015* which provides for a legal and procedural framework for the administration, implementation and enforcement of the local government's local laws, subordinate local laws and other regulatory powers, and for miscellaneous administrative matters.

(2) The purpose is to be achieved by providing for—

(a) various matters regarding the granting of approvals for prescribed activities; and

(b) further specification of the definitions relevant to various prescribed activities.

(3) In particular, the purpose of this subordinate local law is to supplement the legal and procedural framework for the prescribed activity named in schedule 1, section 1.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 1 (Administration) 2015 (*the ***authorising local law***).

4 Definitions

(1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.

(2) The dictionary in schedule 3 defines particular words used in this subordinate local law.

Part 2 Approval for prescribed activity

5 Matters regarding the prescribed activity—Authorising local law, ss 6(3), (4), 8(2)(a), 9(1)(d), 10(3), 12, 13(a), 14(1)(a)

(1) Schedule 1—

(a) names a prescribed activity in section 1; and

(b) prescribes the matters specified in this section for the prescribed activity.

(2) For section 6(3) of the authorising local law, it is declared that section 6(2) of the authorising local law does not apply to the particular activities stated in section 2 of schedule 1.

Unconfirmed

(3) For section 6(4) of the authorising local law, it is declared that the prescribed activity named in section 1 of schedule 1 is a category 2 activity.

(4) For section 8(2)(a) of the authorising local law, the documents and materials that must accompany an application for approval for the prescribed activity are stated in section 3 of schedule 1.

(5) For section 9(1)(d) of the authorising local law, the local government may only grant an approval for the prescribed activity if it is satisfied the proposed operation and management of the activity would be consistent with the additional criteria prescribed in section 4 of schedule 1.

(6) For section 10(3) of the authorising local law, the conditions that must be imposed on an approval for the prescribed activity are stated in section 5 of schedule 1.

(7) For section 10(3) of the authorising local law, the conditions that will ordinarily be imposed on an approval for the prescribed activity are stated in section 6 of schedule 1.

(8) For section 13(a) of the authorising local law, the term of an approval for the prescribed activity is provided for in section 7 of schedule 1.

(9) For section 14(1)(a) of the authorising local law, the further term for renewal or extension of an approval for the prescribed activity is provided for in section 8 of schedule 1.

(10) For section 12 of the authorising local law, in Table 1 of schedule 1—

(a) column 1 lists the application requirements for which the local government may accept as evidence the certificate of a third party certifier; and

(b) column 2 lists the individuals or organisations that are declared to be third party certifiers for the corresponding application requirement in column 1; and

(c) column 3 lists the qualifications that are necessary for an individual or organisation to be a third party certifier for the corresponding application requirement in column 1.

6 Approvals that are non-transferable—Authorising local law, s 15(2)

For section 15(2) of the authorising local law, it is declared that the categories of approval listed in schedule 2 are non-transferable.

Unconfirmed

Schedule 1 Undertaking regulated activities regarding human remains

Section 5

1. Prescribed activity

Undertaking regulated activities regarding human remains, including undertaking 1 or more of the following activities—

(a) disturbance of human remains buried outside a cemetery; and

(b) burial or disposal of human remains (excluding cremated remains) outside a cemetery; and

(c) disturbance of human remains in a local government cemetery.

2. Activities that do not require an approval under the authorising local law

No activities stated.

3. Documents and materials that must accompany an application for an approval

(1) Details of the burial site, niche or other place or proposed burial site, niche or other place at which the human remains are buried or placed, or are proposed to be buried or placed.

(2) Evidence of the applicant's relationship (if any) with the deceased.

(3) A certified copy of each approval required (including authority under the *Coroners Act 2003* (if applicable)) for the undertaking of the prescribed activity.

(4) Details of how and when the prescribed activity is to be undertaken.

(5) A certified copy of the death certificate of the deceased person.

(6) If the prescribed activity is the disturbance of human remains buried outside a cemetery—

(a) a written statement of the reasons for the proposed disturbance; and

(b) the written agreement of the owner of, and anyone else with a registered interest in, the land on which the remains are buried.

(7) If the prescribed activity is the burial or disposal of human remains outside a cemetery—

(a) a written statement of how and when the remains are proposed to be disposed of or buried; and

(b) the written agreement of the owner of, and anyone else with a registered interest in, the land on which the remains are to be buried or placed to the disposal of the remains on the land; and

(c) If no marker, provision of GPS data to identify the location; and

(d) details of the nature of the ceremony (if any) to be conducted at the time of the burial or disposal.

Unconfirmed

(8) If the prescribed activity is the disturbance of human remains in a local government cemetery—

(a) a written statement of the reasons for the proposed disturbance; and

(b) the written approval of the cemetery management.

4. Additional criteria for the granting of an approval

The undertaking of the prescribed activity must—

(a) not result in—

(i) harm to health or safety; or

(ii) personal injury; or

(iii) nuisance; or

(iv) a loss of amenity; and

(b) comply with the expressed wishes of each of the deceased and the relatives of the deceased; and

(c) if the prescribed activity involves the opening of a grave in order to bury another deceased person in the grave—comply with the expressed wishes of each of the deceased and the relatives of the deceased.

5. Conditions that must be imposed on an approval

No conditions stated.

6. Conditions that will ordinarily be imposed on an approval

(1) The approval holder must undertake the prescribed activity at a particular time, or during a particular period.

(2) Any spillage of waste, a contaminant or another material must—

(a) be cleaned up immediately; and

(b) not be cleaned up by hosing, sweeping or otherwise releasing the waste, contaminant or material to any stormwater system or other waters.

(3) The approval holder must take specified measures to—

(a) prevent harm to the health or safety of persons who may be involved in, or effected by, the undertaking of the prescribed activity; and

(b) prevent personal injury, property damage or loss of amenity resulting from the undertaking of the prescribed activity; and

(c) ensure that there is compliance with the provisions of each local government Act which regulates the undertaking of the prescribed activity.

(4) If the prescribed activity is the disturbance of human remains buried outside a cemetery—

Unconfirmed

(a) the approval holder must permit an authorised person to inspect the site at any time either before or after the disturbance; and

(b) the approval holder must prepare the site in accordance with particular standards as directed by the local government; and

(c) the prescribed activity must be undertaken by a qualified undertaker.

(5) If the prescribed activity is the burial or disposal of human remains outside a cemetery—

(a) the approval holder must ensure that an appropriate identifying memorial is placed on or adjacent to the place of the burial or disposal; and

(b) if a development approval is required under the *Planning Act 2016* to erect or install a memorial—the approval holder must not erect or install the memorial without the required development approval.

(6) If the prescribed activity is the disturbance of human remains in a local government cemetery—

(a) the prescribed activity must be undertaken by a qualified undertaker; and

(b) the approval holder must prepare the site in accordance with particular standards as directed by the local government.

7. Term of an approval

(1) The term of an approval must be determined by the local government having regard to the information submitted by the applicant.

(2) The term of the approval must be specified in the approval.

8. Term of renewal of an approval

(1) The term for which an approval may be renewed or extended must be determined by the local government having regard to the information submitted by the approval holder.

(2) If the local government grants the application, the local government must specify in the written notice, the term of the renewal or extension.

Table 1 – Third party certification

Column 1 Application requirement	Column 2 Individuals or organisations that are third party certifiers	Column 3 Qualifications necessary to be a third party certifier
No application requirement stated		

Unconfirmed

Schedule 2 Categories of approval that are non-transferable

Section 6

Every approval for the prescribed activity named in schedule 1, section 1 is non-transferable.

Unconfirmed

Schedule 3 Dictionary

Section 4

development approval has the meaning given in the *Planning Act 2016*.

memorial includes—

(a) a headstone; and

(b) an inscribed plaque or commemorative plate; and

(c) monumental, ornamental or other structures erected on a grave site; and

(d) anything else erected or placed to mark the site where human remains have been buried or placed, or to commemorate a deceased person.

qualified undertaker means a person who carries on the business of disposing of human remains.

Unconfirmed

13.9 COMMUNITY CONSULTATION SUBORDINATE LOCAL LAW 5 (PARKING) 2015

Objective Reference: **A12317909**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Jo Costin, Senior Adviser Local Laws & Learning**

Attachments:
1. **Draft Subordinate Local Law No.5 (Parking) 2015** ⇩
2. **Community Consultation Activity Plan** ⇩

PURPOSE

To seek approval to undertake community consultation for proposed amendments to *Subordinate Local Law No. 5 (Parking) 2015.*

BACKGROUND

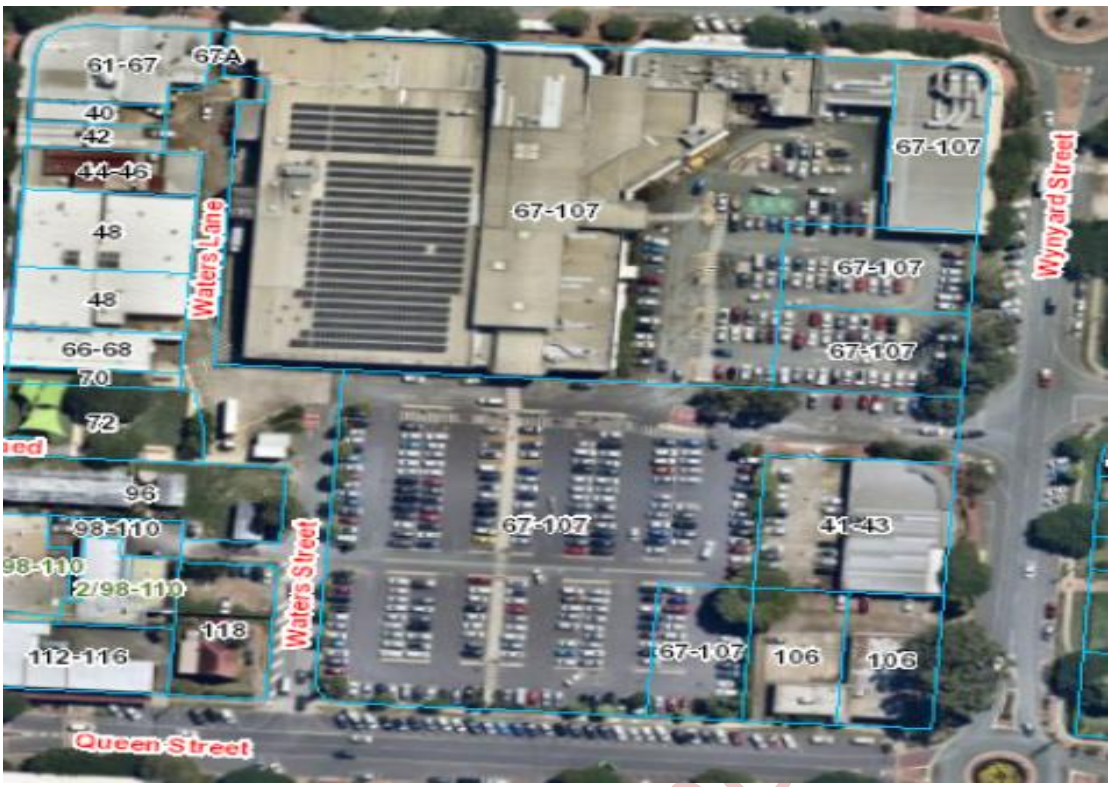
At the General Meeting of 21 May 2025 (Item 13.6), Council approved the commencement of a full review of *Subordinate Local Law No. 5 (Parking) 2015* as a result of a request from 'Haben Group Pty Ltd', the owners of Stocklands Cleveland, seeking to enter into an Agreement with Council to regulate parking in accordance with section 104 of the *Transport Operations (Road Use Management) Act 1995.*

ISSUES

A Regulated Parking Agreement has been received from Haben Group Pty Ltd, the owner of the land described below, for Council to regulate parking at the following properties:

- Lot 11 on SP297227 more particularly known as 67-107 Middle Street, Cleveland 4163 (South Mall)
- Lot 5 on RP63019 more particularly known as 67-107 Middle Street, Cleveland 4163 (South Mall)
- Lot 2 on RP196481 located at 67-107 Middle Street, Cleveland 4163 (South Mall)
- Lot 4 on RP1699 located at 67-107 Middle Street, Cleveland 4163 (South Mall)
- Lot 3 on RP1699 located at 67-107 Middle Street, Cleveland 4163 (South Mall)
- Lot 1 on RP905194 located at 100 Middle Street, Cleveland 4163 (North Mall).

Unconfirmed



In order for Council to undertake the compliance activity, the additional car parks need to be added to the list of regulated off-street parking areas in Schedule 2 of *Subordinate Local Law No. 5 (Parking) 2015*.

Please note that in the consolidated version of Subordinate Local Law No. 5 (Parking) 2015 (Attachment 1) the only changes made are to:

Section	Amendment
Schedule 2, Part 1, Section 2, Cleveland	Included South Mall off-street car park (carpark near Woolworths)
Schedule 2, Part 1, Section 2, Cleveland	Included North Mall off-street car park (carpark underneath Coles – Level 1)
Schedule 2, Part 1, Section 2, Cleveland	Included North Mall off-street car park (carpark underneath Coles – Basement level)

State Interest Checks

Section 29A of the *Local Government Act 2009* does not require state interest checks to be completed on subordinate local laws.

Anti-Competitive Provisions

The *Local Government Act 2009* requires that any subordinate local law made with anti-competitive provisions is to comply with the procedures prescribed under a regulation for the review of the anti-competitive provisions.

The *Local Government Regulation 2012* provides that the procedure for review of anti-competitive provisions is set out in the National Competition Policy – guidelines for conducting reviews on anti-competitive provisions in local laws (Guidelines).

A review of *Subordinate Local Law No. 5 (Parking) 2015* found that the proposed amendment did not create anti-competitive provisions.

Community Consultation

It is proposed that the community consultation on draft *Subordinate Local Law No. 5 (Parking) 2015* is conducted in accordance with IAP2 Standard – Inform level, for a period of 21 days, commencing on 21 August 2025 and concluding on 11 September 2025.

In accordance with the adopted Local Law-Making Process a community engagement plan has been provided (Attachment 2) outlining:

a) The nature of the engagement
b) The period of engagement
c) Where notice of the proposed local laws will be displayed or published
d) The information that will generally be stated about the proposed local laws in any notice
e) Where the proposed local laws will be available for inspection or purchase

All feedback received will be outlined in the final community consultation report.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* details prescriptive provisions that local governments are required to adhere to in the process of making, recording and reviewing local laws.

The subordinate local law attached to this report has been drafted in accordance with the *Local Government Act 2009*, the Guidelines for Drafting Local Laws issued by the Parliamentary Counsel and the principles under the *Legislative Standards Act 1992*.

Risk Management

The risks associated with making the subordinate local law have been managed by:

Unconfirmed

a) Ensuring the process to make the subordinate local laws is in accordance with legislative standards and the adopted Redland City Council local law-making process.

b) Comprehensive internal stakeholder engagement to ensure the subordinate local law will promote effective governance to the community.

c) Utilising a solicitor to review the draft subordinate local law to ensure the legislative principles are followed in the drafting.

d) Conducting a review of the identified anti-competitive provisions to ensure adherence to the National Competition Policy Guidelines.

Financial

The cost of drafting the subordinate local law and publications is funded through existing budget allocations within the Legal Services and Strategy and Governance Unit.

People

The community consultation process will have an impact on resourcing within the Ethics and Integrity Unit and Communication, Engagement and Tourism Group. It is anticipated the work will be absorbed by current resourcing.

Community consultation will provide the opportunity for community members to have their say on the proposal through providing feedback during the consultation period.

Environmental

There are no environmental implications.

Social

Local Government provides for the good governance of the local government area through its local laws. The subordinate local law attached to this report has the potential to impact all members of the Redlands Community.

Human Rights

All human rights have been considered against the proposed amendments, and it has been determined that none of the proposed changes impact on human rights.

Alignment with Council's Policy and Plans

The process for making the proposed subordinate local laws is in accordance with Council's adopted practice for making local laws.

This process is in keeping with Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond* goal for Strong Communities – Laws and Regulations.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Service Manager Compliance Services	May – August 2025	Requested consideration of the amendment. Discussed the timing of entering into the MOU and amending the local law. Provided description for each new area.
Group Manager Corporate Governance	July 2025	Reviewed Report
Governance Services Manager	July 2025	Made amendments to the Local Law and reviewed report
Senior Adviser Local Laws and Learning	July-August 2025	Coordination of the community consultation activities

Unconfirmed

Consulted	Consultation Date	Comments/Actions
Community Engagement Lead	July 2025	Preparation of the consultation materials

OPTIONS

Option One

That, in accordance with Council's local law-making process adopted on 20 March 2019 and pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. To engage with the community for a period of 21 days (the consultation period) about *Subordinate Local Law No. 5 (Parking) 2015* in accordance with the attached engagement plan.
2. To accept all feedback received in relation to the proposed changes to *Subordinate Local Law No. 5 (Parking) 2015*.

Option Two

That Council resolves not to proceed with the local law-making process for *Subordinate Local Law No. 5 (Parking) 2015*.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/238

Moved by: **Cr Peter Mitchell**
Seconded by: **Cr Jason Colley**

That, in accordance with Council's local law-making process adopted on 20 March 2019 and pursuant to section 29 of the *Local Government Act 2009*, that Council resolves as follows:

1. **To engage with the community for a period of 21 days (the consultation period) about *Subordinate Local Law No. 5 (Parking) 2015* in accordance with the attached engagement plan.**
2. **To accept all feedback received in relation to the proposed changes to *Subordinate Local Law No. 5 (Parking) 2015*.**

CARRIED 8/3

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

Crs Shane Rendalls, Tracey Huges and Paul Bishop voted AGAINST the motion.

Unconfirmed

Redland City Council

Subordinate Local Law No. 5 (Parking) 2015

Unconfirmed

It is hereby certified that this a true and correct copy of *Subordinate Local Law No. 5 (Parking) 2015* made, in accordance with the *Local Government Act 2009*, by the Council of the City of Redland, by resolution dated xxmmyy

L. Rusan
Chief Executive Officer

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Redland City Council

Subordinate Local Law No. 5 (Parking) 2015

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Unconfirmed

Part 1 Preliminary

1 Short title

This subordinate local law may be cited as *Subordinate Local Law No. 5 (Parking) 2015.*

2 Purpose and how it is to be achieved

(1) The purpose of this subordinate local law is to supplement *Local Law No. 5 (Parking) 2015*, which provides for the exercise of local government powers authorised under the TORUM Act.

(2) The purpose is to be achieved by providing for—

(a) the establishment of traffic areas and off-street regulated parking areas; and

(b) the persons that may be issued with a parking permit; and

(c) the vehicles that may be issued with a commercial vehicle identification label; and

(d) the infringement notice penalty amounts for minor traffic offences.

3 Authorising local law

The making of the provisions in this subordinate local law is authorised by *Local Law No. 5 (Parking) 2015* (the ***authorising local law***).

4 Definitions

(1) Particular words used in this subordinate local law have the same meaning as provided for in the authorising local law.

(2) The dictionary in schedule 5 defines particular words used in this subordinate local law.

Unconfirmed

Part 2 Declaration of parking areas for the TORUM Act

5 Declaration of traffic areas—Authorising local law, s 5

(1) For section 5(1) of the authorising local law, each part of the local government area indicated by hatching on a map in schedule 1 is declared to be a traffic area.

(2) For section 5(2) of the authorising local law, the boundaries of each traffic area are indicated by bold lines circumscribing the hatched area on a map in schedule 1.

6 Declaration of off-street regulated parking areas—Authorising local law, s 6

(1) For section 6(1) of the authorising local law, the areas of land which are declared

to be an off-street regulated parking area are described in schedule 2 part 1.

Part 3 Parking contrary to parking restriction

7 Parking permits issued by local government—Authorising local law, s 7(2)

(1) This section prescribes—

(a) the persons that may be issued with a parking permit mentioned in section 7(1) of the authorising local law; and

(b) the circumstances in which a parking permit may be issued.

(2) A parking permit (a ***resident parking permit***)—

(a) may be issued to a person whose circumstances are as follows—

(i) the person resides in a residence[1] situated on a section of road and parking immediately adjacent to the residence is regulated by time; and

(ii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area; and

(iii) the residence does not have, and cannot reasonably be provided with, adequate off–street parking; and

(iv) if the parking permit is granted — there would not be in force more than 3 resident parking permits for the same residence; but

(b) must not be issued to permit a vehicle to be parked contrary to an indication on an official traffic sign installed on a road in a no parking permit area.

(3) A parking permit (a ***community service organisation parking permit***) may be issued to a person whose circumstances are as follows—

(a) the person is a community service organisation[2]; and

(b) the person will use the parking permit for an activity which is consistent with the objects of the community service organisation; and

(c) the activity is undertaken on a section of road where —

(i) parking is regulated by time; and

(ii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area.

[1] See definition of ***residence*** in the dictionary.

[2] See definition of ***community service organisation*** in the dictionary.

Unconfirmed

(4) A parking permit (a ***temporary parking permit***) may be issued to allow the holder of the parking permit to park 1 or more vehicles in a designated parking space or spaces for a period specified in the parking permit despite an indication on an official traffic sign to the contrary and despite the fact that paid parking would otherwise apply to the space or spaces.

(5) A temporary parking permit may only be granted if the local government is satisfied that—

(a) the applicant is engaged in some temporary activity affecting premises immediately adjacent to the designated parking space or spaces to which the application relates; and

(b) it is not reasonably practical for the applicant to carry out the activity unless the designated parking space or spaces to which the application relates are allocated to the applicant's exclusive use for the duration of the activity.

(6) A parking permit (a ***works zone parking permit***) may be issued to a person if the local government is satisfied that—

(a) the part of the road to which the application relates is adjacent to a site at which the person is proposing to undertake building or construction work; and

(b) the carrying out of the building or construction work is lawful; and

(c) having regard to the nature of the building or construction work and the characteristics of the site, it is not reasonably practical for all work activity involving vehicle loading and unloading and associated vehicle movements to be confined within the site.

(7) A parking permit (a ***local government works parking permit***) may be issued to allow a person to park 1 or more vehicles in a designated parking space or spaces, and for a period specified in the parking permit despite an indication on an official traffic sign to the contrary and despite the fact that paid parking would otherwise apply to the space or spaces if the person is—

(a) an employee, contractor or agent of the local government; and

(b) parking the vehicle or vehicles in the space or spaces—

(i) for the purpose of carrying out work for or on behalf of the local government; and

(ii) in the course of carrying out his or her duties for or on behalf of the local government.

(8) A parking permit (a ***visitor parking permit***)—

(a) may be issued to a person whose circumstances are as follows—

(i) the person (the ***resident***) resides in a residence situated on a section of road and parking immediately adjacent to the residence is regulated by time; and

(ii) the parking permit is to be made available by the resident for use by another person who —

(A) is visiting or attending at the residence identified in the parking permit; and

Unconfirmed

(B) intends parking on the section of road immediately adjacent to the residence; and

(iii) the issue of the parking permit would not unduly impede the flow of traffic either on the road or in the area; and

(iv) the residence does not have and cannot reasonably be provided with adequate off–street parking; and

(v) if the parking permit is granted — there would not be in force more than 2 visitor parking permits for the same residence; but

(b) must not be issued to permit a vehicle to be parked contrary to an indication on an official traffic sign installed on a road in a no parking permit area.

8 Commercial vehicle identification labels—Authorising local law, s 8(2)

(1) For section 8(2) of the authorising local law, this section prescribes the vehicles that may be issued with a commercial vehicle identification label.

(2) A vehicle may be issued with a commercial vehicle identification label if the vehicle—

(a) is used for carrying on a business that requires the regular use of loading zones; and

(b) is—

(i) a horse drawn vehicle constructed, fitted or equipped for the carriage of goods; or

(ii) a motor vehicle (excluding any car or motorbike) constructed, fitted or equipped for the carriage of goods; or

(iii) a motor vehicle constructed, fitted or equipped for the carriage of persons.

(3) Also, a vehicle may be issued with a commercial vehicle identification label if a commercial vehicle identification label is displayed on the vehicle and—

(a) the vehicle on which the label is displayed is the vehicle specified on the label; and

(b) the date specified on the label has not passed.

Unconfirmed

Part 4 Minor traffic offence infringement notice penalties

9 Infringement notice penalty amounts—Authorising local law, s 9

For section 9 of the authorising local law, the infringement notice penalty amount[3] for an offence mentioned in column 1 of schedule 4 is the corresponding amount stated in column 2 of schedule 4.

Unconfirmed

[3] Under section 108 of the *Transport Operations (Road Use Management) Act 1995* —

(a) a local government may, under a local law, prescribe an amount as an infringement notice penalty for a minor traffic offence; and

(b) for the *State Penalties Enforcement Act 1999*, the minor traffic offence is an infringement notice offence and the penalty is the infringement notice penalty for the offence.

See sections 5 (Meaning of penalty unit) and 5A (Prescribed value of particular penalty unit) of the *Penalties and Sentences Act 1992* and section 2B of the *Penalties and Sentences Regulation 2005.*

Schedule 1 Declaration of traffic area

Section 5

No traffic area declared.

Unconfirmed

Schedule 2 Declaration of off-street regulated parking areas

Section 6

Part 1 Areas declared to be an off-street regulated parking area.

1. Capalaba

Description of car park or area	Location or address of car park or area
School Road off-street car park	Between Mount Cotton Road, Capalaba and Burns Street, Capalaba.

2. Cleveland

Description of car park or area	Location or address of car park or area
Doig Street off-street car park	Between Middle Street and Queen Street, Cleveland.
Emmett Drive off-street car park	Between Emmett Drive, Cleveland and Wharf Street, Cleveland.
John Street off-street car park	Between Queen Street and Russell Street, Cleveland.
Middle Street (East) off-street car park	Middle Street, Cleveland, Cleveland.
Shore Street West off-street car park	Between Shore Street West and Kyling Lane, Cleveland.
Toondah Harbour off-street car park	Emmett Drive, Cleveland.
Wharf Street off-street car park	Between Middle Street and Wharf Street, Cleveland.
William Street off-street car park	Between William Street and Shore Street North, Cleveland.
South Mall off-street car park (carpark near Woolworths)	Middle Street, Cleveland Lot 2/RP196481 Lot 3/RP1699 Lot 4/RP1699 Lot 11/SP297227 Lot 5/RP63019
North Mall off-street car park (carpark underneath Coles – Level 1)	100 Middle Street, Cleveland
North Mall off-street car park (carpark underneath Coles – Basement level)	100 Middle Street, Cleveland

Unconfirmed

3. Macleay Island

Description of car park or area	Location or address of car park or area
Macleay Island Ferry Terminal car and boat trailer park	Brighton Road and Russell Terrace, Macleay Island.

4. North Stradbroke Island

Description of car park or area	Location or address of car park or area
One Mile Ferry Terminal car park	Yabby Street, One Mile, Dunwich, North Stradbroke Island.
East Coast Road off-street car park	East Coast Road, Dunwich, North Stradbroke Island
Junner Street Ferry Terminal car park	Junner Street Ferry Terminal car park, Dunwich, North Stradbroke Island.
Junner Street, Cunningham Street, off-street car park	Between Cunningham Street and Ballow Road, Dunwich, North Stradbroke Island.
Junner Street, Bayly Street off-street car park	Between Ballow Road and Bayly Street, Dunwich, North Stradbroke Island.
Dunwich Cemetery –Flinders Avenue, Dunwich – all open space past the entry gates	Dunwich Cemetery boarded by Flinders Avenue; Yabby Street and Bingle Road Dunwich,

5. Redland Bay

Description of car park or area	Location or address of car park or area
Weinam Creek Cenotaph off-street car park.	Banana Street, Redland Bay.
Weinam Creek off-street car and boat trailer park	Banana Street, Redland Bay.
Weinam Creek Spoil Pond off-street car park	Banana Street, Redland Bay.
Weinam Creek vehicle barge off-street car park	Weinam Street and Esplanade, Redland Bay.
Moores Road off street car park	Between 23 – 29 Moores Road and 14 Auster Street, Redland Bay
Auster Street off street boat ramp access	Auster Street, Redland Bay

Unconfirmed

6. Russell Island

Description of car park or area	Location or address of car park or area
Russell Island Ferry Terminal car and boat trailer park	Alison Crescent, Hawthornden Drive and High Street, Russell Island.
Russell Island off-street car park	Bayview Road, Russell Island.
Alice Street – Esplanade off-street car and boat trailer park	Corner of Alice Street and Esplanade, Russell Island
Esplanade off-street car park	Esplanade, Russell Island

7. Victoria Point

Description of car park or area	Location or address of car park or area
Victoria Point off-street car and boat trailer park	Masters Avenue, Victoria Point.
Colburn Avenue off-street car park	Colburn Avenue, Victoria Point.

8. Wellington Point

Description of car park or area	Location or address of car park or area
Wellington Point off-street car and boat trailer park	Main Road, Wellington Point.

Unconfirmed

Schedule 3 Definition — no parking permit area

Section 4

Part 1 Description of no parking permit areas

(1) The Capalaba no parking permit area being the area indicated by hatching on part 2 map 1.

(2) The Cleveland no parking permit area being the area indicated by hatching on part 2 map 2.

(3) The Redland Bay no parking permit area being the area indicated by hatching on part 2 map 3.

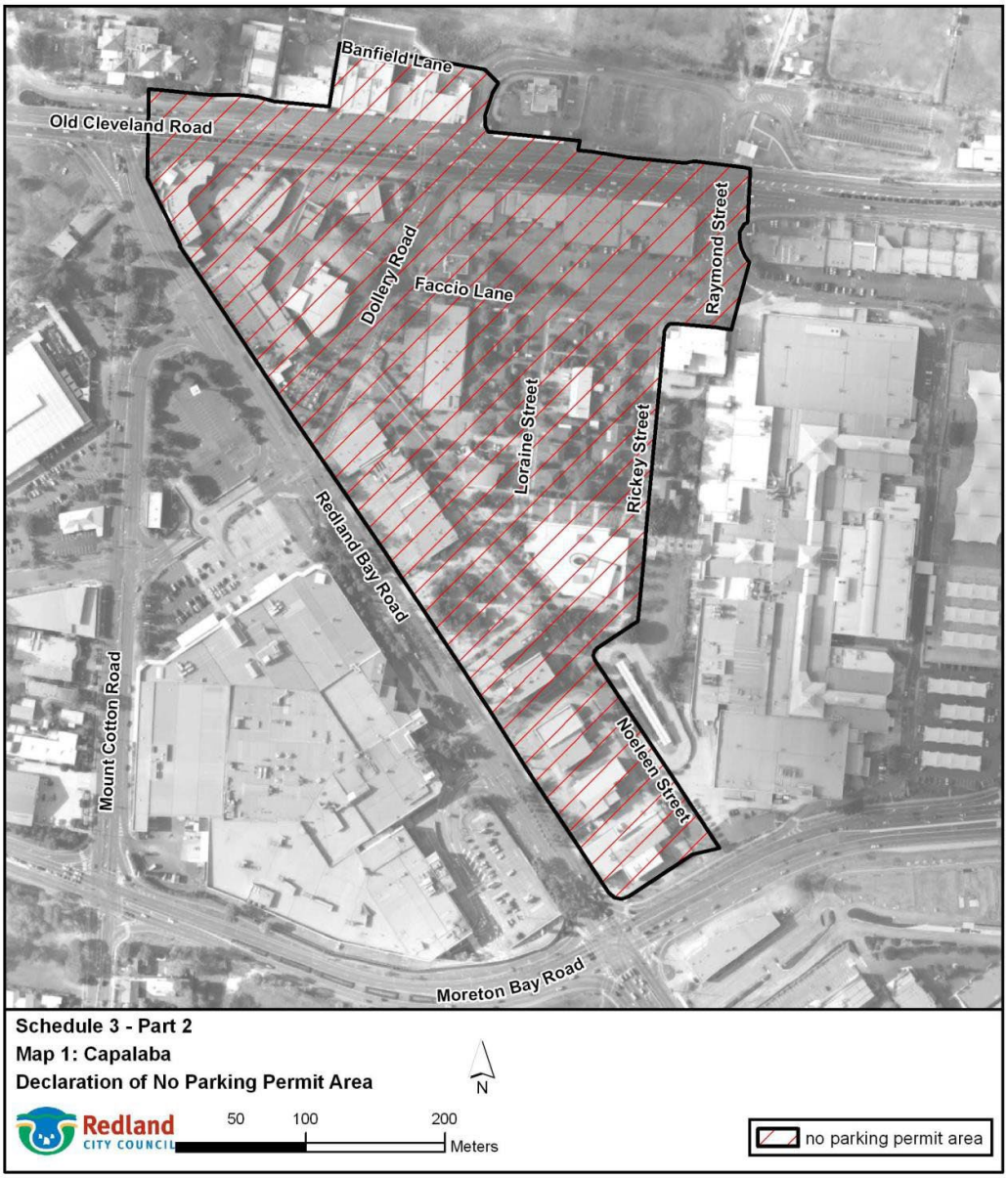
(4) The Victoria Point no parking permit area being the area indicated by hatching on part 2 map 4.

(5) The Wellington Point no parking permit area being the area indicated by hatching on part 2 map 5.

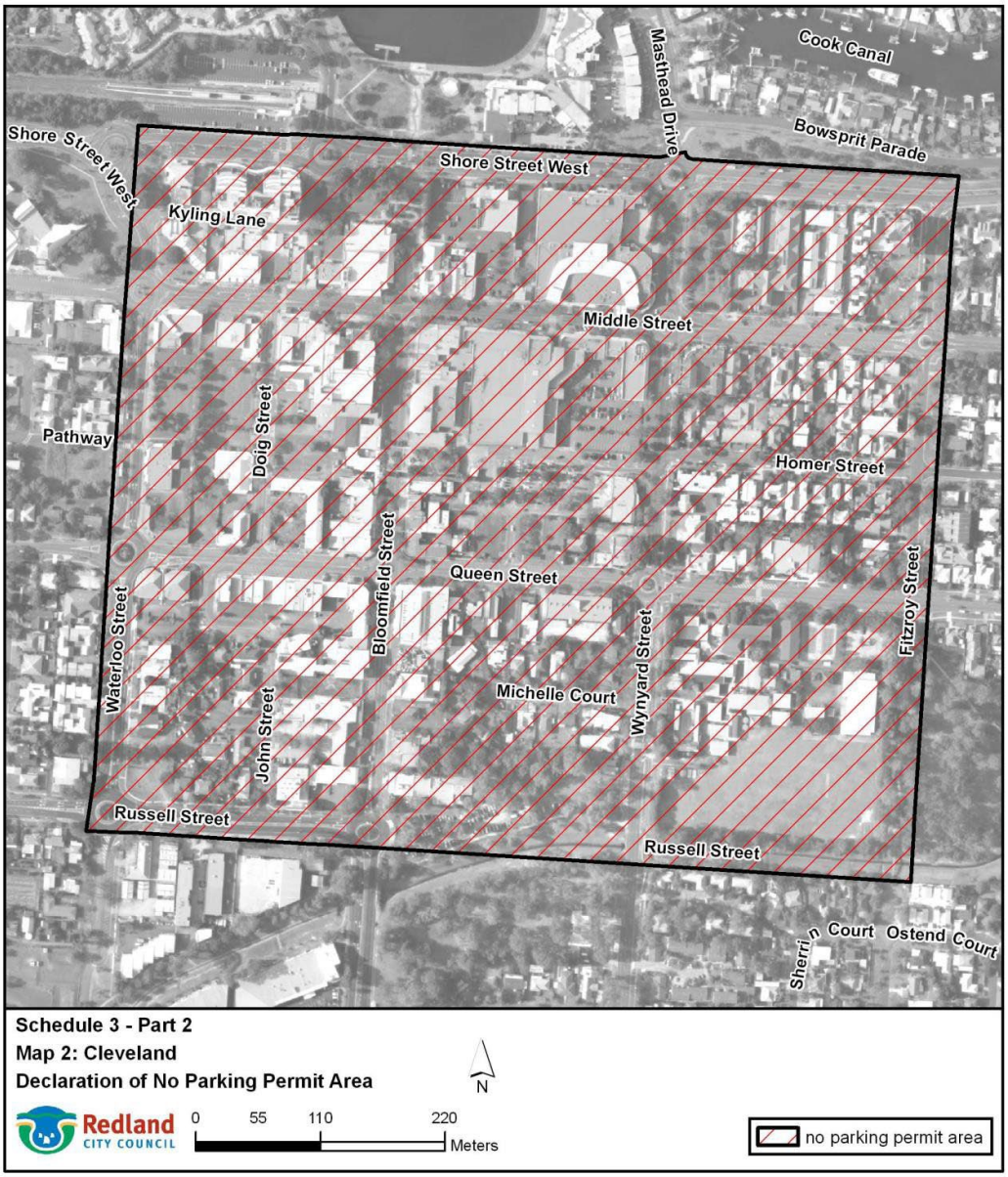
Unconfirmed

Part 2 Maps of no parking permit areas

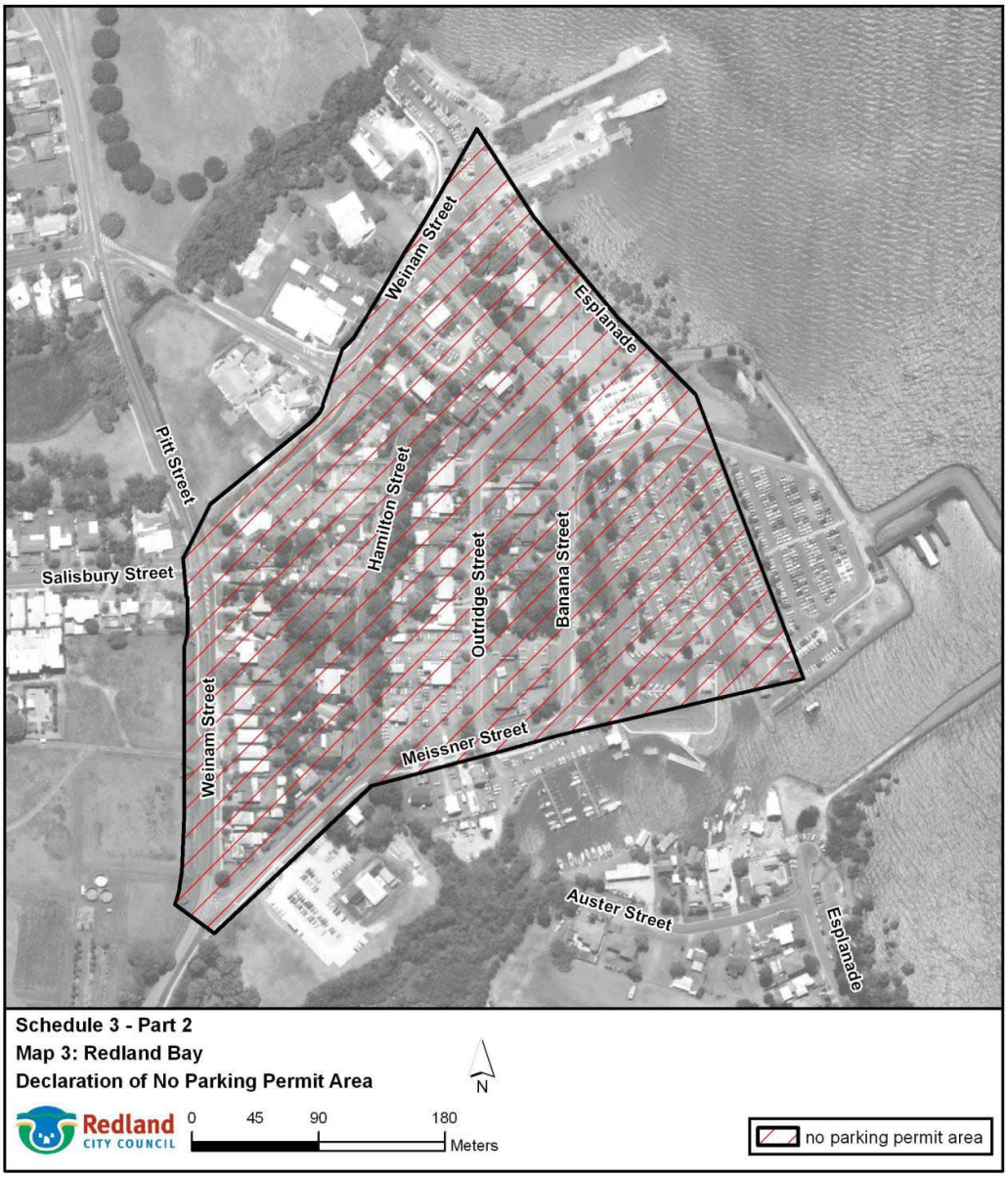
Map 1 - Capalaba



Map 2 - Cleveland

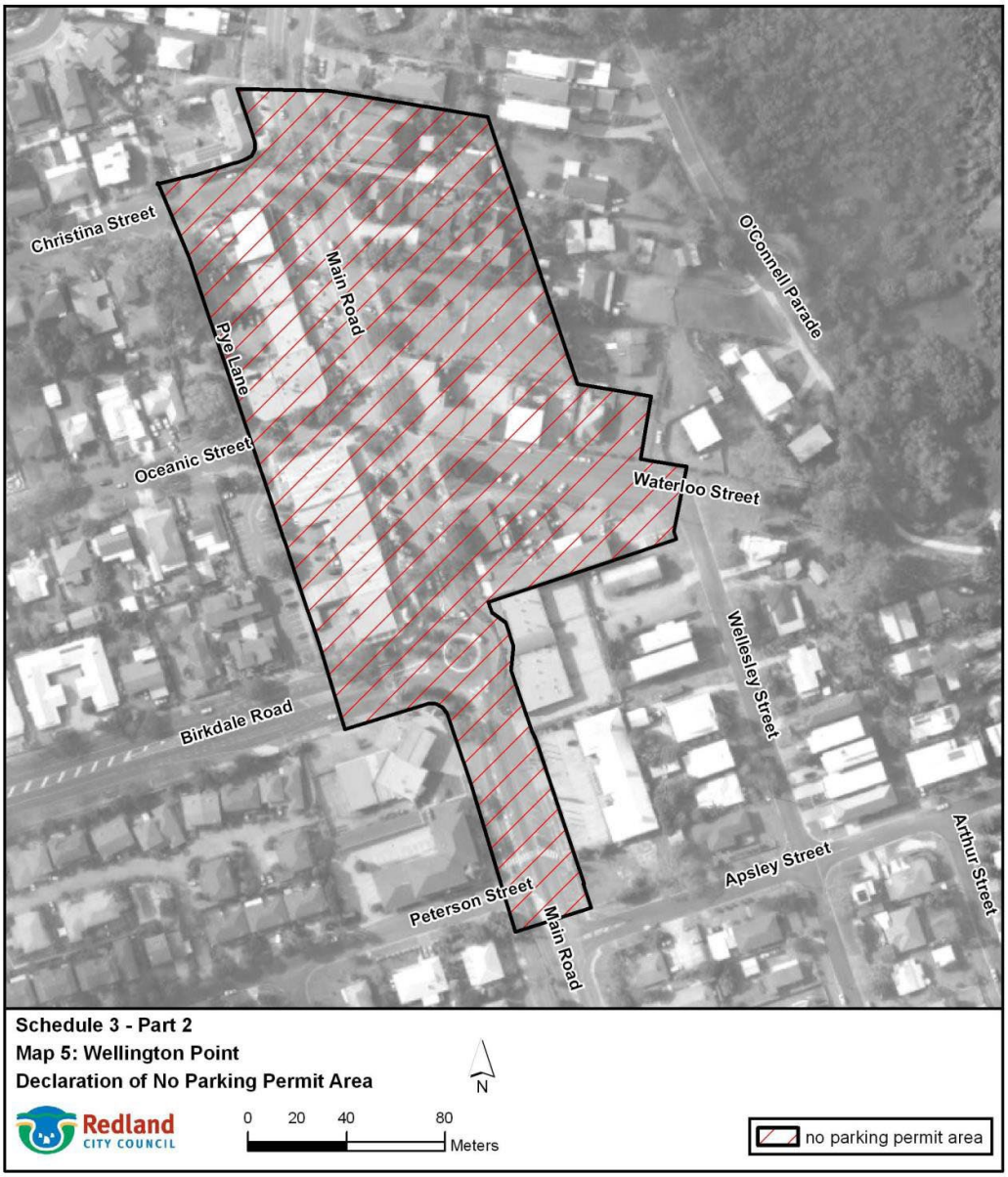


Map 3 – Redland Bay



Map 4 – Victoria Point

Map 5 – Wellington Point



Schedule 4 Infringement notice penalty amounts for certain minor traffic offences

Section 9

Column 1		Column 2
***Transport Operations (Road Use Management) Act 1995* provision**	**Minor Traffic Offence**	**Infringement notice penalty amount**
106(1)(a)(i)	Parking a vehicle in a designated parking space unless a parking meter or parkatarea installed for the space indicates that the parking fee has been paid	1 penalty units
106(1)(a)(ii)	Parking a vehicle in a designated parking space unless the person has done what is required by an authorised system that applies in relation to the space	1 penalty units
106(1)(b)	Parking a vehicle in a designated parking space for a time longer than the maximum time indicated on the official traffic sign installed for the space	1 penalty units
106(1)(c)	Parking a vehicle in a designated parking space if another vehicle is parked in the space	1 penalty units
106(1)(d)	Parking a vehicle in a designated parking space so that the vehicle is not wholly within the space	1 penalty units

Column 1		Column 2
***Transport Operations (Road Use Management – Road Rules) Regulation 2009* provision**	**Minor Traffic Offence**	**Infringement notice penalty amount**
167	Stopping on a length of road or in an area to which a no stopping sign applies	1 penalty units
168	Unauthorised driver stopping on a length of road or in an area to which a no parking sign applies	1 penalty units

Unconfirmed

Column 1		Column 2
***Transport Operations (Road Use Management – Road Rules) Regulation 2009* provision**	**Minor Traffic Offence**	**Infringement notice penalty amount**
169	Stopping at the side of a road marked with a continuous yellow edge line	1 penalty units
170(1)	Stopping in an intersection	1 penalty units
171	Stopping on a children's crossing or on the road within 20m before the crossing or 10m after the crossing	1 penalty units
172(1)	Stopping on a pedestrian crossing that is not at an intersection or on a road within 20m before a crossing and 10m after the crossing otherwise than as permitted by a sign	1 penalty units
173	Stopping on a marked foot crossing that is not at an intersection, or on a road within 10m before the traffic lights pole nearest to the driver at the crossing and 3m after the crossing unless permitted by a sign	1 penalty units
175	Stopping on a level crossing, or on a road within 20m before the nearest rail or track to the driver approaching the crossing and 20m after the nearest rail or track to the driver leaving the crossing unless permitted by a sign	1 penalty units
176(1)	Stopping on a road contrary to a clearway sign	1 penalty units
179(1)	Stopping an unauthorised vehicle in a loading zone	1 penalty units
181	Unauthorised driver stopping in a works zone	1 penalty units
182(1)	Stopping an unauthorised vehicle in a taxi zone	1 penalty units
183(1)	Stopping an unauthorised vehicle in a bus	1 penalty units

Unconfirmed

Column 1		Column 2
***Transport Operations (Road Use Management – Road Rules) Regulation 2009* provision**	**Minor Traffic Offence**	**Infringement notice penalty amount**
	zone	
183(1)	Stopping a bus in a bus zone contrary to a bus zone sign	1 penalty units
185(1)	Stopping an unauthorised vehicle in a permit zone	1.4 penalty units
186(1)	Stopping in a mail zone	1 penalty units
189(1)(a)	Stopping on a two way road between the centre of the road and another vehicle parked at the side of the road	1 penalty units
191	Stopping on a road so as to obstruct traffic	1 penalty units
195(1)	Stopping within 20m before a bus stop unless permitted by a sign	1 penalty units
195(1)	Stopping within 10m after a bus stop unless permitted by a sign	1 penalty units
197(1)	Stopping on a bicycle path, footpath, shared path or dividing strip or a nature strip adjacent to a length of road in a built-up area unless permitted by a sign	1 penalty units
198(2)	Stopping on or across a driveway unless dropping off or picking up, passengers	1 penalty units
199	Stopping near a postbox	1 penalty units
200(1)	Stopping a heavy vehicle or a long vehicle on a length of road that is not in a built-up area otherwise than on the shoulder of the road	1.4 penalty units
200(2)	Stopping a heavy vehicle or a long vehicle on a length of road in a built-up area for	1.4 penalty units

Unconfirmed

Column 1		Column 2
***Transport Operations (Road Use Management – Road Rules) Regulation 2009* provision**	**Minor Traffic Offence**	**Infringement notice penalty amount**
	longer than 1 hour unless permitted to stop on the length of road for longer than 1 hour by information on or with a traffic controlled device	
202	Stopping contrary to a motorbike parking sign	1 penalty units
203(1)	Stopping contrary to a people with disabilities parking sign	4 penalty units
Part 12	Other parking offences provided for in Part 12 (Restrictions on stopping and parking)	1 penalty units

Unconfirmed

Schedule 5 Dictionary

Section 4

community service organisation means an association incorporated under the *Associations Incorporation Act 1981* which has as the main purpose of its objects, making financial gain for community service, charitable or similar purposes.

community service organisation parking permit see section 7(3).

local government works parking permit see section 7(7).

no parking permit area means an area—

(a) described in schedule 3 part 1; and

(b) indicated by hatching on a map in schedule 3 part 2; and

(c) the boundaries of which are indicated by a bold line circumscribing a hatched area on a map in schedule 3 part 2.

residence means a building, or part of a building, that is —

(a) fixed to land; and

(b) designed, or approved by a local government, for human habitation by a single family unit; and

(c) used for residential purposes.

resident see section 7(8)(a)(i).

resident parking permit see section 7(2).

temporary parking permit see section 7(4).

visitor parking permit see section 7(8).

works zone parking permit see section 7(6).

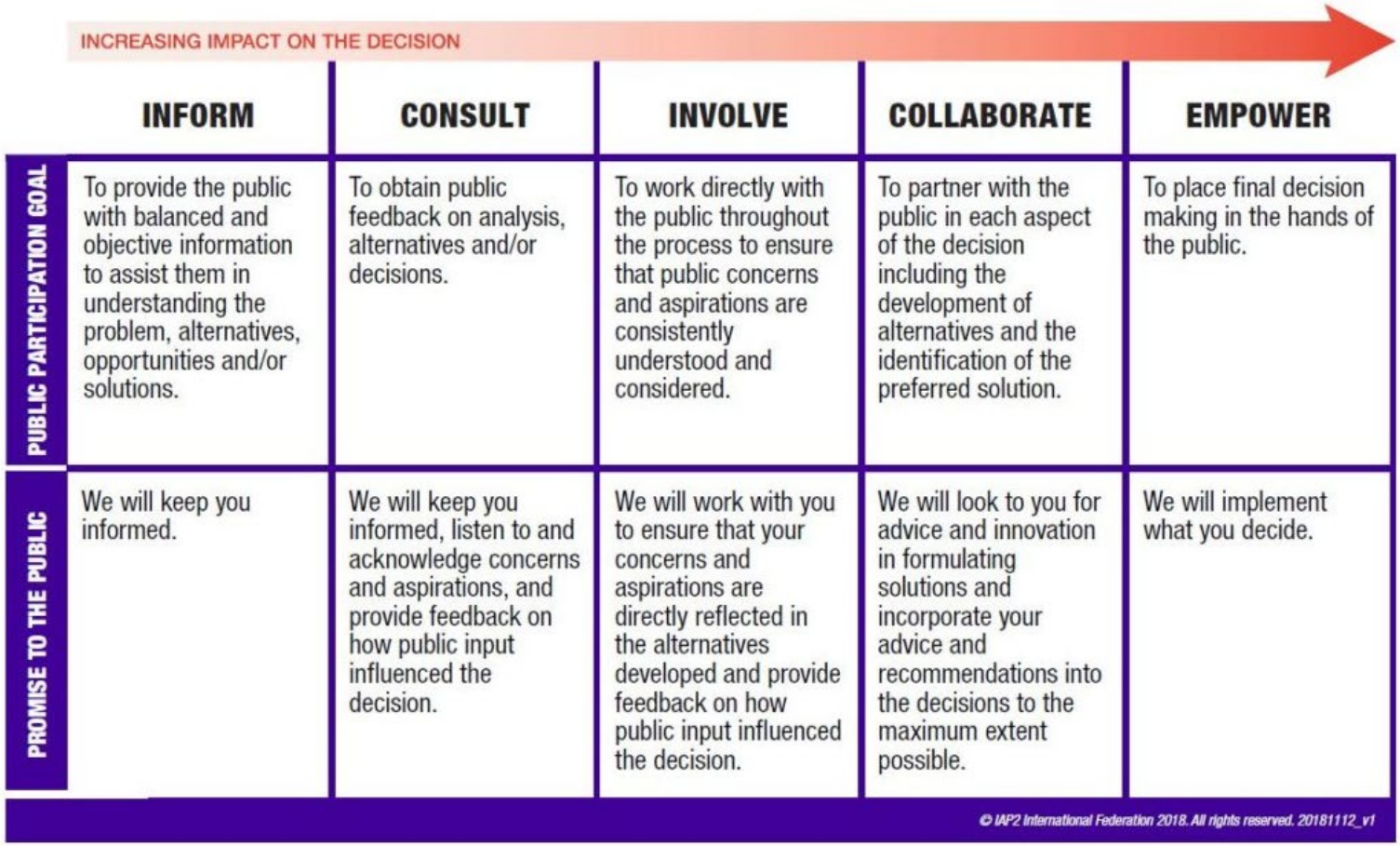
Unconfirmed

Subordinate Local Law No. 5 (Parking) 2015

Local Law Community Consultation

Draft Community Consultation Activity Plan

Objective: Utilising the IAP2 Public Participation Spectrum community consultation will be undertaken at the 'Inform" level.



It will provide the Redlands Coast Community with information regarding the Local Law amendments. Information will include consultation dates and direct interested parties to the yoursay page to provide feedback.

Timing: Community consultation will commence 21 August 2025 and close 11 September 2025.

Activity Plan:

ACTIVITY	CONTENT / COMPONENT PARTS	WHO	ITEMS	BUDGET	Comments
Yoursay project page	Content and functionality to include background, community consultation dates, and comment capture facility.	CET, Local Laws	na	na	Absorbed in current budget allocations
Press ad	Display ad in the Redland Bayside News - appearing 27 August, 2025. Content to include background, community consultation as 'Inform' level only, community consultation dates, and detail on how to make comment (not submissions).	CET, Local Laws	1	$550	T42 (186mm x 129mm). Booking deadline 3pm previous Wednesday.
Social media	Social media channels used to create awareness of notification.	CET,	na	na	Absorbed in current budget allocations
RCC Call Centre scripting	Covering proposed amendment, community consultation dates and detail on how community can make comment.	CET, Local Laws	na	na	Absorbed in current budget allocations
			Total	**$550**	

Unconfirmed

13.10 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT APRIL TO JUNE 2025, QUARTER FOUR

Objective Reference: **A12270005**

Authorising Officer: **Amanda Pafumi, General Manager Organisational Services**

Responsible Officer: **Tony Beynon, Group Manager Corporate Governance**

Report Author: **Lorraine Lee, Senior Adviser Corporate Planning & Performance**

Attachments: **1. Operational Plan 2024-2025 Performance Report, Quarter Four ⇩**

PURPOSE

To provide an update on the progress of the Operational Plan 2024-2025 from 1 April to 30 June 2025.

BACKGROUND

The *Local Government Act 2009* requires Council to adopt an operational plan each year. The Operational Plan 2024-2025 (the Plan) is an important planning document which sets out how Council intends to implement the Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

The Plan is structured to reflect the seven goals (themes) of the Corporate Plan, and outlines activities that Council plans to deliver to progress the 30 Catalyst Projects and 37 Key Initiatives in the 2024-2025 financial year.

The *Local Government Regulation 2012* requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual operational plan at meetings of Council, at least quarterly.

ISSUES

The Operational Plan 2024-2025 Performance Reports for Quarter One, Quarter Two and Quarter Three have previously been noted by resolution of Council.

The Operational Plan 2024-2025 Performance Report (Attachment 1) focusses on Council's performance from 1 April to 30 June 2025, Quarter Four. It includes a year-end summary, and a Quarter Four progress and status update for each activity for Catalyst Projects and Key Initiatives outlined in the Plan as at 30 June 2025.

The report provides commentary by exception on activities and tasks that are not 100% complete in Quarter Four. In addition, the report provides Key Activities and Highlights under each goal (theme) of the Corporate Plan. The information in the report has been provided by the Council business area accountable for each activity.

In 2024-2025, Council finalised three catalyst projects. In previous years Council has finalised 7 of 67 catalyst projects and key initiatives, and with an additional three finalised in 2024-2025, now has 57 to be implemented over the remaining term of the Corporate Plan.

Unconfirmed

A summary of finalised catalyst projects and key initiatives as at 30 June 2025 is as follows:

Corporate Plan Catalyst Project/Key Initiative	Year Finalised
Catalyst Project CP5.2 Southern Moreton Bay Islands Infrastructure - Consolidate existing plans and strategies to develop a roadmap to improve infrastructure on the islands.	2024-2025
Catalyst project CP7.1 New Fibre Optic Network - Deliver Council's fast fibre optic network to provide savings for Council's own existing operating costs, improve connectivity between Council sites, while also offering capacity to improve services for local businesses.	2024-2025
Catalyst Project CP5.4 Major Transport Corridor Improvements - Including Wellington Street and Panorama Drive Upgrade Program – Deliver Stage 1 of the multi-stage upgrade of this major transport corridor.	2024-2025
Key Initiative KI4.11 Key Initiative 11 - Partner with industry leaders to investigate alternative sources of energy that provide environmental, community and economic benefits.	2023-2024
Key Initiative KI6.3 Key Initiative 3 - Advocate for improved digital infrastructure to enhance the city's capacity to attract business investment and growth and enhance productivity.	2023-2024
Catalyst Project CP6.8 Redlands Health and Wellness Precinct - Facilitate the delivery of the Redlands Health and Wellness Precinct as a catalyst economic opportunity to create an expanded health, social services, education and allied health cluster that can generate employment growth and promote higher order specialist and tertiary health services.	2023-2024
Catalyst Project CP4.4 Minjerribah Panorama Coastal Walk - Progress next stages of this unique connection to enhance visitors' experiences, by harnessing key views and completing a safe pedestrian link between Point Lookout Village and Cylinder Beach.	2022-2023
Catalyst Project CP5.3 Marine Public Transport Facility Program - Progress the upgrade of the four Southern Moreton Bay Islands ferry terminals and review development opportunities both on adjoining land and through the repurposing of existing structures for recreational purposes.	2022-2023
Catalyst Project CP3.3 New City Entry Statements - Installation of new city entry statements that include acknowledgement of Quandamooka Country.	2021-2022
Key Initiative KI7.3 Key Initiative 3 - Improve our value for money delivery through the upgrade of our financial management system.	2021-2022

The Operational Plan 2024-2025 articulates significant activities for 67 catalyst projects and key initiatives (including details of 7 finalised in previous years). Of the 67 significant activities, Council completed 57 by Quarter Four. The following is a year-end summary as at 30 June 2025:

Operational Plan 2024-2025 activities Complete	58
Operational Plan 2024-2025 activities in progress	9
Total	**67**

The Operational Plan 2024-2025 provides a detailed breakdown of 73 activities and related tasks that contribute to the delivery of 67 significant activities. Detail on activities not completed are included in Attachment 1 including a progress and status update for each related task, and comment providing reasons and actions planned. The status of the 73 activities and tasks as at 30 June 2025 are as follows:

Completed	64
Monitor	8
Concern	1
Total	**73**

Unconfirmed

STRATEGIC IMPLICATIONS

Legislative Requirements

This report has been prepared in accordance with section 174(3) of the *Local Government Regulation 2012* which states that '*The chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals of not more than 3 months*'.

Risk Management

The risk of not delivering Operational Plan 2024-2025 is that Council does not achieve the commitments set out in the longer-term Corporate Plan. Each activity has associated risks which are managed by the relevant area of Council.

Financial

The Operational Plan 2024-2025 is consistent with, and will be funded from, the Annual Budget 2024-2025.

People

Activities in the Operational Plan 2024-2025 are managed by the appropriate areas of Council and delivery of the Plan is undertaken by assigned resources.

Environmental

Specific activities in the Operational Plan 2024-2025 directly contribute to Council's environmental commitments, in particular those related to theme four - 'Natural Environment'.

Social

Some activities within the Operational Plan 2024-2025 directly contribute to Council's social commitments, in particular those related to theme two - 'Strong Communities'.

Human Rights

Considerations have been taken into account, and there are no human rights implications associated with this report.

Alignment with Council's Policy and Plans

This performance report is in response to Council's Operational Plan 2024-2025. This Plan is a key planning document that outlines activities necessary to the delivery of the seven goals (themes) and objectives outlined in Council's Corporate Plan 2021-2026.

CONSULTATION

Consulted	Date	Comments
Executive Group Manager People, Culture and Organisational Performance General Manager Organisational Services, Acting General Manager Community and Customer Services Acting General Manager Infrastructure and Operations Acting General Manager Advocacy, Major Projects and Economic Development	July 2025	The activity progress and comments have been provided by the officers involved in delivering the activities within the Operational Plan 2024-2025.

Unconfirmed

OPTIONS

Option One

That Council resolves to note the Operational Plan 2024-2025 Performance Report 1 April to 30 June 2025, Quarter Four as detailed in Attachment 1.

Option Two

That Council resolves to note this report and requests additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/239

Moved by: **Cr Wendy Boglary**
Seconded by: **Cr Lance Hewlett**

That Council resolves to note the Operational Plan 2024-2025 Performance Report 1 April to 30 June 2025, Quarter Four as detailed in Attachment 1.

CARRIED 11/0

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

Unconfirmed

Operational Plan 2024-2025

Year End Summary

and

Performance Report
Q4 FY 2024-2025

Operational Plan Performance Reporting

The *Local Government Act 2009* requires Council to adopt an operational plan each year. The Operational Plan 2024-2025 (the Plan) is an important planning document which sets out how Council intends to implement the Corporate Plan 'Our Future Redlands – A Corporate Plan to 2026 and Beyond'.

The Plan is structured to reflect the seven goals (themes) of the Corporate Plan, and the activities that will be undertaken to achieve the 30 catalyst projects and 37 key initiatives.

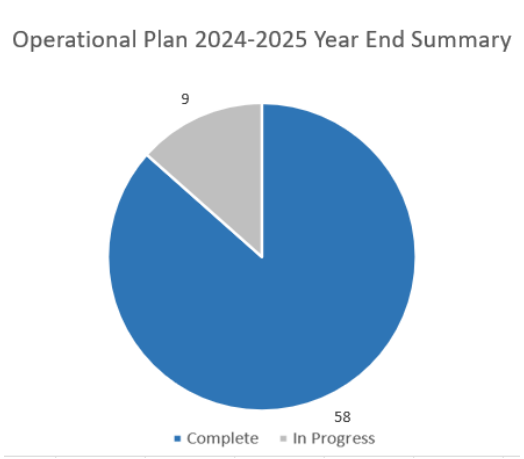
The *Local Government Regulation 2012* requires the Chief Executive Officer to present a written assessment of Council's progress towards implementing the annual operational plan at meetings of Council, at least quarterly.

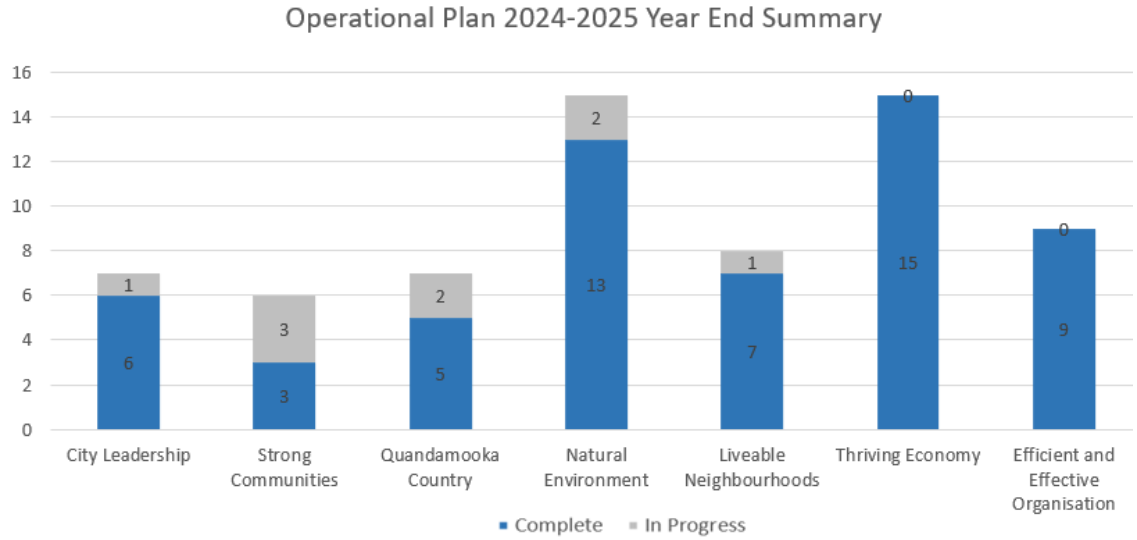
The Operational Plan Quarterly Performance Report includes a progress and status update for the 73 activities for catalyst projects and key initiatives outlined in the Plan. The report provides commentary by exception on activity tasks that have a monitor or concern status. In addition, the report provides Key Activities and Highlights under each goal (theme) of the Corporate Plan.

What's in the Operational Plan 2024-2025?

Goals (Themes)	Catalyst Project Activities	Key Initiative Activities
CITY LEADERSHIP	3	4
STRONG COMMUNITIES	3	3
QUANDAMOOKA COUNTRY	3	5
NATURAL ENVIRONMENT	4	11
LIVEABLE NEIGHBOURHOODS	6	4
THRIVING ECONOMY	9	8
EFFICIENT AND EFFECTIVE ORGANISATION	6	4

Operational Plan 2024-2025 Year End Summary





The Operational Plan 2024-2025 is Council's fourth annual plan to implement Our Future Redlands – A Corporate Plan to 2026 and Beyond.

In 2024-2025, Council completed all activities for 57 of 67 catalyst projects and key initiatives articulated in the Operational Plan 2024-2025.

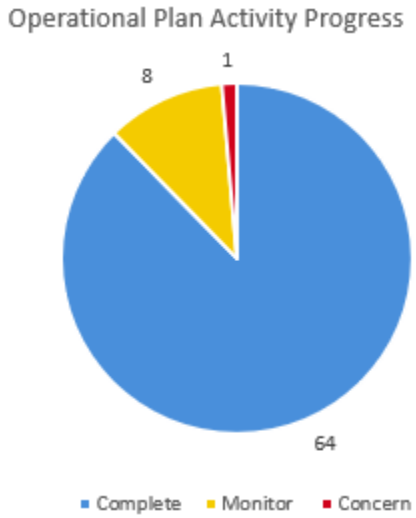
A progress status and comment has been provided for all tasks not completed in 2024-2025. Council will continue to progress the remaining activities for the catalyst projects and key initiatives from the Operational Plan 2024-2025 and monitor key challenges.

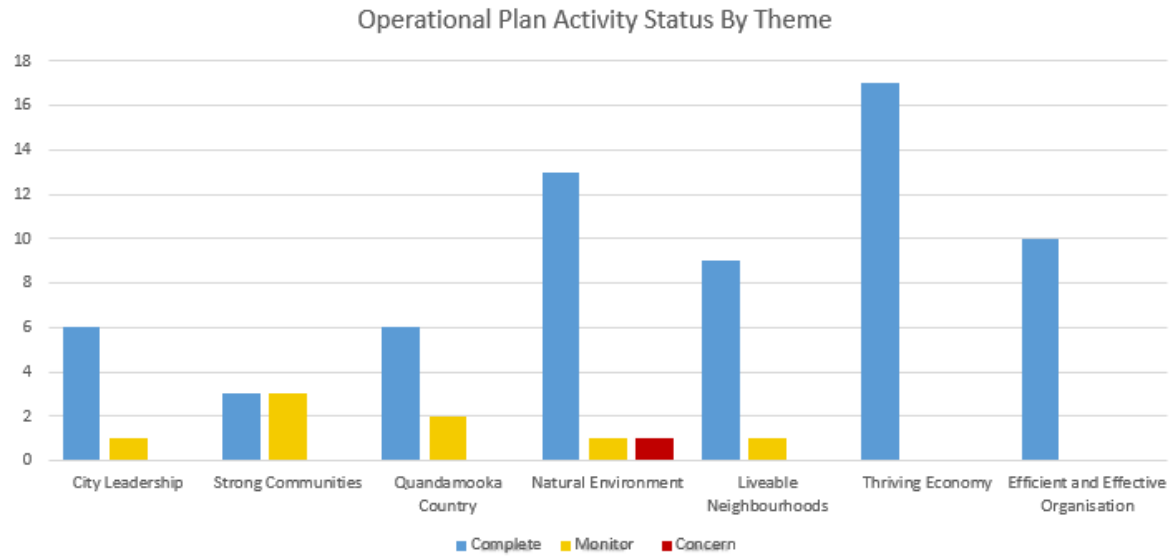
In 2024-2025, Council finalised three Corporate Plan catalyst projects:

- CP5.2 Southern Moreton Bay Islands Infrastructure
- CP7.1 New Fibre Optic Network
- CP5.4 Major Transport Corridor Improvements

In previous years Council has finalised 7 of 67 catalyst projects and key initiatives, and with an additional three finalised in 2024-2025, now has 57 remaining catalyst projects and key initiatives to be implemented under the current Corporate Plan.

Operational Plan 2024-2025 Activity Quarter Four Progress





	Monitor	Concern	Completed
City Leadership	1	0	6
Strong Communities	3	0	3
Quandamooka Country	2	0	6
Natural Environment	1	1	13
Liveable Neighbourhoods	1	0	9
Thriving Economy	0	0	17
Efficient and Effective Organisation	0	0	10

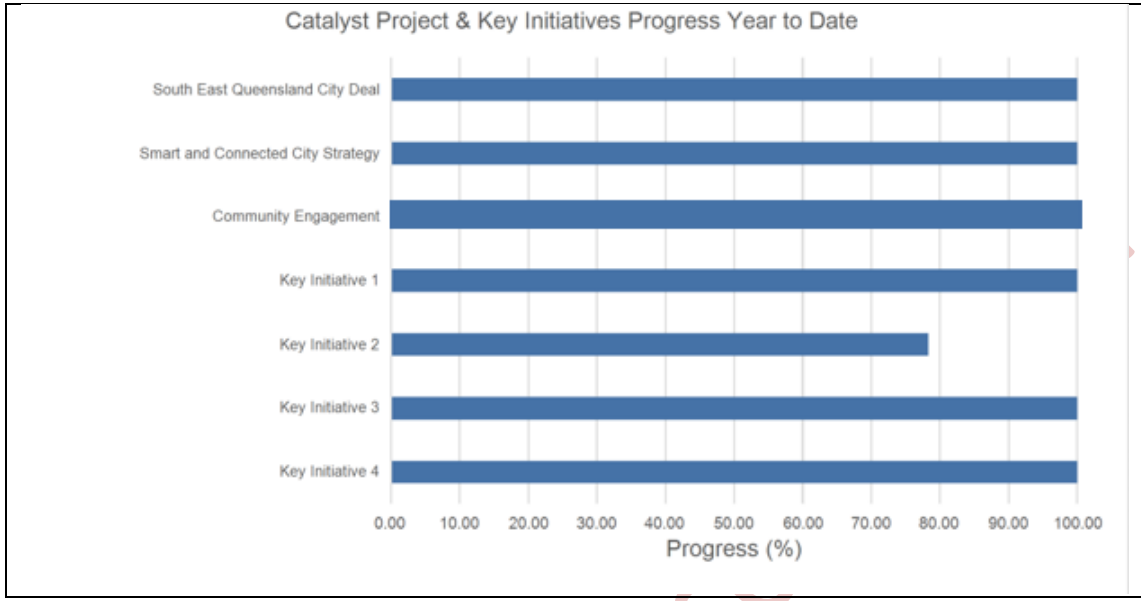
Operational Plan 2024-2025 Activity Quarter Four Progress – Organisational Performance

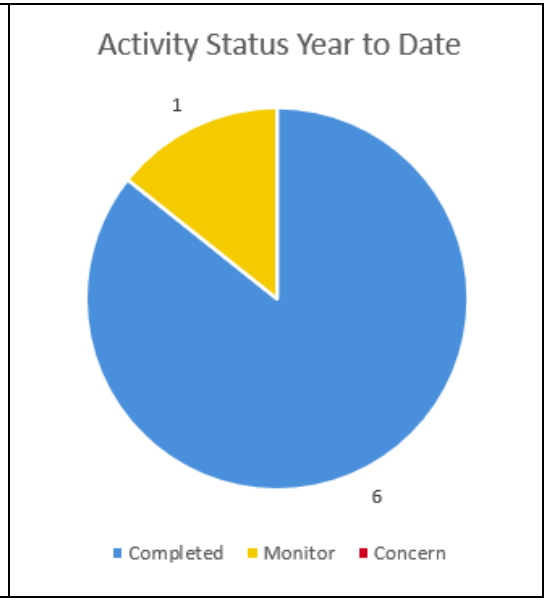
Name	Monitor	Concern	Completed	Total Number of Activities
Advocacy, Major Projects and Economic Development	2	0	21	23
Community and Customer Services	3	0	13	16
People, Culture and Organisational Performance	0	0	4	4
Organisational Services	3	0	14	17
Infrastructure and Operations	0	1	12	13
Total	8	1	64	73

Name	Monitor	Concern	Completed	Total Number of Activities
Advocacy	0	0	3	3
Advocacy, Major Projects and Economic Development	0	0	1	1
City Assets	0	1	10	11
City Operations	0	0	2	2
City Planning and Assessment	1	0	3	4
Communication, Engagement and Tourism	1	0	7	8
Communities	1	0	0	1
Corporate Governance	2	0	3	5
Corporate Services	0	0	3	3
Customer and Cultural Services	0	0	2	2
Economic Development and Partnerships	0	0	11	11
Environment and Regulation	1	0	8	9
Major Projects	2	0	6	8
People, Culture and Organisational Performance	0	0	4	4
Procurement and Contracts	0	0	1	1
Total	8	1	64	73

Unconfirmed

City Leadership – Catalyst Projects and Key Initiatives – Quarter Four Progress





For details on City Leadership Key Initiatives 1-4 refer pages 8 to 11 of this attachment.

City Leadership – Activities and Tasks – Quarter Four Progress

Catalyst Project CP1.1 South East Queensland City Deal – Support agreement between the three levels of government to deliver investment in regionally transformative infrastructure which provides long term benefits for Redlands Coast.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP1.1.1 Continue to represent Council's interests on the South East Queensland City Deal and advocate for long term infrastructure investment to realise social and economic benefits for Redlands Coast.			Advocacy, Major Projects and Economic Development	
a) Continue to contribute through regional collaboration initiatives and targeted advocacy, including participation in the Council of Mayors (SEQ) 2032 Regional Working Group.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Facilitate Redlands Coast 2032 Legacy Working Group and participate in local government working groups to promote collaborative economic outcomes and ensure the city benefits from opportunities arising from the Brisbane 2032 Olympic and Paralympic Games.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP1.2 Smart and Connected City Strategy – Implement the Smart and Connected City Strategy to deliver smart local and regional solutions that improve the liveability, productivity and sustainability of the city.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP1.2.1 Continue to engage with key stakeholders on smart city opportunities.			Economic Development and Partnerships	
a) Embed opportunities for smart city solutions in planning for major projects and precincts.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Catalyst Project CP1.3 Community Engagement – Strengthen Council's internal capacity to undertake meaningful community engagement using a broad range of tools and deliver enhanced promotion of engagement activities.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP1.3.1 Strengthen Council's internal capacity in planning, delivering and assessing community engagement to provide insights based on data.			Communication, Engagement and Tourism	
a) Train internal engagement and technical officers in the International Association for Public Participation (IAP2) methodology and implement a broad range of engagement methods.	Q1		25%	
	Q2		90%	
	Q3		90%	
	Q4		100%	
b) Finalise and implement Council's Community Engagement Framework.	Q1		50%	
	Q2		80%	
	Q3		80%	
	Q4		100%	

Key Initiative KI1.1 Key Initiative 1 – Improve ways of engaging with our community to encourage diverse participation in local decision making, and co-design of community outcomes.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI1.1.1 Improve community access to information on Redland City's catalyst projects.			Communication, Engagement and Tourism	
a) Co-locate the Visitor Information Centre with a new Major Project Hub.	Q1		25%	
	Q2		75%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI1.2 Key Initiative 2 – Improve communication with our community to increase awareness and transparency around Council operations.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI1.2.1 Deliver innovative communications to inform the Redlands Coast community about Council programs, initiatives and events.			Communication, Engagement and Tourism	
a) Commence redevelopment of Council's corporate website.	Q1	🔴	5%	The positions needed to undertake redevelopment have been evaluated and are set to be recruited. The project is standing up in quarter two.
	Q2	🔴	25%	The Content Management System has been decided, and the project team have been stood up. The project will run from February to May 2025.
	Q3	🔴	30%	Council has completed a review of all Corporate Website pages to identify which content will be migrated, consolidated, or archived. The procurement process has progressed, with the contract pending execution.
	Q4	🟡	60%	The process of migrating Council's websites to the new platform is well underway, with anticipated go-live scheduled for late August 2025. This activity is included in the Operational Plan 2025-2026.
b) Explore options for digitisation of current print publications.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🟡	75%	Options for digitisation of print products continue to be explored, including methods for building an acceptable subscription database level. This will be continued as part of business as usual in the 2025/26 Financial Year.
c) Pilot new corporate communication activities to increase awareness around Council operations and services.	Q1	🟢	35%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

Key Initiative KI1.3 Key Initiative 3 – Develop a strategic framework to guide Council's advocacy efforts with both the Commonwealth and State Governments for the betterment of Redlands Coast.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI1.3.1 Finalise and implement the Redlands Coast Advocacy Framework and continue to build partnerships with both the State and Commonwealth Governments.			Advocacy	
a) Finalise and launch the Redlands Coast Advocacy Framework to the business community.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to test and continuously improve the Framework and toolkit by taking key projects through the advocacy process.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
c) Continue discussions and building partnerships with key State and Commonwealth Government ministers and senior officials.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Develop a State Election 2024 Advocacy Strategy for Redlands Coast.	Q1		25%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Unconfirmed

Key Initiative KI1.4 Key Initiative 4 – Advocate for all islands to be recognised in a regional status to create greater funding opportunities.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI1.4.1 Continue to undertake research and commence preparing an advocacy management plan to direct advocacy efforts for all islands to be recognised as regional status by the State and Commonwealth Governments.			Advocacy	
a) Continue to engage with key stakeholders, including the Redlands Coast Island Working Group, on informing and progressing the advocacy approach.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to develop the advocacy management plan while remaining agile to changes in the political and funding environments.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

City Leadership - Key Activities and Highlights

Continue to engage with key stakeholders on smart city opportunities.
Council joined the Next Gen Visitor Economy Cooperative Research Centre (CRC) bid with Griffith University as a supportive partner to pursue opportunities for the Redlands Coast Visitor Economy through use of AI and smart technologies.

Council contributed to the draft SEQ Digital Plan through Council of Mayors Southeast Queensland.

Strengthen Council's internal capacity in planning, delivering and assessing community engagement to provide insights based on data.
The Community Engagement Framework was adopted by Council on 18 June 2025, and implementation is underway.

Improve community access to information on Redland City's catalyst projects.
A historical timeline and artefacts from the catalyst project at Willards Farm Birkdale, are on display in the city showcase space at the Redlands Coast Visitor Information Centre.

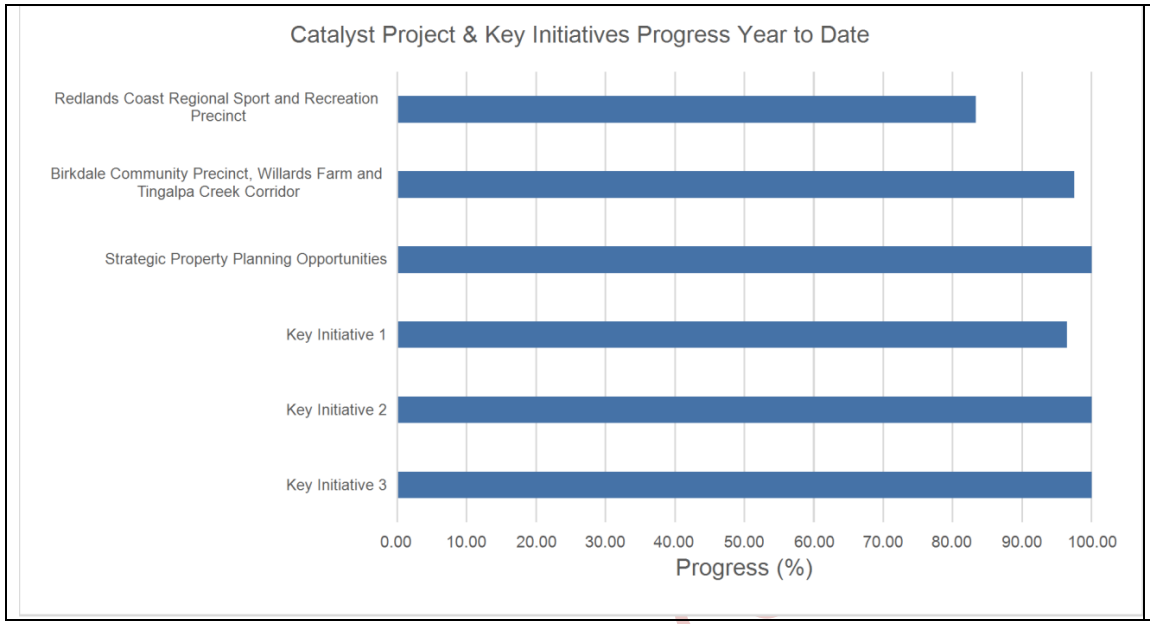
Deliver innovative communications to inform the Redlands Coast community about Council programs, initiatives and events.
The process of migrating Council's websites to the new platform is well underway.

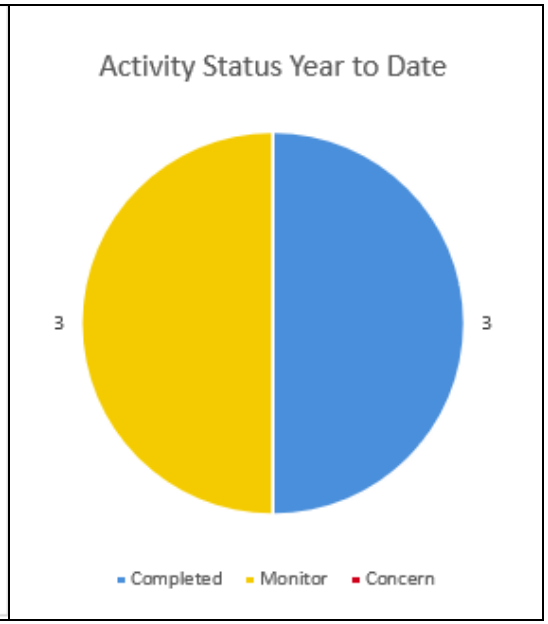
Finalise and implement the Redlands Coast Advocacy Framework and continue to build partnerships with both the State and Commonwealth Governments.
The Advocacy Framework continues to guide advocacy activities and prioritisation. Advocacy tools, such as the advocacy management plan template, are being utilised to effectively manage key advocacy initiatives. Ongoing partnership and relationship-building with key State and Commonwealth ministers, members, and senior officials remains a priority and is 'always on'. An advocacy campaign was delivered for the 2024 State Election and the 2025 Federal Election.

Continue to undertake research and commence preparing an advocacy management plan to direct advocacy efforts for all islands to be recognised as regional status by the State and Commonwealth Governments.
A roadmap to direct advocacy efforts and identify opportunities for regional status recognition for Redland Coast islands has been delivered.

Unconfirmed

Strong Communities – Catalyst Projects and Key Initiatives – Quarter Four Progress





For details on Strong Communities Key Initiatives 1-3 refer pages 16 to 19 of this attachment.

Strong Communities – Activities and Tasks – Quarter Four Progress

Catalyst Project CP2.1 Redlands Coast Regional Sport and Recreation Precinct – Progress Council's staged master-plan including sporting fields, club buildings, car parking, cycling tracks, recreation trails and spaces to play and explore.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP2.1.1 Plan for the effective delivery of community sport and recreation facilities at Heinemann Road, Mount Cotton, in accordance with the revised Precinct Master Plan.			Major Projects	
a) Finalise assessment of the revised Precinct Master Plan under the Environment Protection and Biodiversity Conservation Act 1999.	Q1	🟢	75%	
	Q2	🟢	75%	
	Q3	🟢	75%	
	Q4	🟡	75%	The project is subject to approval under the Environment Protection and Biodiversity Conservation (EPBC) Act, once the EPBC application has been approved, the project can be progressed. This activity is included in the Operational Plan 2025-2026.
b) Commence construction works to progress the delivery of the revised Redlands Coast Regional Sport and Recreation Precinct Master Plan 2023.	Q1	🔴	5%	The Redlands Coast Regional Sport and Recreation Precinct has been referred to the Commonwealth Government for assessment under the Environmental Protection and Biodiversity Act 1999. If approval is obtained, the project will be progressed subject to funding and Council's budget prioritisation process.
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🟡	75%	The project is subject to approval under the Environment Protection and Biodiversity Conservation (EPBC) Act, once the EPBC Act has been approved, the project can be progressed. This activity is included in the Operational Plan 2025-2026.

Unconfirmed

c) Continue to support implementation of a city-wide sport strategy as part of meeting current and future sport and recreation needs for the Redlands Coast community.	Q1		50%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP2.2 Birkdale Community Precinct, Willards Farm and Tingalpa Creek Corridor – Create a shared vision for the end use of the land recognising the rich and diverse history of the site, building those values into creating an iconic landmark for the Redlands Coast.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
CP2.2.1 Progress development of the Birkdale Community Precinct.			Major Projects	
a) Progress the Local Government Infrastructure Designation.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		95%	Preparation of the Local Government Infrastructure Designation (LGID) for the Birkdale Community Precinct is currently underway. The proposed designation is developed and planned to be submitted for Council consideration in the 2025/26 Financial Year.
b) Finalise restoration works at Willards Farm and determine activation opportunities.	Q1		50%	
	Q2		75%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Catalyst Project CP2.3 Strategic Property Planning Opportunities – Generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio to embrace sustainable opportunities to deliver physical and natural assets that respond to current and future needs in regards to social, environmental and economic outcomes.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP2.3.1 Continue to generate enhanced community outcomes through strategic alignment and transitioning of Council's property portfolio.			Environment and Regulation	
a) Implement property assessment tools and develop key performance criteria to assess performance of Council's property portfolio.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Develop the property acquisition pathway using service plans and future property asset requirements to inform delivery of strategic property objectives and short and long term budget forecasting.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI2.1 Key Initiative 1 – Stronger Communities Strategy – Implement the Stronger Communities Strategy and Action Plans to help ensure the city has services and social infrastructure to support the health and wellbeing of people of all ages and abilities.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI2.1.1 Implement the Stronger Communities Strategy and Action Plans by delivering initiatives that enhance community wellbeing, build capacity and strengthen the resilience of Redlands Coast communities.			Communities	
a) Continue to implement the Redlands Coast Stronger Communities Strategy 2024- 2027.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

b) Continue to implement the Redlands Coast Age-friendly Action Plan 2021-2026.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
c) Continue to implement the Redlands Coast Young People's Action Plan 2024-2027.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
d) Develop the Redlands Coast Community Safety Action Plan.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🟡	75%	Delivery of the community engagement component was delayed due to Tropical Cyclone Alfred. All external community engagement is complete, and development of the draft plan is scheduled to commence in August 2025. This activity is included in the Operational Plan 2025-2026.
e) Deliver capacity building workshops to not-for-profit community groups to enhance their organisational sustainability.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
f) Deliver the 2024-2025 Community Grants and Sponsorship Program, including the Village Events and Activation Program, to enhance the social, cultural, environmental and economic outcomes of the Redlands Coast.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	

Unconfirmed

	Q4		100%	
g) Undertake planning and activities to enhance community perceptions and experiences of safety and local responses.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI2.2 Key Initiative 2 – Develop and deliver initiatives to recognise and celebrate our local heritage and diverse cultures through the arts and events that promote connectivity.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI2.2.1 Continue to evolve the range of services, programs, events and workshops that celebrate local identity and engage our communities and visitors.			Customer and Cultural Services	
a) Align programs, events and workshops to Council's Library Services Strategic Plan 2023-2028 reflecting the changing priorities of the Redlands Coast community.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Deliver the Creative Arts Service Strategic Plan 2024-2029 and embrace opportunities to grow, showcase and adapt the arts and cultural offering to reflect the uniqueness of the Redlands Coast for a diverse and enriched customer experience and artistic presence.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI2.3 Key Initiative 3 – Advocate for lifelong learning and capacity building opportunities to enable social, cultural and economic participation and enhance productivity.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI2.3.1 Leverage emergent opportunities to attract tertiary education institutions to Redlands Coast.			Economic Development and Partnerships	
a) Support credible investment proposals to establish a university presence in the Redlands Coast that can deliver Australian Qualifications Framework (AQF) Level 7 or higher qualifications.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Strong Communities - Key Activities and Highlights

Plan for the effective delivery of community sport and recreation facilities at Heinemann Road, Mount Cotton, in accordance with the revised Precinct Master Plan.
Council continues to progress the Redlands Coast Regional Sport and Recreation Precinct project assessment under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Once the EPBC Act approval has been obtained, the project will be progressed, subject to funding and Council's budget prioritisation process.

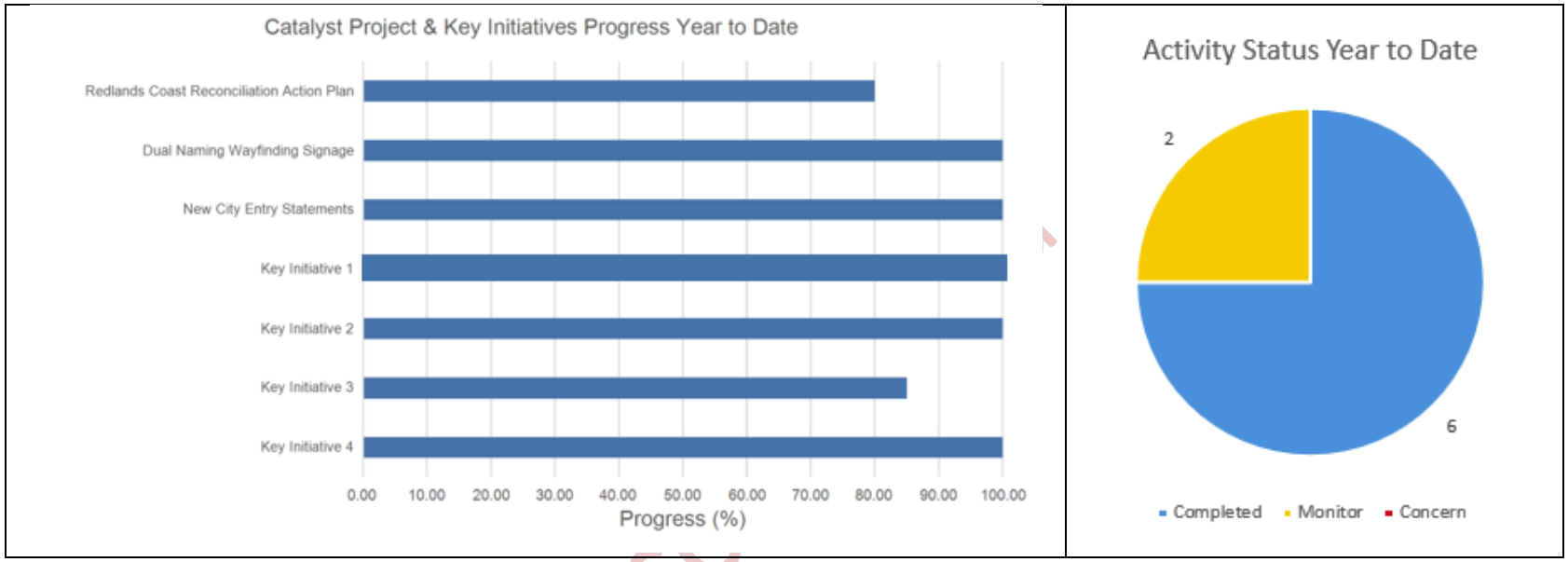
Progress development of the Birkdale Community Precinct.
The Birkdale Community Precinct is proposed to be developed under a Local Government Infrastructure Designation, which is being prepared for Council consideration. The restoration of the Willards Farm buildings has been completed. Stage 1 landscaping is due for completion by the end of September 2025. Activation opportunities are being explored.

Implement the Stronger Communities Strategy and Action Plans by delivering initiatives that enhance community wellbeing, build capacity and strengthen the resilience of Redlands Coast communities.
The Implementation of the Stronger Communities Strategy and Action Plans progressed, including community engagement on the Community Safety Action Plan, Redlands Coast Change Challenge for Youth, the 30th Anniversary of the Redland Coast Youth Services Network, and the Tech Savvy Tech Safe Forum.

Continue to evolve the range of services, programs, events and workshops that celebrate local identity and engage our communities and visitors.
Council remains committed to providing a diverse array of regular activities, services, and events in alignment with the Library Service Strategic Plan 2023-2028 and the Creative Arts Service Strategic Plan 2024-2029. The Implementation Plans supporting the delivery of both documents have been finalised, and will continue with implementation into the 2025/26 Financial Year and beyond.

Unconfirmed

Quandamooka Country – Catalyst Projects and Key Initiatives – Quarter Four Progress



For details on Quandamooka Country Key Initiatives 1-4 refer pages 23 to 27 of this attachment.

Quandamooka Country – Activities and Tasks – Quarter Four Progress

Catalyst Project CP3.1 Redlands Coast Reconciliation Action Plan – Progress our reconciliation journey through the development of an externally facing Redlands Coast Reconciliation Action Plan.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP3.1.1 Establish the External Reconciliation Action Plan Working Group (RAPWG) for Redlands Coast.			Corporate Governance	
a) Continue to work with external RAPWG members to progress the External Reconciliation Action Plan.	Q1		25%	
	Q2		40%	The development of the draft Innovate Reconciliation Action Plan is ongoing. The RAPWG will convene in early 2025 once the draft has been finalised.
	Q3		75%	
	Q4		80%	The Reconciliation Action Plan is to be paused due to advice received from Reconciliation Australia about the need to have active engagement from all parties, which Council does not currently have. This activity is included in the Operational Plan 2025-2026.

Catalyst Project CP3.2 Dual Naming Wayfinding Signage – Progress roll-out of dual naming wayfinding signage across the Redlands Coast that incorporates Quandamooka Jandai language.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP3.2.1 Continue to develop a dual naming policy for Council owned assets.			Corporate Governance	
a) Investigate and research other levels of government and legislation to ensure the policy fulfills all necessary requirements.	Q1		25%	
	Q2		50%	
	Q3		80%	
	Q4		100%	

Unconfirmed

Catalyst Project CP3.3 New City Entry Statements – Installation of new city entry statements that include acknowledgement of Quandamooka Country.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP3.3.1 Installation of new city entry statements that include acknowledgement of Quandamooka Country.			Communication, Engagement and Tourism	
COMPLETED - CP3.3 Catalyst Project completed in Quarter One of Operational Plan 2021-2022. Six new city entry statements that include the acknowledgement of Quandamooka Country were installed across Redlands Coast during 2021-2022 with this catalyst project now complete.	Q1	●	100%	
	Q2	●	100%	
	Q3	●	100%	
	Q4	●	100%	

Key Initiative KI3.1 Key Initiative 1 – Work closely with the Traditional Owners of much of Redlands Coast, the Quandamooka People, and representative body Quandamooka Yoolooburrabee Aboriginal Corporation, to foster a positive, mutually respectful working relationship.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI3.1.1 Support the delivery of Indigenous Land Use Agreement (ILUA) commitments.			Corporate Governance	
a) Re-engage with the newly appointed chair of Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC).	Q1	●	25%	
	Q2	●	50%	
	Q3	●	75%	
	Q4	●	100%	
b) Manage Council's commitments under the ILUA by coordinating with the ILUA Consultative Committee and Protecting Sea, Land and Environment Committee.	Q1	●	25%	
	Q2	●	35%	Council's Protecting Sea, Land and Environment committee has reached out to QYAC to arrange future meetings. However, both QYAC and Council are undergoing a reset phase and aim to meet in 2025.
	Q3	●	75%	

Unconfirmed

	Q4	🟡	75%	Council continued to engage with the Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) to uphold its ILUA commitments however, scheduling challenges have impacted the ability to meet. This activity is included in the Operational Plan 2025-2026.
c) Engage and meet with QYAC for the Capital Works forum.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
d) Monitor the progress of ILUA activities delivered by key internal stakeholders and report quarterly to Council's Executive Leadership Team (ELT).	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Key Initiative KI3.2 Key Initiative 2 – Continue to improve Council's capacity to deliver positive outcomes for the Traditional Owners of much of Redlands Coast, the Quandamooka People, and all Aboriginal and Torres Strait Islander people living on Redlands Coast, through policy as well as cultural awareness and heritage training for elected representatives and Council employees.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI3.2.1 Implement culturally appropriate protocols and promote traditional knowledge.			Corporate Governance	
a) Continue to implement and monitor cultural heritage and cultural awareness training to Council employees and elected representatives.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

Key Initiative KI3.3 Key Initiative 3 – Work with the Quandamooka People to promote respect and understanding of Quandamooka culture and Native Title within the Redlands Coast community.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI3.3.1 Engage and inform key stakeholders as the Quandamooka Coast Claim progresses through the Federal Court towards a hearing.			Corporate Governance	
a) Progress Council's response to the Native Title claim and interests in accordance with the Federal Court Rules and Model Litigant Principles.	Q1		25%	
	Q2		25%	Council's response to the Quandamooka Coast Claim continues to be progressed in accordance with the timetable as set out in the Order dated 25 July 2024. Most recently Council filed its evidence on 16 December 2024 in accordance with the Order. Council will continue to progress the matter towards a hearing in accordance the Order, the Federal Court Rules and the Model Litigant Principles.
	Q3		40%	Council filed its evidence on 16 December 2024 in accordance with the Order. The Quandamooka Applicant filed its evidence on 14 March 2025 with the State filing its evidence on 4 April 2025. Council's evidence in response is due to be filed on or before 2 May 2025. Council will continue to progress the matter towards a hearing in accordance the Order, the Federal Court Rules and the Model Litigant Principles.
	Q4		75%	Council's response to the Quandamooka Coast Claim continues to be progressed in accordance with the timetable set out in the Orders dated 25 July 2024 and 30 June 2025. Council filed and served its written opening submissions on 23 June 2025. Council will continue to progress the matter towards a hearing in accordance with the court ordered timetable, the Federal Court Rules and the Model Litigant Principals. This activity is included in the Operational Plan 2025-2026.

Unconfirmed

b) Continue to identify Council's works and public interests and associated community use and tenures within Native Title Claim areas.	Q1	🟢	50%	
	Q2	🟢	70%	
	Q3	🟢	75%	
	Q4	🟡	75%	Council has identified public works, public interests, community use and tenures, and filed evidence relating to same on 16 December 2024 in accordance with the Order. Council intends to file further evidence in this regard on 4 July 2025 in accordance with the Order made on 30 June 2025. This activity is included in the Operational Plan 2025-2026.
c) Continue to keep the Redlands Coast community informed regarding the progress of the Quandamooka Coast Claim through regular website updates.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟡	50%	Council will continue to update its website regularly to keep the community informed as the claim progresses towards a hearing.
	Q4	🟡	75%	Council will continue to maintain the Corporate website to keep the community informed as the claim progresses towards a hearing. This activity is included in the Operational Plan 2025-2026.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI3.3.2 Work with the Quandamooka People and wider First Nations community living in Redlands Coast, to program engaging and educational events that will promote respect and foster understanding of Quandamooka culture.			Communication, Engagement and Tourism	
a) Deliver National Aborigines' and Islanders' Day Observance Committee (NAIDOC) week celebrations.	Q1	🔵	100%	
	Q2	🔵	100%	
	Q3	🔵	100%	
	Q4	🔵	100%	

Unconfirmed

b) Engage with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) on re-establishing the Quandamooka Festival.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI3.4 Key Initiative 4 – Work collaboratively with the Quandamooka People to help achieve a positive future for North Stradbroke Island/Minjerribah post sandmining, including advocacy for local planning.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI3.4.1 Collaborate with the Quandamooka People and other stakeholders, to identify opportunities to grow the local economy.			Economic Development and Partnerships	
a) Engage with key stakeholders including Quandamooka-owned businesses on North Stradbroke Island/Minjerribah to identify and deliver initiatives to support the local economy.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Quandamooka Country - Key Activities and Highlights

Establish the External Reconciliation Action Plan Working Group (RAPWG) for Redlands Coast.
The Reconciliation Action Plan is to be paused due to advice received from Reconciliation Australia about the need to have active engagement from all parties, which Council does not currently have. This activity is included in the Operational Plan 2025-2026.

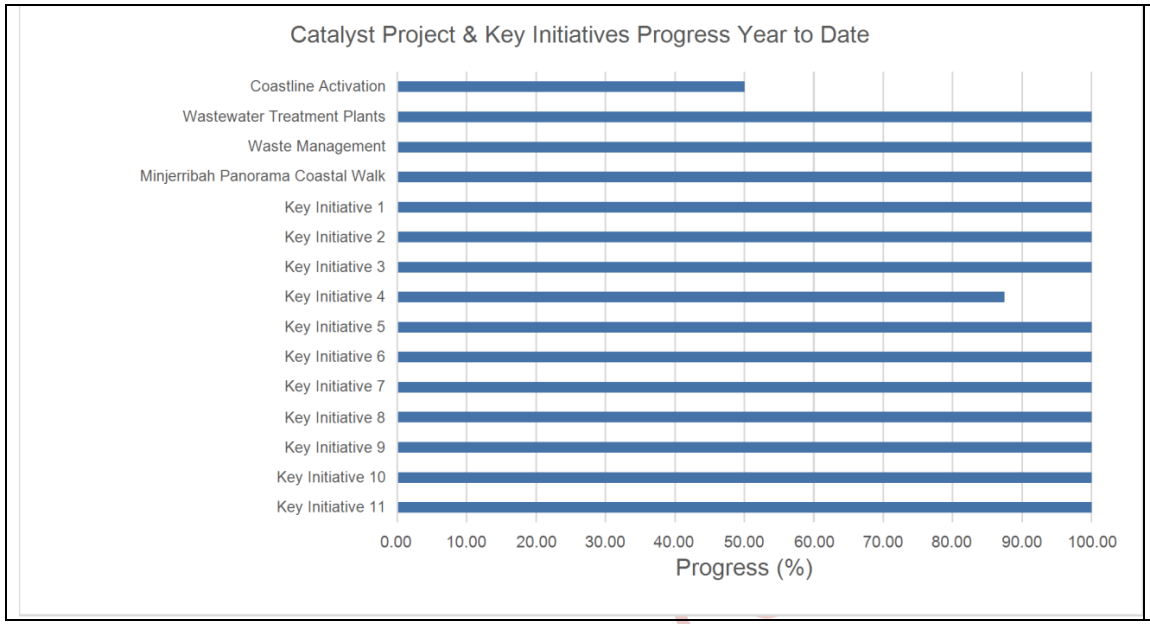
Support the delivery of Indigenous Land Use Agreement (ILUA) commitments.
Council continued to engage with Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) to ensure our ILUA commitments are met.

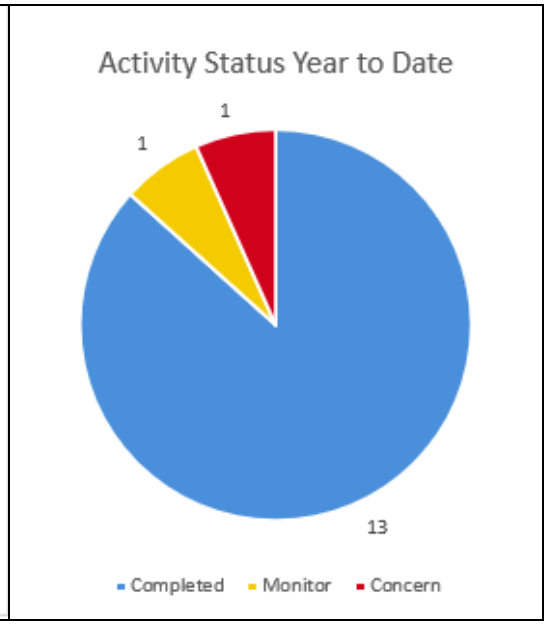
Implement culturally appropriate protocols and promote traditional knowledge.
Council continues to deliver First Nations information sessions in conjunction with Quandamooka cultural days.

Engage and inform key stakeholders as the Quandamooka Coast Claim progresses through the Federal Court towards a hearing.
The parties, including legal representatives for Council, the State Government and the Quandamooka Applicants, appeared at a Case Management Hearing in the Federal Court on 30 June 2025. The parties continued to take steps as ordered on 25 July 2024 (and as amended following the Case Management Hearing on 30 June 2025) to progress the matter towards a four-week hearing commencing on 1 September 2025.

Unconfirmed

Natural Environment – Catalyst Projects and Key Initiatives – Quarter Four Progress





For details on Natural Environment Key Initiatives 1-11 refer pages 32 to 41 of this attachment.

Natural Environment – Activities and Tasks – Quarter Four Progress

Catalyst Project CP4.1 Coastline Activation – Finalise a strategy to activate the Redlands coastline, including Cleveland Point land access improvements and other landside improvements across the city, to encourage appreciation, recreation and utilisation of our unique natural bay and creek waterfront spaces and places.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP4.1.1 Finalise the Foreshore Access Plan (FAP) to support future foreshore access opportunities.			City Assets	
a) Finalise the FAP including the operational plan and communications plan, and seek Council endorsement of the FAP to support future works.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟡	50%	Progression of the FAP was delayed due to recruitment challenges, which is now being progressed. In the interim an external consultant is being utilised to assist with the delivery of outstanding works, however progress is affected.
	Q4	🔴	50%	Progress on the FAP has been impeded by delays in recruitment. With recruitment now complete, the new dedicated staff member will focus on delivering the FAP in the 2025/26 Financial Year. This activity is included in the Operational Plan 2025-2026.

Catalyst Project CP4.2 Wastewater Treatment Plants – Develop a strategy to review opportunities associated with Council's wastewater treatment plants including new forms of energy.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP4.2.1 Implement the Redland City Council Adaptive Strategy Wastewater Treatment.			City Assets	
a) Refine and progress the Wastewater Strategy including environmental studies and other regulatory requirements.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

Catalyst Project CP4.3 Waste Management – Participate in the development of a regional waste plan, and develop a local Waste Recycling and Reduction Plan to move towards a zero waste future.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP4.3.1 Participate in the implementation of the SEQ Waste Management Plan and implement the Waste Reduction and Recycling Plan 2021-2030.			City Assets	
a) Continue to participate in the Council of Mayors (SEQ) Waste Working Group to develop an organics roadmap and implementation plan.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Implement agreed actions in Council's Waste Reduction and Recycling Plan 2021- 2030 to move towards a zero waste future.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP4.4 Minjerribah Panorama Coastal Walk – Progress next stages of this unique connection to enhance visitors' experiences, by harnessing key views and completing a safe pedestrian link between Point Lookout Village and Cylinder Beach.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP4.4.1 Progress next stages of this unique connection to enhance visitors' experiences, by harnessing key views and completing a safe pedestrian link between Point Lookout Village and Cylinder Beach.			City Assets	
COMPLETED - CP4.4 Catalyst Project completed in Quarter Four of Operational Plan 2022-2023. The Minjerribah Panorama Coastal Walk, providing a safe pedestrian link between Point Lookout Village and Cylinder Beach, was completed in 2022-2023 with this catalyst project now complete.	Q1		100%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Unconfirmed

Key Initiative KI4.1 Key Initiative 1 – Continue to target rehabilitation, regeneration and habitat management works in key priority areas, based on strategic mapping and research through the delivery of the Redlands Wildlife Connections Action Plan.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI4.1.1 Deliver the Redlands Coast Wildlife Connections Plan through Council's wildlife connections program.			Environment and Regulation	
a) Develop the Redlands Coast Wildlife Connections Action Plan 2024- 2029 for implementation.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.2 Key Initiative 2 – Deliver Council's Koala Conservation Strategy and review and update the Koala Conservation Action Plan to commit to proactively preserve our koala population.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI4.2.1 Deliver the Redlands Coast Koala Conservation Plan through Council's koala conservation program.			Environment and Regulation	
a) Implement the Redlands Coast Koala Conservation Plan and Action Plan 2022- 2027.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to collaborate with research bodies, government agencies and the Redlands Coast community to develop a robust understanding of koala population, health, ecology and movement to inform and strengthen koala conservation planning.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Continue to plan and support the creation of a connected, high quality city-wide network of koala habitats capable of supporting a long term, viable and sustainable population of koalas.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Manage the impacts of threatening processes on koala populations by undertaking on-ground works that reduce koala mortality.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
e) Increase understanding, connection to and participation in koala conservation actions and behaviours with the Redlands Coast community.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.3 Key Initiative 3 – Partner with the community to manage fire risk through Council's fire management program.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.3.1 Implement Council's fire management program.			City Operations	
a) Continue to deliver the current fire management maintenance programs with a focus on safety, innovation and interagency collaboration.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

b) Continue to deliver community education events.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.4 Key Initiative 4 – Explore and implement opportunities to proactively reduce Council's carbon footprint.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.4.1 Explore and implement opportunities to proactively reduce Council's carbon footprint.			Environment and Regulation	
a) Continue to maintain and improve Council's carbon and energy dashboard.	Q1		25%	
	Q2		25%	Council have changed energy suppliers which has resulted in a new data structure. The carbon energy dashboard is currently unavailable while the data structure is being reviewed to ensure it aligns with the requirements needed to produce the dashboard.
	Q3		25%	Council continues to face challenges with the carbon energy dashboard being unavailable while the data structure is being reviewed to ensure it aligns with the requirements to produce the dashboard.
	Q4		75%	Council faced several challenges with the carbon energy dashboard being unavailable while the data structure was being reviewed to ensure it aligns with the requirements to produce a dashboard. This remains a work in progress to reinstate. This task will be progressed under an activity in the Operational Plan 2025-2026 to develop the Redland City Council Carbon Reduction Plan.

Unconfirmed

b) Continue to investigate and provide advice around renewable energy opportunities in Redlands Coast.	Q1		25%	
	Q2		25%	Council have encountered challenges in securing the necessary expertise to advance this piece of work and is exploring options to allow the work to progress.
	Q3		25%	Council has recruited a Sustainability Officer, due to commence in June 2025. In the interim, Council has commissioned a report to develop preliminary content to inform policy concerning Councils carbon footprint.
	Q4		100%	

Key Initiative KI4.5 Key Initiative 5 – Continue to implement the Coastal Hazard Adaptation Strategy to proactively manage the impact of climate change on our foreshores.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.5.1 Implement the Coastal Hazards Adaptation Strategy (CHAS) across Redlands Coast.			City Assets	
a) Continue to refine and target delivery of beach, foreshore and water quality monitoring activities.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to embrace opportunities to increase internal knowledge and capacity to deliver the activity, including networking with State and Local Government representatives.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Seek external funding for Council's CHAS implementation activities.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Continue to pilot Living Shoreline projects for identified and approved sites, such as Three Paddocks Park, Wellington Point.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.6 Key Initiative 6 – Support the transition to a circular economy for waste and participate in regional collaboration and other partnership opportunities to improve resource efficiency.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.6.1 Design and construct the Sub Regional Material Recovery Facility, subject to finalising grant funding.			City Assets	
a) Continue as part of the external working group of three Councils as a customer reference group to Greenovate Pty Ltd once the company is fully established.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Provide status updates to the Sub-Regional Steering Committee and the Councillors as required.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI4.7 Key Initiative 7 – Partner with Seqwater and other water service providers to contribute to the development of the Water 4 SEQ Plan – an integrated plan for water cycle management in South East Queensland, supporting drought preparedness for the region.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI4.7.1 Partner with Seqwater and other water service providers in South East Queensland (SEQ).			City Assets	
a) Continue participation with Seqwater and the retail water service providers in regular forums and contribute to various regional committees to enhance the water security across the South East Queensland region.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.8 Key Initiative 8 – Deliver the Redlands Coast Biosecurity Plan to proactively manage the impacts to Redlands Coast environmental assets and community lifestyle posed by biosecurity risks.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI4.8.1 Deliver the Redlands Coast Biosecurity Plan through Council's biosecurity program.			Environment and Regulation	
a) Develop the Redlands Coast Biosecurity Plan 2024-2029 for implementation.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Detect and take preventative measures against invasive biosecurity matter.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Promote awareness and education of biosecurity and pest species management.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Provide effective management systems for pest species control and enforcement activities.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
e) Develop and implement a Fire Ant Self-Management Plan to meet Council's general biosecurity obligation on Council owned and managed land.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.9 Key Initiative 9 – Work with the community to provide education opportunities to support, enhance and encourage environmental understanding and grow environmental connections.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.9.1 Continue to provide an education program to the Redlands Coast community to support, enhance and encourage environmental understanding and grow environmental connections.			Environment and Regulation	
a) Design and deliver environmental education through communication and marketing campaigns, including social media, interpretive signage and online resources.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

b) Design and deliver environmental education through the schools program, tours and community talks.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
c) Design and deliver an annual program of events at the IndigiScapes Environment Centre to align with environmental plans, and respond to the Redlands Coast community.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Provide environmental extension services to provide protection and enhance biodiversity values on private and public land.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.10 Key Initiative 10 – Implement programs to address the impacts of land uses on waterways by delivering a coordinated approach to catchment management.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.10.1 Deliver the Redlands Coast Bay and Creeks Plan through Council's bay and creeks program.			Environment and Regulation	
a) Continue to implement the Redlands Coast Bay and Creeks Action Plan 2021-2031.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

b) Conduct ongoing research to strengthen science based knowledge of the effects of population growth and climate change on the health and resilience of waterways to ensure management actions meet current and future needs.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
c) Investigate innovative, water sensitive urban design and asset management opportunities to minimise harm to the creeks and bay from pollution.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
d) Restore resilience of the bay and creeks through water quality monitoring, on ground, priority remediation works delivered by Council and through community partnerships.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
e) Increase community stewardship and connection to the bay and creeks, through education, partnerships and networks.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
f) Monitor catchment and recreation water quality.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

g) Respond to and investigate customer service requests for erosion and sediment control matters.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
h) Monitor compliance with development approvals for sediment and erosion control matters on major developments in the city.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI4.11 Key Initiative 11 – Partner with industry leaders to investigate alternative sources of energy that provide environmental, community and economic benefits.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI4.11.1 Partner with industry leaders to investigate alternative sources of energy that provide environmental, community and economic benefits.			Economic Development and Partnerships	
COMPLETED - KI4.11 Key Initiative completed in Quarter Four of Operational Plan 2023-2024. Investigations to support Redlands Coast to transition to a decarbonised economy were completed in 2023-2024.	Q1		100%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Unconfirmed

Natural Environment - Key Activities and Highlights

Participate in the implementation of the SEQ Waste Management Plan and implement the Waste Reduction and Recycling Plan 2021-2030.
Partnerships with SEQWater and other South East Queensland water service providers were maintained throughout 2024/25 Financial Year. These existing partnerships and working groups will continue into the 2025/26 Financial Year.

Deliver the Redlands Coast Wildlife Connections Plan through Council's wildlife connections program.
The Redlands Coast Wildlife Connection Plan continued to be delivered, and a new action plan has been developed for consideration during the 2025/26 Financial year.

Deliver the Redlands Coast Bay and Creeks Plan through Council's bay and creeks program.
Council continues to implement the Redlands Coast Bay and Creeks Plan. This includes a number of programs across the organisation including Council's Ambient Waterway Health Monitoring Program, Recreational Water Quality Monitoring Program, covering 13 designated recreational swimming sites and the monitoring of sediment and erosion controls across the Redland Coast.

In addition, Council is actively collaborating with the Council of Mayors South East Queensland - Resilient Rivers SEQ Initiative.

To monitor erosion and sediment control across the Redlands Coast, Council conducted 220 proactive inspections across 78 development sites. Additionally, Council responded to 34 requests from the community in relation to erosion and sediment concerns which resulted in 89 inspections.

Deliver the Redlands Coast Koala Conservation Plan through Council's koala conservation program.
The Koala Conservation Plan (KCP) 2022-2027, is a multi-year program and builds on the foundation of the 2017-2021 Plan and is guided by four key objectives, delivered through annual actions plans.

All six research project milestone reports were delivered by 30 June 2025, with a review process now underway to inform 2025/26 Financial Year planning. Council partnered with Department of Environment, Tourism, Science and Innovation (DETSI) and Healthy Land & Water (HLW) on a koala threat abatement program relating to habitat rehabilitation, attracting a further $130,000 in funding, with project delivery expected by June 2026.

A further two landscape-scale habitat projects were actioned;

- Gourmet Gum Leaves Project headed by the Australian National University (ANU), in association with IndigiScapes Native Nursery, Bushcare and the Koala Farmland Fund group, planted more than 800 specially collected and propagated seedlings.
- Citywide threat pinch point analysis and mapping project conducted by Griffith University, was completed.

Unconfirmed

Koala health and release protocols were developed in collaboration with the SEQ Wildlife Hospital Network as part of the Koala Guardian Program.

Community outreach efforts included:

- Finalisation of the public-facing koala dashboard and the Redlands Coast Koala Watch reporting survey form.
- The annual koala dispersal season campaign is underway, and
- A community guided koala walk was conducted at Point Halloran Conservation Reserve, attended by 90 community members.

Implement Council's fire management program.
Fire risk management activities on Redlands Coast include prescribed burning, proactive physical/mechanical vegetation and fuel management and slashing of asset protection zones. Community engagement events were held to raise awareness of bushfire and its management within the community with presentations from Queensland Fire and Emergency Services and Council.

Design and construct the Sub Regional Material Recovery Facility, subject to finalising grant funding.
Construction of the building has commenced with bulk earthworks and drainage completed. Steel erection is scheduled to commence in July 2025, with functional completion of the facility planned for late 2026.

Deliver the Redlands Coast Biosecurity Plan through Council's biosecurity program.
The Redlands Coast Biosecurity Plan 2025-2030 was adopted by Council on 18 June 2025 and took effect on 1 July 2025. The Plan outlines Council's commitment to fulfilling our biosecurity obligations under the Biosecurity Act 2014, and sets out key actions for delivery across various Council teams throughout the Plan lifecycle. This includes the delivery of 16 actions such as, the continuation and increased focus on Redlands Coast Biosecurity Surveillance Program, voluntary/assisted and enforced compliance that includes responsible pet ownership and green waste dumping management and ongoing targeted awareness and education.

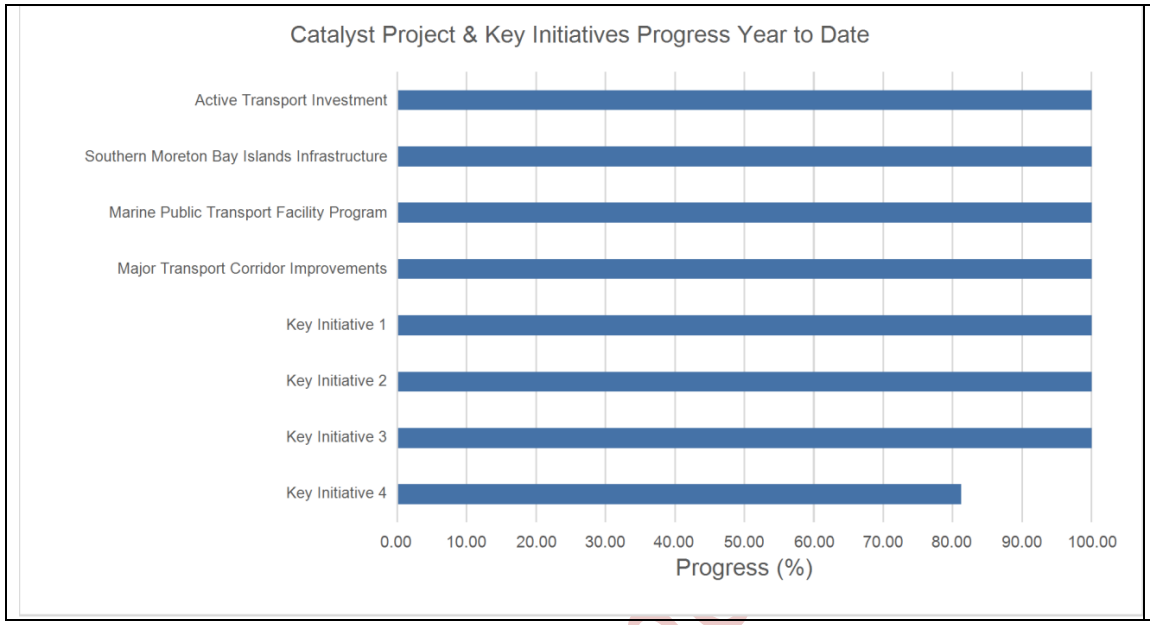
Council's Fire Ant Management Program commenced on 1 July 2024, supporting the surveillance, suppression and treatment of fire ants on Council owned/or managed land.

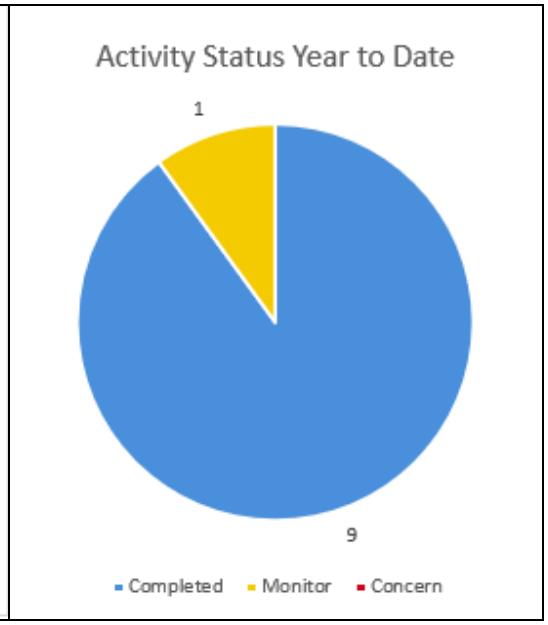
Continue to provide an education program to the Redlands Coast community to support, enhance and encourage environmental understanding and grow environmental connections.
In Quarter Four, the Community Bushcare Program supported 32 Bushcare groups, made up of 362 active volunteers. Community Bushcare Officers attended 29 working bees, where volunteers contributed 381 hours to removing approximately 1,790m² of environmental weeds and planting 1,685 native plants. These activities took place during working bees and community plantings within designated Wildlife Connection Corridors (or within 50m).

The Environmental Partnerships Program currently has 195 Land for Wildlife properties, 54 Koala Conservation Agreement properties, 110 Waterways Extension properties, 74 Rural Support properties, five Voluntary Conservation Agreements and 61 Your Backyard Garden properties. The program has supported 80 properties in Wildlife Connection Corridors (or within 50m) planting 2,335 native plants and undertaking environmental weed management.

Unconfirmed

Liveable Neighbourhoods – Catalyst Projects and Key Initiatives – Quarter Four Progress





For details on Liveable Neighbourhoods Key Initiatives 1-4 refer pages 47 to 51 of this attachment.

Liveable Neighbourhoods – Activities and Tasks – Quarter Four Progress

Catalyst Project CP5.1 Active Transport Investment – Pivot Council's existing transport expenditure to deliver a step-change in active transport connectivity across the city, through improving cycling and pedestrian facilities.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP5.1.1 Commence planning the delivery of projects identified in the Pedestrian and Cycleway strategy and network plan.			City Assets	
a) Review the delivered network plan for priorities and progress.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Progress detailed design of the Northern Greenway Transport Corridor in consultation with external stakeholders.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Operational Plan 2024-2025 Activity			Progress	Commentary
CP5.1.2 Progress planning for walking and cycle networks in Redlands Coast, utilising local transport data gathered.			City Planning and Assessment	
a) Continue to liaise with the State Government and engage with the community on walking and cycle network planning and grant opportunities, including planning for the Ormiston section of the Moreton Bay Cycleway.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Operational Plan 2024-2025 Activity			Progress	Commentary
CP5.1.3 Continue to work with the State and Commonwealth Governments to progress the South East Queensland (SEQ) City Deal.			Advocacy	
a) Investigate opportunities to leverage potential funding under the SEQ Liveability Fund.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP5.2 Southern Moreton Bay Islands Infrastructure – Consolidate existing plans and strategies to develop a roadmap to improve infrastructure on the islands.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP5.2.1 Continue to develop a roadmap to improve land use outcomes on the Southern Moreton Bay Islands (SMBI).			City Assets	
a) Undertake strategic planning of future land-use and community development scenarios for the SMBI's to inform medium to long term infrastructure requirements including community engagement and development of a medium to long term development vision.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP5.3 Marine Public Transport Facility Program – Progress the upgrade of the four Southern Moreton Bay Islands ferry terminals and review development opportunities both on adjoining land and through the repurposing of existing structures for recreational purposes.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP5.3.1 Progress the upgrade of the four Southern Moreton Bay Islands ferry terminals and review development opportunities both on adjoining land and through the repurposing of existing structures for recreational purposes.			City Assets	
COMPLETED - CP5.3 Catalyst Project completed in Quarter Four of Operational Plan 2022-2023. Development opportunities on the Southern Moreton Bay Islands on both adjoining land and through	Q1		100%	
	Q2		100%	

Unconfirmed

the repurposing of existing structures for recreational purposes have been reviewed, and ferry terminals were upgraded in 2022-2023, with this catalyst project now complete.	Q3		100%	
	Q4		100%	

Catalyst Project CP5.4 Major Transport Corridor Improvements – Including Wellington Street and Panorama Drive Upgrade Program – Deliver Stage 1 of the multi-stage upgrade of this major transport corridor.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
CP5.4.1 Deliver the Wellington Street and Panorama Drive Upgrade Program Stage 1 in partnership with the Commonwealth Government.			City Assets	
a) Continue with civil construction works to complete Stage 1 of the Wellington Street and Panorama Drive Upgrade Program	Q1		25%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Key Initiative KI5.1 Key Initiative 1 – Undertake planning to create attractive and vibrant city centres where people can live and work locally.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI5.1.1 Enhance the productivity of Redlands Coast's priority activity centres.			Economic Development and Partnerships	
a) Implement a Local Retail Activation Toolkit to stimulate activity in city centres.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Complete delivery of the Cleveland Revitalisation Project.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI5.2 Key Initiative 2 – Develop a framework for an ongoing local area planning program to provide solutions to meet the specific needs of individual local areas and support their unique character and identity.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI5.2.1 Progress local area land use and infrastructure planning investigations.			City Planning and Assessment	
a) Progress a local area planning investigation of an area of the city.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Commence a review of the Redland City Plan.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
c) Progress the statutory review of the Local Government Infrastructure Plan.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Continue to progress proposed changes to the planning provisions for the city's canal and lakeside estates as part of 02/20 - Major Amendment - General.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

e) Continue to represent Council and the Redlands Coast community interests in future State Government led planning and infrastructure investigations of Southern Thornlands.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI5.3 Key Initiative 3 – Engage our community to co-design the liveability of their neighbourhoods through planning, placemaking, and the management of community assets.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI5.3.1 Engage the Redlands Coast community to co-design the liveability of its neighbourhoods through planning, placemaking and the management of community assets.			City Planning and Assessment	
a) Continue to progress one minor/administrative amendment and continue to progress 01/22 – Major Amendment - General.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to offer supporting incentives and support to land owners affected by 03/19 - Major Amendment - Heritage.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
c) Progress actions included in the State Government led and approved Redlands Housing Strategy, that are endorsed by Council.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI5.4 Key Initiative 4 – Deliver the Redlands Coast Transport Strategy, to create a more efficient, accessible and safer integrated transport system.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI5.4.1 Deliver the Redlands Coast Transport Strategy 2041.			City Planning and Assessment	
a) Facilitate the approval and implementation of the Redlands Coast Active Transport Strategy.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🟡	75%	The draft Redlands Coast Transport Strategy 2041 is currently out for public consultation. Following the consultation period, the strategy will be revised based on community and stakeholder feedback and presented to Council for formal endorsement. A recommendation will then be made to Council to adopt and implement the final strategy. There has been some delay due to the number of transport related plans and strategies being prepared and resource availability. This activity is included in the Operational Plan 2025-2026.
b) Finalise the Capalaba District Local Area Transport Plan and Cleveland Centre Local Area Transport Plan.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔴	50%	The Capalaba District Local Area Transport Plan (LATP) is currently being drafted, with Council Executive Leadership Team briefing scheduled for August 2025 and Councillor briefing in September 2025. The timeline was extended to allow for additional transport modelling to support future recommendations. This modelling has now been completed. There has been some delay due to the number of transport related plans and strategies being prepared and resource availability. This activity is included in the Operational Plan 2025-2026.

Unconfirmed

c) Progress preparation of the Redlands Coast Access and Parking Strategy.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) As part of the SEQ City Deal, continue to progress the upgrade of the Dunwich Ferry terminal to improve connectivity and promote tourism to North Stradbroke Island/Minjerribah.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Liveable Neighbourhoods - Key Activities and Highlights

Commence planning the delivery of projects identified in the Pedestrian and Cycleway strategy and network plan.
Several projects are design-ready for delivery, aligned with the Pedestrian and Cycleway Strategy and Network Plan.

Progress planning for walking and cycle networks in Redlands Coast, utilising local transport data gathered.
The concept plan for the preferred route alignment and associated design treatments for the Ormiston section of the Moreton Bay Cycleway has been finalised. This work reflects input and coordination with the State Government and will support future funding and delivery opportunities.

Successful workshops have been conducted with partners from the State and industry experts to guide the design process. In parallel, Council has released the updated 2025 Cycling and Walking Guide, supporting the promotion of safe and accessible active travel across Redlands Coast.

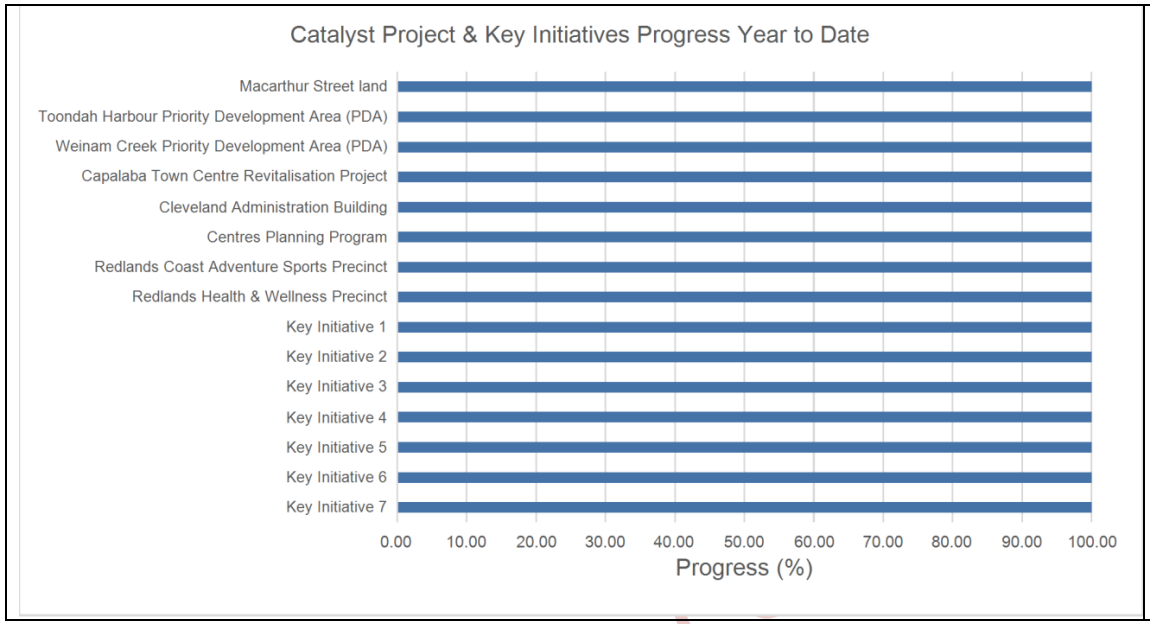
Continue to develop a roadmap to improve land use outcomes on the Southern Moreton Bay Islands (SMBI).
The roadmap has been finalised, with a presentation scheduled for the Councillor Workshop in August 2025

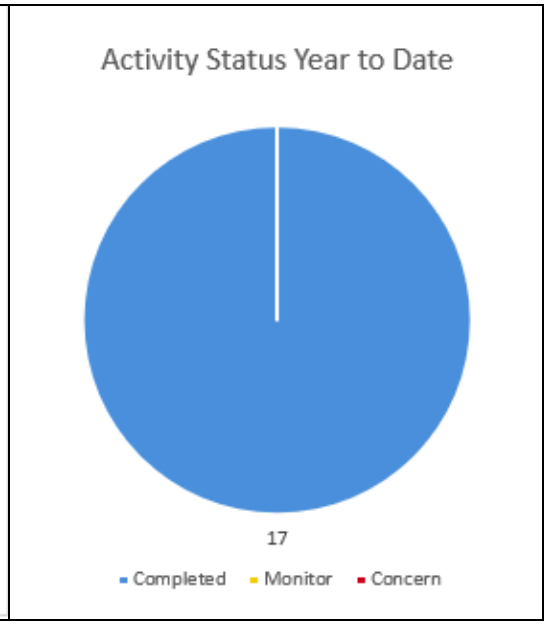
Enhance the productivity of Redlands Coast's priority activity centres.
Internal engagement was undertaken on the technical aspects of the draft Cleveland Streetscape Design Manual. Festoon lighting in Cleveland Library Square has been delivered to support night time economy in Cleveland, and sponsorship funding was provided to support a local Cleveland Traders Marketing campaign.

Deliver the Redlands Coast Transport Strategy 2041.
The Redlands Coast Transport Strategy 2041 has progressed through review by the Council Executive Leadership Team and Councillor briefings, and has been endorsed for community consultation. A range of consultation activities are planned over the coming weeks.

Unconfirmed

Thriving Economy – Catalyst Projects and Key Initiatives – Quarter Four Progress





For details on Thriving Economy Key Initiatives 1-7 refer pages 59 to 63 of this attachment.

Thriving Economy – Activities and Tasks – Quarter Four Progress

Catalyst Project CP6.1 Macarthur Street land – Seek partnerships for investment in infrastructure and facilities that balance enhanced social and economic opportunities.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.1.1 Deliver a sustainable property solution for the existing built and natural environment that optimises opportunities on Macarthur Street land.			Environment and Regulation	
a) Continue to improve site utilisation and performance through a balance of interim commercial and community activation.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
b) Continue development of a long-term strategy that results in the optimisation of Macarthur Street land.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Catalyst Project CP6.2 Toondah Harbour Priority Development Area (PDA) – Progress Council's obligations under its Development Agreement with Economic Development Queensland and Walker Corporation to support the commitment to reinforce Toondah Harbour as the regional gateway to Moreton Bay and the islands.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.2.1 Progress Council's obligations under its Development Agreement with Economic Development Queensland and Walker Corporation to support Toondah Harbour as the regional gateway to Moreton Bay and the islands.			Major Projects	
a) Continue to advocate for vital upgrades to the Toondah Harbour Ferry Terminal and associated marine infrastructure.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

Catalyst Project CP6.3 Weinam Creek Priority Development Area (PDA) – Progress Council's staged master-plan that will transform the waterfront of Redland Bay, provide community infrastructure for local families, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.3.1 Progress Council's staged master-plan that will transform the waterfront of Redland Bay, provide community infrastructure for local families, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area.			Major Projects	
a) Facilitate the provision of mixed-use parking facilities within the Weinam Creek Priority Development Area (PDA).	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue the delivery of the infrastructure works for the project.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
c) Advocate for State Government funding for planning and delivery of integrated transport parking facilities.	Q1		50%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Catalyst Project CP6.4 Capalaba Town Centre Revitalisation Project – Progress the revitalisation of Capalaba Town Centre to create a vibrant mixed-use centre anchored by community, commercial, and retail facilities, and activated public spaces with integrated transport.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.4.1 Progress Council's obligations under the Development Agreement with Shayher Group to progress the revitalisation of Capalaba Town Centre to create a vibrant mixed-used centre anchored by community, commercial, and retail facilities, and activated public spaces with integrated transport.			Major Projects	
a) Provide a project delivery program to Council including the development application and infrastructure agreement.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP6.5 Cleveland Administration Building – Undertake a review of Council's Cleveland accommodation requirements.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.5.1 Continue to review Council's Cleveland accommodation.			Major Projects	
a) Develop and evaluate options to address Council's accommodation requirements.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.5.2 Continue to provide Council accommodation that enhances employee satisfaction for attraction and retention purposes.			City Operations	
a) Maintain and modernise existing accommodation aligned to the delivery timelines of a future accommodation strategy.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Catalyst Project CP6.6 Centres Planning Program – Accelerate a centres planning program to enhance the city's productive precincts including the Cleveland CBD, creating opportunity for business investment, and increase in skills and capacity for employment.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.6.1 Review the centre management program to accelerate delivery, effectiveness and target outcomes.			Economic Development and Partnerships	
a) Review and redefine the centre management program's goals, objectives and scope, the role and function of the centre manager, the strategic outcomes it seeks to deliver and the governance of the program.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP6.7 Redlands Coast Adventure Sports Precinct – Progress the new Redlands Coast integrated Aquatic Centre and Olympic standard Canoe-Kayak Slalom facility to provide additional sport, recreation and emergency services education and training facilities.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP6.7.1 Progress development of the Redland Whitewater Centre to provide additional sport, recreation and emergency services education and training facilities, as part of the Birkdale Community Precinct.			Major Projects	
a) Work with the State Government to finalise the Project Validation Report process for the Redland Whitewater Centre.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Complete the self-referral to the Federal Government for assessment under the Environment Protection and Biodiversity Conservation Act 1999.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Implement our requirements under the Delivery Partner Agreement to prepare the site and enabling infrastructure for handover to the State Government to construct the Redland Whitewater Centre.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP6.8 Redlands Health & Wellness Precinct – Facilitate the delivery of the Redlands Health and Wellness Precinct as a catalyst economic opportunity to create an expanded health, social services, education and allied health cluster that can generate employment growth, and promote higher order specialist and tertiary health services.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
CP6.8.1 Facilitate the delivery of the Redlands Health and Wellness Precinct as a catalyst economic opportunity to create an expanded health, social services, education and allied health cluster that can generate employment growth, and promote higher order specialist and tertiary health services.			Economic Development and Partnerships	
COMPLETED - CP6.8 Catalyst Project completed in Quarter Four of Operational Plan 2023-2024. Council has provided input studies and reports to progress the Redlands Health and Wellness Precinct. Any future development on a precinct on State-owned land will be subject to Queensland Government decision and approval.	Q1		100%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Unconfirmed

Key Initiative KI6.1 Key Initiative 1 – Continue to implement the Redlands Economic Development Framework 2041 and key industry sector plans to grow the city's economy in key sectors:

- Health Care and Social Assistance
- Education and Training
- Rural Enterprise
- Manufacturing
- Tourism

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.1.1 Ensure that Redland City Council's strategic framework for economic development is contemporary and fit for purpose.			Economic Development and Partnerships	
a) Review the Redland City Economic Development Framework 2014-2041.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI6.2 Key Initiative 2 – Promote Redlands Coast as a destination of choice through the delivery of the Redlands Coast Destination Management Plan.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.2.1 Promote the Redlands Coast, as a tourism destination, growing the visitor economy in collaboration with tourism stakeholders.			Communication, Engagement and Tourism	
a) Continue to implement actions identified in the Redlands Coast Destination Management Plan 2023- 2028.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI6.3 Key Initiative 3 – Advocate for improved digital infrastructure to enhance the city's capacity to attract business investment and growth and enhance productivity.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.3.1 Advocate for improved digital infrastructure to enhance the city's capacity to attract business investment and growth and enhance productivity.			Economic Development and Partnerships	
COMPLETED - KI6.3 Key Initiative completed in Quarter Four of Operational Plan 2023-2024. The National Broadband Network in Redlands Coast was completed in 2023-2024.	Q1	●	100%	
	Q2	●	100%	
	Q3	●	100%	
	Q4	●	100%	

Key Initiative KI6.4 Key Initiative 4 – Collaborate with community, industry, local businesses, and entrepreneurs to realise opportunities in the circular economy.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.4.1 Identify opportunities for investment in the circular economy in the Redlands Coast.			Economic Development and Partnerships	
a) Investigate opportunities for investment as part of the review of the Redland City Economic Development Framework 2014-2041.	Q1	●	25%	
	Q2	●	50%	
	Q3	●	75%	
	Q4	●	100%	

Unconfirmed

Key Initiative KI6.5 Key Initiative 5 – Deliver initiatives to attract investment to Redlands Coast across key industry sectors, and support local businesses.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.5.1 Target priority international markets to bring investment to Redlands Coast and support local businesses to sell their products abroad.			Economic Development and Partnerships	
a) Develop and implement an investment attraction plan that outlines Council's goals and priorities for attracting investment and specifies the key actions required.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Operational Plan 2024-2025 Activity			Progress	Commentary
KI6.5.2 Plan, coordinate and deliver the Redlands Coast Community and Environment Precinct in conjunction with an (RSPCA led) Wildlife Hospital and Centre of Excellence at Redland Bay Road, Capalaba.			Environment and Regulation	
a) Finalise a land management agreement with the RSPCA to enable the advanced planning and design of a Wildlife Hospital and Centre of Excellence.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Commission and complete technical assessments of the site to inform detailed design of new infrastructure (pedestrian, vehicle, landscaping, and recreational embellishments).	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Investigate and implement the optimal model of infrastructure and service delivery through partnership approaches, and stakeholder engagement.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI6.6 Key Initiative 6 – Support the attraction and delivery of events through improved infrastructure at event locations across the city.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI6.6.1 Attract and retain key events for sustainable economic growth and reflecting the Redlands Coast community.			Communication, Engagement and Tourism	
a) Finalise the Redlands Coast Events Strategy and Action Plan 2024 –2029, and implement key actions.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to advocate for dedicated event spaces and infrastructure to support a balanced calendar of events.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI6.7 Key Initiative 7 – Support key festivals that drive visitors to Redlands Coast.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI6.7.1 Support festivals and events that attract and drive visitors to Redlands Coast.			Communication, Engagement and Tourism	
a) Continue to provide sponsorship opportunities including target funding for events to deliver economic and community outcomes for the city.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Thriving Economy - Key Activities and Highlights

Progress Council's obligations under its Development Agreement with Economic Development Queensland and Walker Corporation to support Toondah Harbour as the regional gateway to Moreton Bay and the islands.
Redland Investment Corporation (RIC) continued to advocate to the State Government for support of the Toondah Harbour ferry terminal and marine infrastructure improvements.

Progress Council's staged master-plan that will transform the waterfront of Redland Bay, provide community infrastructure for local families, improve the usability of the transport hub, attract visitors, create jobs and drive economic development in the area.
Redland Investment Corporation (RIC) continued to advocate to the State Government for support in delivering the multi-level car park. RIC continued to progress applications to Economic Development Queensland and finalise designs for the upcoming construction stages including the loop road, Moreton Bay Cycleway extension and new bus stops on Meissner Street, Redland Bay.

Progress Council's obligations under the Development Agreement with Shayher Group to progress the revitalisation of Capalaba Town Centre to create a vibrant mixed-used centre anchored by community, commercial, and retail facilities, and activated public spaces with integrated transport.
The project delivery program remained on track. Demolition works of the old Capalaba library building is complete in preparation for stage 1 construction.

Continue to review Council's Cleveland accommodation.
Council continues to assess its Cleveland accommodation needs. Council continues to utilise 46 Middle Street, Cleveland for the Visitor Information Centre and as a temporary workspace for staff while critical works are being carried out at other Council facilities.

Review the centre management program to accelerate delivery, effectiveness and target outcomes.
An internal review of the Centres Management Program was completed with recommendations to improve the program.

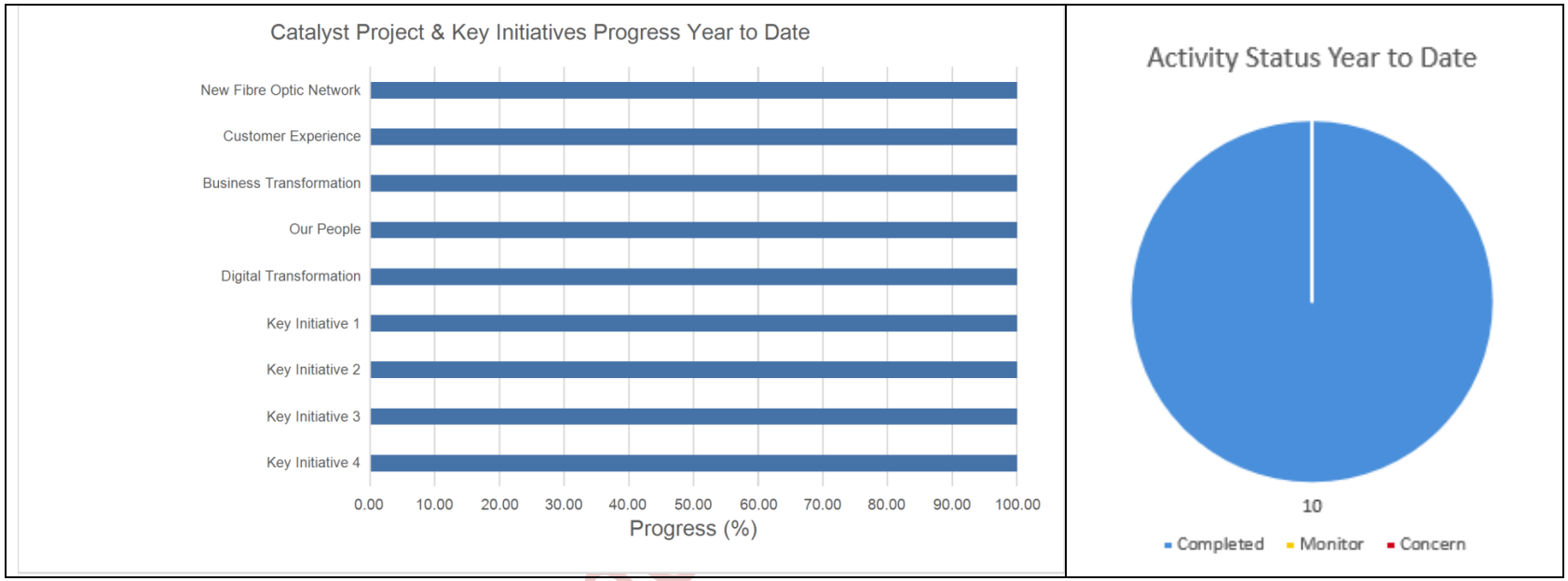
Ensure that Redland City Council's strategic framework for economic development is contemporary and fit for purpose.
An internal review of the existing Economic Development Framework has been completed. A new draft framework has been created. Once finalised, the framework will help inform development of the new economic development strategy.

Target priority international markets to bring investment to Redlands Coast and support local businesses to sell their products abroad.
Investment attraction leads are being actively pursued, and business expansion is facilitated, including connecting businesses to export-oriented training opportunities, potential land holdings and available funding streams.

Plan, coordinate and deliver the Redlands Coast Community and Environment Precinct in conjunction with an (RSPCA led) Wildlife Hospital and Centre of Excellence at Redland Bay Road, Capalaba.
A management plan for the whole of the precinct has now been agreed with additional investigations being completed for all services (including power, water, access etc.) to meet current and future demand. Both RSPCA and Council are finalising the engagement of design and delivery partners to ensure a timely and quality outcome for the community.

Unconfirmed

Efficient and Effective Organisation – Catalyst Projects and Key Initiatives – Quarter Four Progress



For details on Efficient and Effective Organisation Key Initiatives 1-4 refer pages 69 to 71 of this attachment.

Efficient and Effective Organisation – Activities and Tasks – Quarter Four Progress

Catalyst Project CP7.1 New Fibre Optic Network – Deliver Council's fast fibre optic network to provide savings for Council's own existing operating costs, improve connectivity between Council sites, while also offering capacity to improve services for local businesses.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.1.1 Continue to progress the Redlands Coast Fibre Optic Network.			Corporate Services	
a) Finalise options to allow commercial arrangements with a nominated carrier to realise community benefits.	Q1		25%	
	Q2		70%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP7.2 Customer Experience – Deliver Council's Customer Experience Strategy to enable customer centric service delivery which meets the community's changing needs, making it easier to work with Council and provides quality customer outcomes consistently. By engaging with our community we will work to enhance our digital first capabilities.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.2.1 Conduct an evaluation and review of Council's Customer Experience (CX) Strategy Implementation Plan 2022-2024 and develop the Implementation Plan for 2024-2026 (Phase 2).			Customer and Cultural Services	
a) Determine the successful delivery of the Plan's action items.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Realign actions based on emerging trends, in relation to the strategic objectives of Council's Customer Experience Strategy for our people, technology and processes.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Catalyst Project CP7.3 Business Transformation – Deliver a Business Transformation Strategy to enable changes which reduce red tape, save money, and improve community outcomes.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.3.1 Continue to deliver the Business Transformation Strategy 2022-2027.			People, Culture and Organisational Performance	
a) Deliver priority actions identified in the implementation plan.	Q1		25%	
	Q2		75%	
	Q3		75%	
	Q4		100%	
b) Continue to review and report on the progress of the Business Transformation Strategy 2022-2027.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP7.4 Our People – Deliver Council's People Strategy to enable a thriving organisation, supported by a healthy and inclusive work environment, organisational agility, cultural integrity and responsible leadership.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.4.1 Deliver Council's People Strategy including promoting flexibility in employee work arrangements and practices.			People, Culture and Organisational Performance	
a) Embed improved flexible work principles into Council's way of working, including hybrid work arrangements.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.4.2 Continue Council's focus and commitment to creating an inclusive work environment.			People, Culture and Organisational Performance	
a) Continue to embed the Diversity and Inclusion Plan 2023-2028.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Catalyst Project CP7.5 Digital Transformation – Review and modernise Council's systems and implement digital processes to enable contemporary and easier ways to access and interact with Council information and services.

Operational Plan 2024-2025 Activity			Progress	Commentary
CP7.5.1 Continue to deliver the Digital Transformation Program along with strategic information management goals 2024-2025.			Corporate Services	
a) Continue planned works with our major technology vendors and partners.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Continue to consolidate Council's legacy platforms into our enterprise resource planning tool and/or other consolidated platforms.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

c) Continue to migrate critical services to more resilient platforms.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
d) Continue work to strengthen our cyber resilience through further alignment and continuous improvement against commonly adopted frameworks.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI7.1 Key Initiative 1 – Review Council services to ensure we have the right offering, to meet our community needs and remain financially sustainable.

Operational Plan 2024-2025 Activity			**Progress**	**Commentary**
KI7.1.1 Review and transform Council's services in response to our changing environment and community.			People, Culture and Organisational Performance	
a) Continue engaging with key internal stakeholders to develop the service catalogues for Council.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	
b) Commence development of approach for strategic service planning for Council.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Unconfirmed

Key Initiative KI7.2 Key Initiative 2 – Continue our transformation toward asset management best practice by using improved data to shift from reactive to planned maintenance.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI7.2.1 Continue Council's transformation toward best practice asset and service management and data-driven decision making.			Major Projects	
a) Continue implementation of the Asset Management Roadmap 2022-2027 and mature the Asset Management Framework.	Q1		25%	
	Q2		50%	
	Q3		75%	
	Q4		100%	

Key Initiative KI7.3 Key Initiative 3 – Improve our value for money delivery through the upgrade of our financial management system.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI7.3.1 Improve our value for money delivery through the upgrade of our financial management system.			Corporate Services	
COMPLETED - KI7.3 Key Initiative completed in Quarter Four of Operational Plan 2021-2022. Improvements to value for money were achieved with the upgrade of Council's financial management system implemented during 2021-2022 with this key initiative now complete.	Q1		100%	
	Q2		100%	
	Q3		100%	
	Q4		100%	

Unconfirmed

Key Initiative KI7.4 Key Initiative 4 – Strengthen internal efficiencies, external savings and Council's long-term sustainability to deliver on the Corporate Plan through implementation of strategic procurement practices and initiatives which improve opportunities for local, social, sustainable and good governance purchasing outcomes.

Operational Plan 2024-2025 Activity			Progress	Commentary
KI7.4.1 Advance Council's strategic procurement operating model.			Procurement and Contracts	
a) Continue to mature Council's procurement function and embed practices to increase accountability for outcomes.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	
b) Define and align categories to appropriate owners for improved management.	Q1	🟢	25%	
	Q2	🟢	50%	
	Q3	🟢	75%	
	Q4	🔵	100%	

Unconfirmed

Efficient and Effective Organisation - Key Activities and Highlights

Continue to deliver the Business Transformation Strategy 2022-2027.
A review of the Business Transformation Strategy 2022–2027 was finalised for presentation to Council's Executive Leadership Team. As part of this process, key stakeholders and initiative leads have been actively consulted. Many transformation activities identified in the strategy have now transitioned into business-as-usual delivery, reflecting Council's ongoing integration of transformation principles into everyday operations. This evolution ensures the strategy continues to deliver value while remaining responsive to operational priorities.

Continue Council's focus and commitment to creating an inclusive work environment.
Council introduced a new category for the 2025 annual Mayor & CEO Awards called 'Everyone Belongs'. This category recognises initiatives or workplace activities that enhance the experience belonging. Employee nominations opened in June 2025, with entries highlighting efforts that promote equal access to opportunities, create safe environments, and empower others to be themselves. In addition, Council employees were encouraged to mark the Day Against LGBTQIA+ Discrimination (IDAHOBIT). Council employees were invited to show their support by wearing rainbow colours, hosting a morning tea, or visiting the Cleveland Lighthouse which was lit up in rainbow colours from 16 to 19 May 2025.

Review and transform Council's services in response to our changing environment and community.
Work has continued across the organisation to review and validate Council services in response to our evolving community needs and operating environment. A pilot involving two business units in Council was conducted to test and refine the approach. Insights from this pilot informed the development of a comprehensive suite of resources, including a service planning guideline, planning framework, service statement template, and key organisational definitions. These tools will support a consistent, organisation-wide approach to service review and planning as we move forward.

Advance Council's strategic procurement operating model.
Operating model enhancements underpinned by streamlined processes have matured management of procurement categories at Council and improved governance and insight for better decision making relating to procurement delivery models.

Unconfirmed

14 REPORTS FROM ADVOCACY, MAJOR PROJECTS AND ECONOMIC DEVELOPMENT

Nil.

Unconfirmed

Councillor Lance Hewlett declared a previously declared Declarable Conflict of Interest on the following item (refer Item 6.1 for details).

15 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

15.1 MCU18/0221 – OTHER CHANGE TO DEVELOPMENT APPROVAL MCU013287 - PRELIMINARY APPROVAL AFFECTING THE PLANNING SCHEME FOR MCU FOR MIXED USE DEVELOPMENT AT 156-168 SERPENTINE CREEK ROAD, REDLAND BAY

Objective Reference: **A11854445**

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

Responsible Officer: **Michael Anderson, Acting Group Manager City Planning & Assessment**

Report Author: **Daniel Manathunga, Planning Officer**

Attachments:

1. **Structure Plan for Shoreline** ⇩
2. **Site and Locality Plan** ⇩
3. **SARA Referral Response** ⇩
4. **District Sports Park Concept Plan and NRP Area Plans** ⇩
5. **Traffic Impact Assessment** ⇩
6. **Traffic Advice** ⇩
7. **Road Sections** ⇩
8. **Water Sensitive Urban Design Concept Plan** ⇩
9. **Matters of Local Environmental Significance Mapping** ⇩
10. **Koala Habitat Mapping** ⇩
11. **Biting Insects Management Plan** ⇩
12. **Development Free Buffer Uses Advice** ⇩
13. **Shoreline Plan of Development** ⇩
14. **Terrace Housing Code** ⇩
15. **Proposed Changes to Schedule 3 Dictionary** ⇩
16. **Proposed Administrative Definitions** ⇩
17. **Recommended Development Conditions** ⇩
18. **Infrastructure Agreement - Confidential**

Unconfirmed

PURPOSE

The proposed change seeks to amend the approved Shoreline Master Plan, including relocating the district sports park and town centre core servicing the emerging Shoreline community. The application is referred to Council for determination.

BACKGROUND

The change application has been made by Saunders Havill Group on behalf of SRC Pty Ltd. The Shoreline development area comprises multiple landowners, all of which have provided their written consent to the making of this application as required under the *Planning Act 2016* (the PAct).

The application should be decided by 20 August 2025 in accordance with the PAct.

Should the decision not be made, the applicant may seek a deemed refusal, unless a further extension to the decision-making period is agreed between Council and the applicant.

As per section 82 of the PAct an 'other change' application is not a full re-assessment of the development approval, but rather an assessment of the change in the context of the approval. The key issues identified in the assessment are:

- Open space network
- Town centre
- Traffic and road network
- Stormwater strategy
- Environmental impact
- Bushfire
- Biting insects management
- Housing typologies
- Changes to the Shoreline Plan of Development.

ISSUES

Proposal

The proposed change to the development approval is summarised below (refer to Attachment 1):

- Change to the approved open space network including consolidation of the district sports park (DSP) and locational changes to other park facilities within the Shoreline master planned community.
- Relocation of the town centre core precinct to reflect changes to the Main Street intersection alignment and improved visibility from Serpentine Creek Road.
- Traffic and road network changes to the Shoreline master planned community including relocating intersections, changes to the road hierarchy and indicative alignment.
- Changes to the stormwater strategy for the Shoreline master planned community, updated to reflect layout changes and detailed design.
- Incorporation of terrace housing into the Plan of Development (POD) with a new Terrace House Code.
- Changes to the Shoreline POD to improve interpretation, resolve conflicts and update administrative terms.
- Updates to development conditions to reflect the above amendments and approval plans.

Site & Locality

Shoreline is a master planned urban community, including town centre core, town centre frame, residential and open space precincts within Redland Bay as detailed within Attachment 2. Development has commenced within the master planned community including approximately 963 residential lots, park, school, intersection upgrades and open space corridors.

Planning History

The subject site was part of several lots within the investigation zone to which a material change of use - preliminary approval (PA) (MCU013287) under s242 of the *Sustainable Planning Act 2009* (SPA), was granted on 18 November 2015.

The approval established several precincts (residential, town centre and open space) and a suite of codes to form a POD to override version 6.2 of the Redlands Planning Scheme.

Unconfirmed

A request for a permissible change was approved on 17 January 2017, which involved changing the POD Shoreline open space precinct – tables of assessment, to allow any reconfiguration of a lot to be code assessable in the open space precinct.

A minor change (MCU18/0220) was assessed and decided by resolution of Council on 6 March 2019 to grant approval for administrative changes to the POD and development conditions associated with Shoreline.

Shoreline has commenced with relevant development approvals including:

- **RAL19/0061**: A development permit for stages 1 to 4 of Shoreline for reconfiguring a lot for one (1) into 130 lots and a material change of use for park, approved 24 June 2020.
- **RAL20/0034**: A development permit for stages 5 to 12 of Shoreline for reconfiguring a lot for one (1) into 248 lots, open space, road and balance lot and bulk concurrence agency referral for dwelling houses, approved 24 March 2021.
- **RAL22/0033**: A development permit for reconfiguring a lot for one (1) into 230 lots, road, open space, balance lot and bulk concurrence agency referral for dwelling houses, approved 23 September 2022.
- **RAL22/0131**: A development permit for reconfiguring a lot for one (1) into 196 lots, road and two (2) balance lots, approved 11 August 2023.
- **RAL23/0042**: A development permit for reconfiguring a lot for one (1) into 100 lots, road, balance lot and bulk concurrence agency referral for dwelling houses, which is undecided.
- **RAL23/0066**: A development permit for reconfiguring a lot for one (1) into 39 lots, road, park, balance lot and bulk concurrence agency referral for dwelling houses, approved 30 April 2024.

Stockland

On November 2024, Stockland acquired Lendlease land holdings within the Shoreline master planned area which resulted in the transfer of land and the obligations, such as the infrastructure agreement (IA).

Assessment Framework

The application has been made in accordance with section 79 of the *Planning Act 2016* and constitutes an 'other change' to a development approval. This application is subject to impact assessment. The application must be assessed against the criteria in section 82 which states:

> *'(1) This section applies to a change application, other than for a minor change to a development approval.*
>
> *(2) For administering the change application, and assessing and deciding the change application in the context of the development approval, the relevant provisions apply—*
>
> *(a) as if—*
>
> *(i) the responsible entity were the assessment manager; and*
>
> *(ii) the change application were the original development application, with the changes included, but was made when the change application was made; and*
>
> *(b) with necessary changes.*

Unconfirmed

(3) However—

(a) section 53 does not apply to the change application if the change is not a minor change only because the change may cause—

(i) a referral to a referral agency if there were no referral agencies for the development application; or

(ii) a referral to extra referral agencies; or

(iii) a referral agency to assess the change application against extra matters; and

(b) the power—

(i) to direct that a development condition be imposed under section 56(1)(b)(i) includes a power to direct that a development condition be amended; and

(ii) to impose a development condition under section 60(2)(c) or (3)(b) or 64(6)(b) includes a power to amend a development condition.

(4) To remove any doubt, it is declared that the following matters apply, only to the extent the matters are relevant to assessing and deciding the change application in the context of the development approval—

(a) the assessment benchmarks;

(b) any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2); …

(d) if the development to which the change application relates requires impact assessment—any matters the assessment must or may be carried out against or having regard to under section 45*(5)(a)(ii) or (b).*

(6) In this section— relevant provisions means—

(a) section 45(6) to (8); and

(b) part 2, division 2, other than section 51; and

(c) part 3, other than sections 63 and 64(8)(c); and

(d) the development assessment rules.'

In accordance with section 45 of the *Planning Act 2016*:

*'(5) An **impact assessment** is an assessment that—*

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

Unconfirmed

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors*

(6) Subsections (7) and (8) apply if an assessment manager is, under subsection (3) or (5), assessing a development application against or having regard to—

(a) a statutory instrument; or

(b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.

(7) The assessment manager must assess the development application against or having regard to the statutory instrument, or other document, as in effect when the development application was properly made.

(8) However, the assessment manager may give the weight the assessment manager considers is appropriate, in the circumstances, to—

(a) if the statutory instrument or other document is amended or replaced after the development application is properly made but before it is decided by the assessment manager—the amended or replacement instrument or document; or

(b) another statutory instrument—

(i) that comes into effect after the development application is properly made but before it is decided by the assessment manager; and

(ii) that the assessment manager would have been required to assess, or could have assessed, the development application against, or having regard to, if the instrument had been in effect when the application was properly made.'

Section 30 of the *Planning Regulation 2017*, relevantly, identifies that:

'(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—

(a) the assessment benchmarks stated in—

(i) the regional plan for a region; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) a temporary State planning policy applying to the premises;

(b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;

(c) if the local government is an infrastructure provider—the local government's

LGIP.

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.'

Section 31 of the *Planning Regulation 2017* identifies that:

'(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—

(a) the matters stated in schedules 9 and 10 for the development; and

(d) if the prescribed assessment manager is a person other than the chief executive—

(i) the regional plan for a region; and

(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

(f) development approval for, and any lawful use of, the premises or adjacent premises; and

(g) common material.

(2) However—

(a) an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and

(b) if an assessment manager is required to carry out code assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.'

common material, for a development application, means—

'(a) all the material about the application that the assessment manager receives before the application is decided, including—

(i) any material relating to a proposed development application that is substantially similar to the development application as made; and

(ii) any material attached to, or given with, the development application; and

(iii) any material relating to the application given to the assessment manager after the application is made; and

(iv) any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and

(v) any properly made submissions about the application, other than a submission

that is withdrawn; and

(vi) any other submission about the application that the assessment manager has accepted; and

(vii) any other advice or comment about the application that a person gives to the assessment manager; and

(b) if a development approval for the development is in effect—the approval; and

(c) an infrastructure agreement applying to the premises.'

Pursuant to section 45 of the PAct, the application was assessed against the following applicable assessment benchmarks.

- Shoreline Plan of Development and Redland Planning Scheme version 6.2 (unvaried):
  - Shoreline town centre core precinct code
  - Shoreline town centre frame precinct code
  - Shoreline residential precinct code
  - Shoreline open space precinct code
  - Aged persons and special needs housing code*
  - Access and parking code
  - Centre design code*
  - Erosion prevention and sediment control code
  - Excavation and fill code
  - Infrastructure works code
  - Landscape code
  - Stormwater management code*
  - Building design code to reduce incidence of biting insects
  - Heritage
  - Place and character precinct overlay code
  - Landslide hazard overlay code

  (*codes that have been varied by the POD)
- State Planning Policy 2017, Part E
- South East Queensland Regional Plan 2017
- *Planning Regulation 2017*, Schedule 11
- Local Government Infrastructure Plan.

Pursuant to section 45 of the PAct, Council had regard to the following matters in its assessment of the application.

- Public submissions – properly and not properly made submissions
- South East Queensland Regional Plan 2023
- Redland Housing Strategy 2024-2046
- City Plan versions 10-13
- Common material
- Existing development approved built form

Unconfirmed

Comments received

External comments received

Council has received comments that form part of the common material to the application. Council has had regard to this information in the assessment of the application, as outlined above.

State Assessment & Referral Agency (SARA)

SARA (the Department) provided a referral agency response dated 28 November 2024 in regard to State interests being the development's impact upon a State controlled road (Serpentine Creek Road); material change of use involving work in a coastal management district; clearing of native vegetation and development on lot adjacent a Queensland heritage place. The Department indicated no objection to the proposed change to the development approval subject to referral agency conditions to manage the development, including road, bus and pedestrian access improvements; road noise management; stormwater management; foreshore buffer treatment; and clearing native vegetation. The Department's referral response, including conditions, will be attached to Council's decision notice (refer to Attachment 3).

Public notification

The application was publicly notified for 30 business days from 13 February 2024 to 27 March 2024. A notice of compliance for public notification was received on 28 March 2024.

There were 12 properly made submissions inclusive of a petition and one (1) not properly made submission received for the development application during the notification period.

The following planning matters were raised in written submissions received, and are considered in the 'application assessment' section of the report, where relevant to the proposed development:

- Ecological impact of the removal of two (2) dams with potential to adversely impact migratory birds, Wallum frog and other fauna.
- Insufficient information pertaining to development and its impact to migratory bird and roosting sites.
- Town centre location causing edge effects and impacting biodiversity inclusive of fauna movement.
- Water quality impacts to wetlands and marine life surrounding the development area.
- Public access to the foreshore area including for recreational purposes.
- Visual impact of development undermining the scenic views to the Bay.
- Increased traffic on the road network.
- Consultation inadequate to engage with the community and development, which is contrary to reasonable community expectation for the locality.
- Fragmented open space and ecological corridors which will not meet their intended function.
- Edge effects on coastal wetlands inclusive of marine flora and fauna.
- Loss of koala habitat trees causing unacceptable risk.
- Biting insect adverse impact upon residential and park uses within the locality.

Unconfirmed

Internal comments received

The application was referred to the divisional Councillor in accordance with standard procedure.

The assessment manager has received assessment advice from the following Council teams/ officers:

- Engineering Assessment
- Environmental Assessment
- Landscaping
- Arborist
- Health and Environment
- Civic and Open Space Asset Management
- Transport Planning Unit
- Infrastructure Charges and Planning
- Infrastructure and Operations

Decision Making Rules

Section 60 of the *Planning Act 2016* states that:

> *(3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide—*
>
> *(a) to approve all or part of the application; or*
>
> *(b) to approve all or part of the application, but impose development conditions on the approval; or*
>
> *(c) to refuse the application.*
>
> *(5) The assessment manager may give a preliminary approval for all or part of the development application, even though the development application sought a development permit.*
>
> *(6) If an assessment manager approves only part of a development application, the rest is taken to be refused.*

APPLICATION ASSESSMENT

The application has been lodged for an 'other change' under section 82 of the PAct, the matters for assessment are limited to those that are relevant to assessing the change in the context of the original approval. For example, the impacts of relocating the DSP in the context of the approval, which had the district sports park located in two separate areas originally. Therefore, the assessment process does not require the development, including the change, to be assessed as if it were a new development application. It is noted the most pertinent parts of the assessment are discussed below.

Open space network

The overall outcome of the Shoreline open space precinct code is relevant to the assessment, which states:

'Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –

(a) Meet the active or passive recreational needs of residents and visitors to the City;

(b) Provide for recreation activities on land in public or private ownership;

(c) May include land used for activities not involving access by the general public;

(d) Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas;

(e) Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.'

District sports park

As depicted below, the proposed change seeks to relocate the DSP, consolidating the two (2) parks adjacent to Orchard Road (Table 1). Refer to Attachment 1 for the revised Sports, Recreation and Open Space Plan.

Table 1- Comparison of DSP

Approved (MCU18/0220)	Proposed change (MCU18/0221)

Consolidation is considered to meet the recreational needs of residents and visitors to the City, based on the following considerations:

- The design, layout and land area (refer to concept layout plans provided in Attachment 4) has been demonstrated to accommodate four (4) full-sized football fields, ancillary clubhouse, overflow open space or parking area and suitable park embellishments.
- Based on advice provided from the Civic, Open Space and Asset Management (COSAM) team, an overriding need for football facilities is demonstrated. Consequently, the indicative layout will suitably accommodate four (4) football pitches with lighting, playground and ancillary embellishments (such as shade structures, picnic tables, barbeques) meeting current *Football Queensland* guidelines.
- Consolidation of the parks will minimise the on-going maintenance needs for Council and maximise community usability and access to the site.

To compensate for the reduction in unencumbered land area (in the order of approximately 7.19ha) by combining the DSP into a single site, it is relevant to condition the below:

- Delivery of a clubhouse to maximise functionality including providing a facility to allow the use to commence, once delivered by Stockland. The clubhouse was not included in the existing infrastructure agreement; however, the investment will ensure a net positive community benefit allowing the relevant facility to operate from inception.
- Delivery of the two (2) DSP's were previously staged at the 1500th dwelling and 3000th dwelling in accordance with the existing IA, however, now the community will have the consolidated DSP delivered at the 1500th dwelling, bringing forward the community asset by 5-7years.
- Update the infrastructure agreement to require the below infrastructure delivery prior to plan sealing of the 1500th dwelling, with refund for the scope of works associated with phase two (2) infrastructure being applicable.

Table 2 DSP clubhouse deliver summary

Clubhouse: Phase 1	**Clubhouse: Phase 2**
• 2 x Change Rooms (minimum of 25m² each). • 2 x Players' Amenities – 1 per change room (minimum 16m² each), all-gender use, each with 2 toilets and 2 showers. • Public Amenities – minimum of 20m² (general use) + 7m² (accessible). • Internal and External Storage – minimum of 15m². • Cleaner's Room – minimum of 5m². • First Aid Room – minimum of 10m². • Match Officials' Room – minimum of 20m². • Canteen/kiosk – minimum of 30m² All essential services – including water, sewer, and electricity connections.	• 2 x Change rooms (minimum of 25m² each). • 2 x Players' Amenities – 1 per change room (minimum 16m² each), all-gender use, each with 2 toilets and 2 showers. • Multi-purpose space.

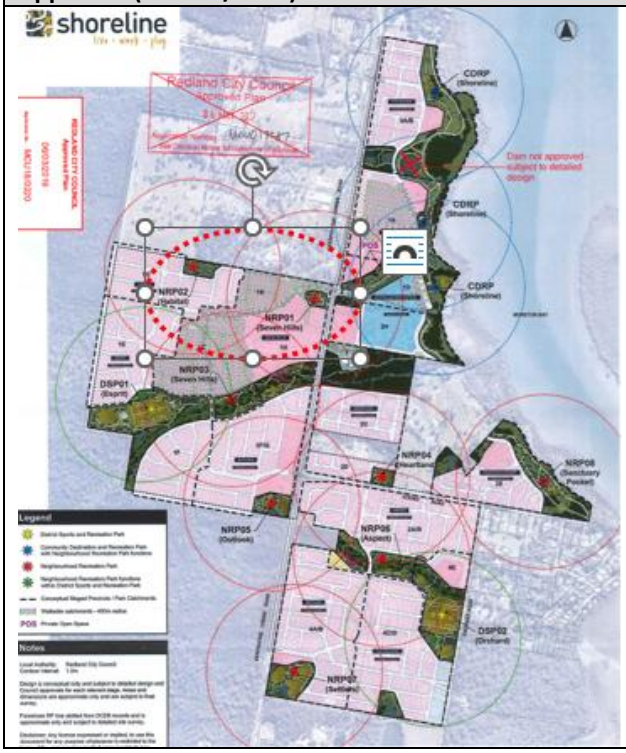
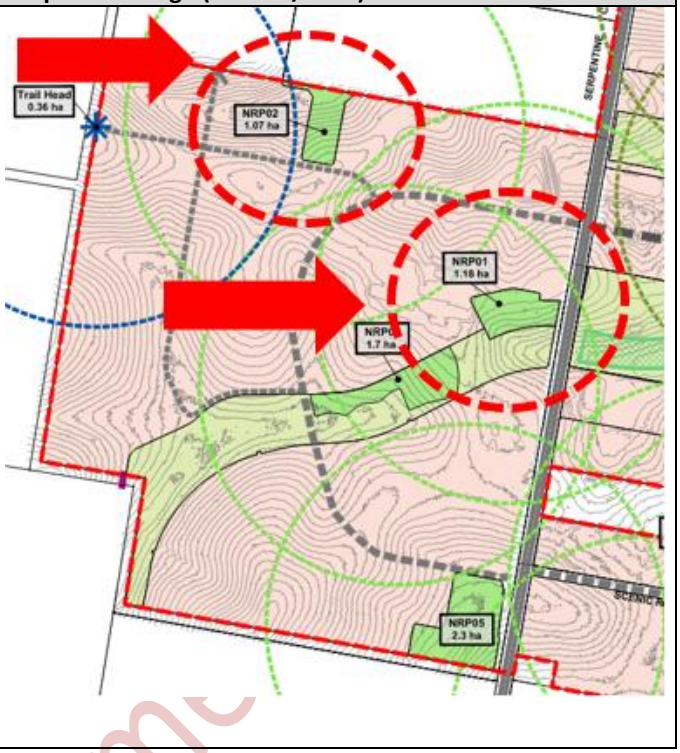
Detailed design will be assessed and approved via the subsequent reconfiguring a lot and operational works development applications. The prescribed embellishments and land contribution within the infrastructure agreement are discussed in the following sections.

Neighbourhood Recreation Park (NRP)

The relocation of NRP01 to be adjoining the open space corridor and rotation of the NRP02 north-south is shown in Table 3.

Unconfirmed

Table 3: Comparison to NRP.

Approved (MCU18/0220)	Proposed change (MCU18/0221)
	

Changes to the NRP locational aspects are considered to meet the recreational needs of residents and visitors to the City, based on the following considerations (refer to Attachment 4):

- NRP01:
  - Co-locating the park with the open space corridor is considered to maximise use of the park and creates cohesion with other recreational parks such as the existing NRP03.
  - Relocation of the park maintains the walkable catchment servicing residential catchment within Shoreline.
  - A dog off leash area (DOLA) is proposed, however it will be suitably separated from the habitat corridor (50m from the core habitat provision), and is in addition to the NRP01 provision, which is supported by COSAM to meet the needs of future residents.
- NRP02:
  - Orientation of the park is considered to maximise future esplanade road frontage and residential development interfacing with the park.
  - Orientation of the park integrates with surrounding approval within Southern Redland Bay Expansion Area (SRBEA) avoiding a conflict with the collector road network and open space on adjoining land towards the north (lot 12 on SP268704).
  - Area analysis confirms that with the envisioned bio-retention system/drainage function can be accommodated while maintaining the park area consistent with the existing development approval.

Detailed design will be assessed via the subsequent reconfiguration and operational works development applications with the prescribed embellishments and land contribution within the infrastructure agreement.

Unconfirmed

Trail Head

The proposed change includes a trail head provision located in the north-western edge of the Shoreline master planned community. The trail head is considered to contribute positively to recreational needs of future residents. Detailed design will be assessed via the subsequent reconfiguration and operational works development applications with the prescribed embellishments and land contribution within the infrastructure agreement.

Town centre

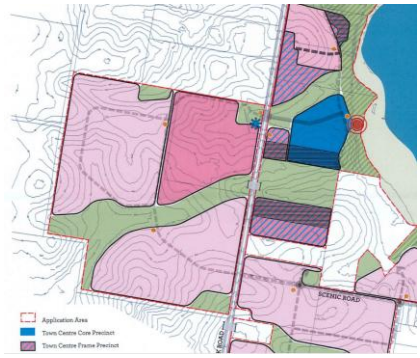
Overall outcome of the Shoreline town centre core precinct code is relevant to the assessment, which states:

- *'Provide for a range of uses that -*
    a. *enhance and protect the primacy, vitality and vibrancy of the City's network of centres;*
    b. *meet demonstrated community needs to serve a district sized catchment;*
    c. *includes supermarkets, specialty stores, commercial activities and community services;*
    d. *provides employment opportunities;*
    e. *provide a focus for community interaction and activity;*
    f. *are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct;*
    g. *are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;*
    h. *`contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.'*

As depicted below, the town centre location has been proposed to be situated along Serpentine Creek Road to better reflect changes to the future intersection C approved by SARA. Refer to Attachment 1, masterplan and precinct plan for changes to town centre core layout.

Unconfirmed

Table 4: Town centre comparison (large blue hatching)

Approved (MCU18/0220)	Proposed change (MCU18/0221)
	

Unconfirmed

The change to the location and layout of the town centre core is considered to meet community needs based on the following:

- The Town Centre interfacing with Serpentine Creek Road is considered to maximise visibility and convenience for the community and improved sightlines, co-location with bus stops. Intersection access for private vehicles is improved and remains connected to the surrounding active transport network for pedestrians and cyclists alike.
- Main Street and changes to the intersection location (Intersection C) is considered to avoid impacting the open space drainage and environmental corridors north of the proposed location which maximises environmental values and drainage network removing incompatible development (such as infrastructure and roads).
- Centre activities are compatible with road noise and therefore would allow a break in the acoustic treatment along Serpentine Creek Road considered to be a positive visual amenity outcome for the locality.
- No increase in the total area of the centre which is generally consistent with the existing development approval (8.5ha) and is considered to meet community needs.

Future development applications will assess the detailed design and fine-grain layout of the town centre through a future material change of use application.

Traffic and transport network

Overall outcomes of the access and parking code and infrastructure works code are relevant to the assessment, which states:

Access and parking code

'(a) to ensure –

(i) provision of safe and convenient vehicular access to development;

(ii) efficiency of vehicle movements in the movement network is maintained;

(iii) development is provided with safe and functional on-site parking that meets user needs;

(iv) car parking areas and structures are well located and designed to be compatible with the local character;

(v) provision of servicing and manoeuvring areas that facilitate clear and safe internal on-site vehicle movements and allow access for service vehicles.'

Infrastructure works code

'(a) to ensure utility, road, pedestrian and cycle infrastructure –

(i) is provided in a cost-effective, efficient and coordinated manner;

(ii) is integrated with existing systems and facilitates provision of future systems;

(iii) meets the local government's standards;

(iv) is designed to minimise whole-of-life costs;

(v) does not result in adverse impacts on environmental values;

(vi) maintains the safety of people and property.'

Unconfirmed

Proposed changes

Proposed changes to the traffic and transport strategy for Shoreline master planned community is summarised below (refer to Attachment 1, conceptual road hierarchy plan):

- Repositioning intersection C approximately 150m south to improve visibility, sightlines, constructability and stormwater management.
- Changed alignment of the conceptual major collector roads (trunk road) and conceptual collector roads together with changes to footpath and cycleway networks.
- Confirmation of a 3m wide shared pathway on the eastern side of Serpentine Creek Road and removal of on-road cycleway as prescribed by SARA.
- Revision of the typical road cross-sections to reflect approved and constructed roads as well as Main Street through the town centre core precinct.
- East-west connections for cyclists at intersection E connecting Serpentine Creek Road to Orchard Road, establishing the southern cyclist connections.

To support the change a traffic impact assessment was provided (refer to Attachments 5-6) which considers the aspects of the change. Assessment of the changes are considered below.

Intersection C

Relocation of intersection C is acceptable based on the following assessment:

- Intersection design, layout and sightlines were considered by SARA given Serpentine Creek Road is a State controlled road and deemed to comply with the relevant assessment benchmarks of the State Development Assessment Provisions (SDAP).
- The new intersection C location is considered to minimise edge effects and optimise ecological biodiversity for the long term given it is separated from the east-west open space corridor compared to the original approved location (MCU18/0220).

Road hierarchy and alignment

As depicted below, traffic generation was modelled for key sections of Scenic Road which is a key parameter to defining the corresponding road hierarchy (Figure 1). Modelling provided by the traffic engineer was reviewed by Council's engineering assessment team and was considered to be appropriate.

Orchard Road

Modelling did not consider land uses now contemplated within the development free buffer area being food and drink outlet (dark/ghost kitchen), warehouse (self-storage facility) and indoor sport and recreation. Nevertheless, the anticipated scale of the future development with a gross floor area of 400m^2 inclusive of split access from Orchard Street and internal road should remain within the designed capacity of 1000 vehicles per day (vpd).

Given the development free buffer, land uses will be subject to future development applications (reconfiguration, operational works and material change of use) detailed design will be assessed at a later stage inclusive of assessment of the impact to the road network.

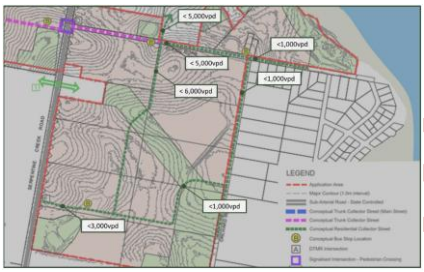


Figure 1: traffic modelling- vehicles per day (vpd)

Active transport (bicycle and pedestrian connections)

As depicted below, the key pedestrian and cycleway nodes remain in place connecting Shoreline residents and visitors to public transport nodes (bus stop locations), town centre, school and district/community parks throughout the master planned area. Importantly an off-road shared path along the foreshore area remains which is a vital link within the Moreton Bay Cycleway complying with the terms of the infrastructure agreement. Pedestrian footpaths are relevant to lower order residential streets throughout Shoreline maximising walkable neighbourhoods.

On-road cycle lanes were previously intended along the eastern side of Serpentine Creek Road, however the SARA response confirms that off-road 3m wide shared use path maximising connectivity through the master planned community is retained.

Crossings for pedestrians/cyclists will be provided at key intersections and an underpass to the town centre core, which is considered acceptable.

Unconfirmed

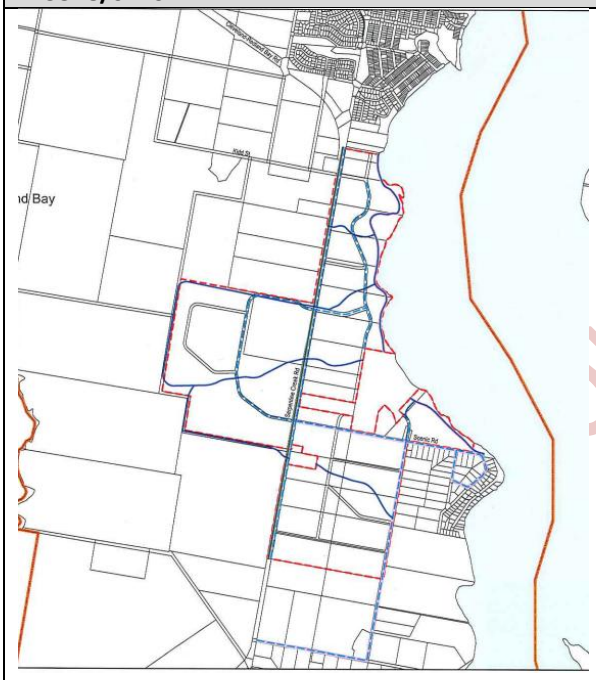
Active transport south to Lagoon View Road is proposed to be realigned through the master planned community connecting Orchard Road to Serpentine Creek Road. This change was discussed with Council's transport planning unit, which confirmed that the east-west link would maximise benefit for a larger number of residents and is more efficient compared to the existing approved alignment.

On-road cycleway is to be annotated on the active transport network plan (Attachment 3) to connect to the off-road Moreton Bay Cycleway along Scenic Road/Mudlo Street.

Having regard to the surrounding approvals associated with the SRBEA, a further annotation to the active transport network plan (Attachment 3) is imposed to provide an on-road cycle lane connection maximising connectivity and access to Shoreline Town Centre. This is reasonable considering the existing approval depicted below in Table 5.

As a result, the change to the active transport plan remains consistent maintaining a safe, efficient and coordinated active transport network for future residents.

Table 5: Active transport plan comparison

MCU18/0220	MCU18/0221
	

Road cross sections

Attachment 6 details typical road cross sections, depending on the road hierarchy and location. The detailed sections have been assessed against the corresponding road design parameters prescribed within schedule 6 – movement network and road design parameters within Redland Planning Scheme (RPS) version 6 and planning scheme policy 2- infrastructure works of City Plan, with the following relevant:

- Non-standard reserve widths are proposed, however the minimum lane width of 3.5m remains consistent with the prescribed width adopted in RPS and City Plan.
- Reduced verges are acceptable as they will reduce the on-going maintenance burden to Council without compromising the ability to achieve suitable pedestrian connectivity, street trees and services to be provided.

- On-road cycleways along Scenic Road, Orchard Road and Lagoon View Road are incorporated into the road sections adopting the 1.5m width in addition to the 2m wide auxiliary lane for parking.
- The Main Street cross section located within the town centre core precinct has been increased from 25m to 31m to encompass a central median and verge widths of 5.5m and 6.5m respectively. This increase is relevant to accommodate public realm improvements, on-street parking and median to maximise vehicle and pedestrian safety relevant to the town centre core.
- Residential access lane of 8m wide is proposed generally to service terrace housing throughout the master planned community and is consistent with the City Plan design parameters.

Future development applications will assess the relevant road sections associated with the road hierarchy plan and its intended function.

Stormwater management

Overall outcomes of the stormwater management code and infrastructure works code are relevant to the assessment which states:

Stormwater management code

'(a) to ensure –

(i) effective management of the quantity and quality of stormwater run-off;

(ii) stormwater run-off does not adversely impact on the quality of receiving waters, including waterways, wetlands and Moreton Bay;

(iii) provision of efficient and effective stormwater management that provides adequate protection for people and property from the effects of overland flow or flooding;

(iv) maintenance of the natural flow regime of stormwater through the application of water sensitive urban design (WSUD) principles, where possible.

(v) stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline Redlands Water Sensitive Urban Design Strategy [as amended by the conditions of this approval]) and where possible minimises whole of life costs.'

Infrastructure works code

'(a) to ensure utility, road, pedestrian and cycle infrastructure –

(i) is provided in a cost-effective, efficient and coordinated manner;

(ii) is integrated with existing systems and facilitates provision of future systems;

(iii) meets the local government's standards;

(iv) is designed to minimise whole-of-life costs;

(v) does not result in adverse impacts on environmental values;

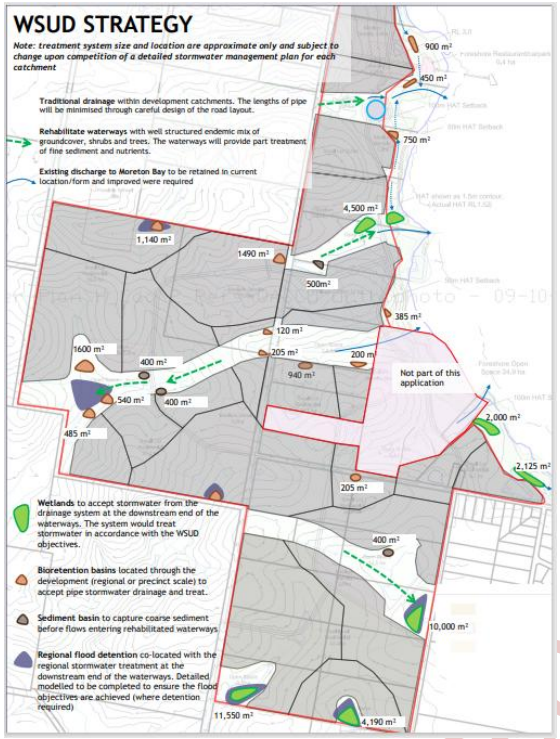
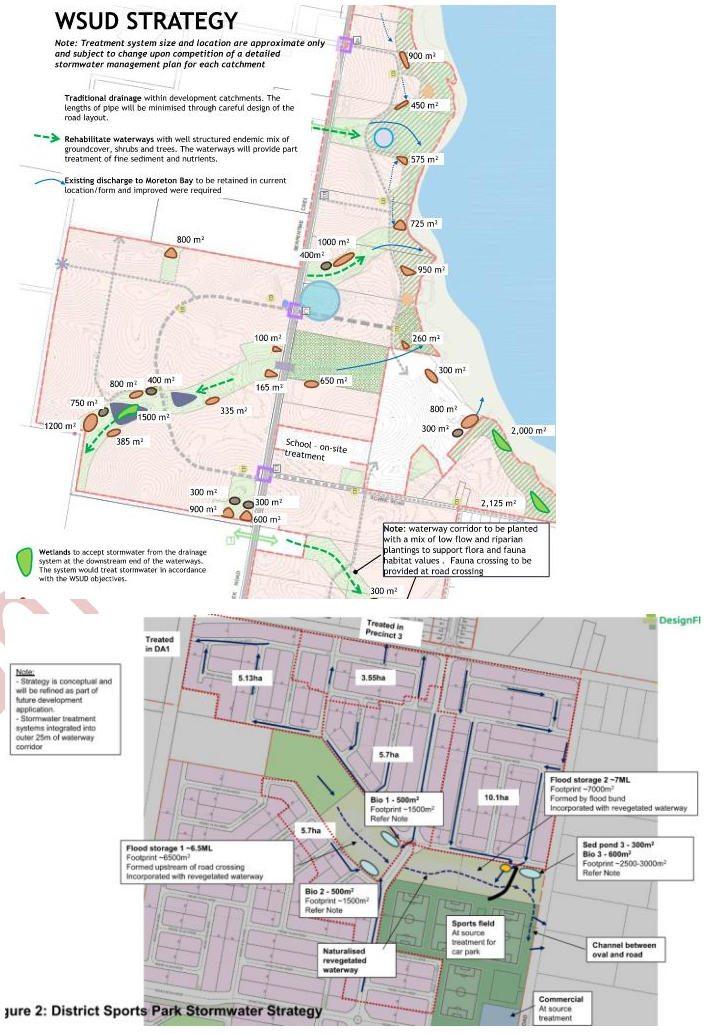
(vi) maintains the safety of people and property.'

Unconfirmed

Proposed changes

A revised water sensitive urban design (WSUD) plan was submitted (refer to Attachment 7) which seeks to update the overarching stormwater strategy for the Shoreline master planned community. Changes are generally to reflect recent development approvals and demonstrate avoidance flood and quality infrastructure conflicting with the district sports park. Two key issues are raised requiring conditional outcomes with assessment.

Table 6: Stormwater strategy comparison plan

MCU18/0220	MCU18/0221
	 ure 2: District Sports Park Stormwater Strategy

Stormwater strategy relevant to DSP Location

As depicted above, flood storage through a bund is proposed to avoid nuisance to downstream properties. From a stormwater management perspective this is supported in-principle however has the potential to impact fauna movement east-west. It is therefore recommended that conditions be imposed to ensure that future design balances stormwater management with fauna movement outcomes. This could be achieved through a more linear flood storage outcome and providing suitable land to allow fauna traverse around the inundated areas of the site.

Stormwater strategy relevant to NRP01 relocation

Relocation of the NRP01 has resulted in stormwater infrastructure (bio-basin and sedimentary basin) being moved to the eastern side of Serpentine Creek Road within the open space precinct. Having regard to surrounding approvals, open space land in this location has no continuous ecological connection east-west and therefore is not suitable for fauna movement (such as macropods and the like). Rather, it acts as a 'stepping stone' providing increased emphasis on providing rehabilitated waterway and water quality outcomes. Therefore, additional stormwater infrastructure will not conflict with the intent of the open space with development condition to ensure that a wetland is retained in this location and can be managed through future development applications.

Environmental impact

The proposed change seeks to define matters of local environmental significance (MLES) relevant to the site through site specific surveys and updated koala habitat based on the current overlay mapping defined by the State within the Shoreline master planned community. Reference is made to Attachments 8-9 which accurately maps all MLES and koala habitat associated with the site. Unavoidable clearing of MLES in conflict with urban development will be offset in accordance with the *Environmental Offsets Act 2014,* while removal of non-juvenile koala habitat trees will be conditioned to be avoided. Clearing of koala habitat is to align with the prohibitions prescribed within schedule 10 of the *Planning Regulation 2017* to comply with current clearing legislation.

Clearing will be assessed via future development applications and conditioned to be offset where relevant under the *Environmental Offsets Act 2014.*

Bushfire

The *State Planning Policy* (SPP) *2017* is relevant to the change application which identifies bushfire risk as a key state interest that must be considered in land use planning and development assessment. The approved bushfire management plan for Shoreline has not integrated the latest bushfire hazard mapping, hazardous vegetation and bushfire resilient communities framework. As such, it is reasonable to condition that future development applications lodge for assessment, site specific bushfire hazard and management plans by a suitably qualified person to address the *SPP 2017* including the bushfire resilient communities technical framework. This will ensure risk to life, property and the environment are suitably mitigated to an acceptable or tolerable level in line with SPP 2017 current at the time of lodgement.

Biting insects management

<u>Monitoring</u>

A review of the biting insect management plan for the Shoreline Master Planned Community (see Attachment 10) has been completed.

The applicant proposes to revise the post-tidal/stormwater event monitoring period by changing the trigger for mosquito monitoring from a heavy rainfall event (25mm over 48 hours) to monthly checks after the highest tide. This amendment is based on prior monitoring, which indicates that most mosquito breeding occurs off-site; primarily on the uninhabited Bay Islands; with adult mosquitoes subsequently dispersing onto the development. On-site larval monitoring has shown minimal breeding activity, demonstrating that existing on-site control measures are effective.

Council supports the proposed change to the monitoring trigger but recommends extending the monitoring period from November through March to better capture the mosquito breeding season, which may begin earlier than currently proposed.

Unconfirmed

Pest Management has confirmed that monitoring can continue with the applicant's proposed methods, including inspections 9–13 days after the highest tide to allow for larval development.

Development free buffer

The proposed change seeks to allow specific land uses to be provided within the 'development free buffer' which was conditioned to provide an arbitrary 100m buffer between biting insect roosting areas and residential land uses. Expert advice provided (refer to Attachment 11) acknowledges that offsite food and drink outlet, self-storage warehouse and indoor sport and recreation land uses where confined to indoors, generally of tilt slab commercial construction and with minimal landscaping below 3m, would be acceptable while minimising community exposure to risk. As such these outcomes are acceptable with suitable controls provided within the revised POD, including specific land uses definitions to ensure the use is predominantly indoors. Conditions are recommended to reflect the findings of this report allowing certain land uses within the development free buffer as foremention ed.

Housing typology

The applicant seeks to provide two (2) gentle density housing typologies into the Shoreline master planned community, commonly known as a 'terrace housing' within residential precincts, and terrace housing with a small office/home office (SOHO) within town centre core precinct. The new housing typologies are discussed below.

Dwelling house (Terrace house)

- Detached terrace housing- dwelling on a small lot less than 350m^2 with individual shared common walls as depicted below.
- Attached terrace housing- dwelling on a small lot less than 350m^2 with shared common wall on individual standard format lots typically with a high-density easement.

Table 7: Detached Terrace Housing Example

Detached Terrace Housing – Example Shoreline

Unconfirmed

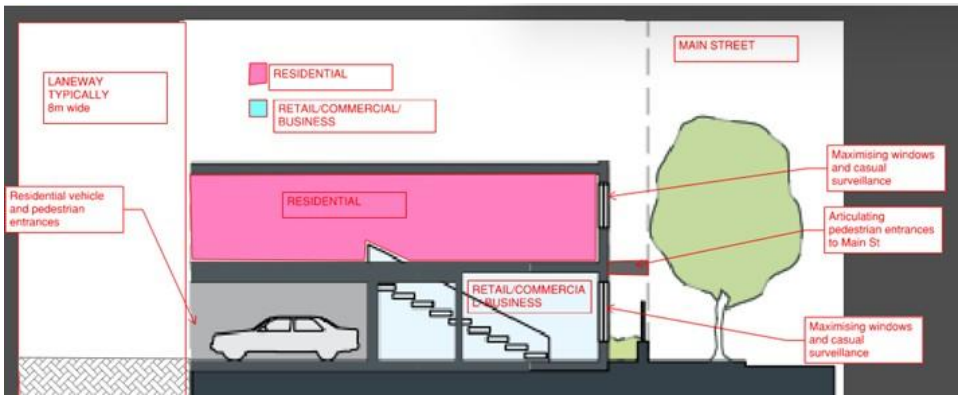
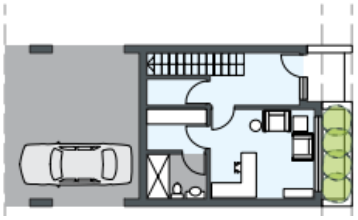
	• Lot size between 203-349m^2 • Rear access from laneway • Individual common walls within standard format lot (no Body Corporate
Attached Terrace Housing – Example Alexandra Hills (Vida Lane)	
 	• Lot size between 162-197m^2 • Rear access from laneway • Shared common walls within standard format lot (typically no Body Corporate) • Typically requiring a high-density easement to ensure owners can fix shared common wall

Unconfirmed

Dwelling house- (Terrace with SOHO)

Town centre core precinct- attached or detached dwelling with residential use above or behind a non-residential use or home business with rear access lane for vehicles, separated entrances and activated streetscape to Main Street.

Table 8: Dwelling house (SOHO)

Dwelling house with small office/home office- <u>indicative only</u> subject to future development applications (reference Apartment design guide, NSW)	
	
	• Lot size less than 250m^2 • Rear access from laneway • Non-residential use or home business activating Main Street

The Shoreline Precinct codes and Redland Planning Scheme version 6.2 (unvaried) do intend residential development ranging from medium density housing (apartment and townhouses) transitioning to lower density development (detached dwelling houses and dual occupancies), however the reconfiguration code does not contemplate lot sizes significantly less than 350m^2. It is apparent that the local planning instrument is outdated and not reflective of the Regional Plan changes which promote terrace housing typologies to meet contemporary housing demand for South East Queensland.

The now superseded *South East Queensland Regional Plan (SEQRP) 2017,* which was current at the time the development application was properly made, promoted 'missing middle' housing. The concept of the 'missing middle' describes a form of housing that offers greater density and diversity in a manner compatible with surrounding lower density residential environments. Examples of such housing forms included terrace housing.

Under section 45(8) of the PAct; regard to the *South East Queensland Regional Plan (SEQRP) 2023* may be afforded weight by the assessment manager. *SEQRP 2023* recognises and promotes the concept of 'gentle density' as a key housing strategy for the region's rapidly changing population and housing needs. Gentle density typically involves the construction of low-rise to medium-rise dwellings and/or buildings in the appropriate places. This allows for some increased density without overwhelming the existing urban fabric. Gentle density specifically includes terrace housing within low-density and low-medium density zoned areas supportive of the proposed development within Shoreline master planned community.

Terrace housing inclusive of a SOHO non-residential component is appropriate within the Shoreline town centre core to ensure that Main Street transitions down in scale while contributing to the economic and activated streetscapes intended within the centre.

Unconfirmed

The SEQRP supports terrace housing typologies and SOHO development in appropriate locations. This is contingent on ensuring the Shoreline POD manages built form, layout and locational requirements discussed in below sections.

Changes to Plan of Development (POD)

Refer to Attachment 12, which reflect the updated Shoreline POD.

General revisions to the POD

Amendments are being proposed to the preface page to remove doubt over which version of the RPS is applicable. The POD is also being updated throughout to reference current planning legislation i.e. PAct to replace the *Sustainable Planning Act 2009* (SPA 2009). Lastly Lot numbers, where they have changed since the original approval, are also being updated.

These changes are administrative in nature and do not change the ability of the POD to operate as intended.

Shoreline town centre core precinct

Dwelling house- Terrace House with SOHO

Typically, a 'dwelling house' is not an intended land use in a 'centre zone' which seeks to maximise non-residential development (such as commercial and retail) and prioritise activation along streetscapes. Residential development is only anticipated as part of 'mixed use development', 'maintain active street frontages at ground level' and make efficient use though higher density living.

To not prejudice the intent of the Shoreline town centre core, the following changes to the POD are proposed to ensure that 'dwelling house' does not conflict with the intent of the zone, including:

- Level of Assessment: Retaining dwelling houses as code assessment where fronting Main Street, where located on a lot 250m^2 or less, unless a building envelope plan is adopted via a subdivision. Otherwise impact assessable requiring public notification.
- Assessment benchmarks: Shoreline town centre core precinct code provides a maximum density of 1 per 200m^2 of site area to ensure at reconfiguration stage that terrace houses are balanced against larger lots suitable for higher density development (mid-rise apartment with mixed use at ground level) to maximise efficient use of land.
- Assessment benchmarks: Terrace housing code (refer to Attachment 13) is introduced to ensure that SOHO's provide activation at ground level through provision of non-residential or home business space, maximise windows, articulate building entrances and ensure parking is provided via a rear laneway.
- Assessment benchmarks: Home business code amended to ensure no visitor parking is provided within the front setback to Main Street.

Hotel

It is proposed to make a 'hotel' use code assessable if not exceeding 14m in building height within the town centre core precinct. Inclusive of incorporating the defined use 'bar' into the 'hotel' definition of the POD.

Unconfirmed

This change is consistent with City Plan which makes a 'hotel' and 'bar' development code assessable, limits hotel to a maximum capacity of 60 persons and aligns with the intended maximum building height within the precinct. The change is acceptable in this regard.

Town centre frame precinct

Dwelling house (terrace home)

The change seeks to elevate the level of assessment for building work for a dwelling house as accepted subject to requirements. This will ensure that future development must comply with the terrace home code, dwelling house code and building design code to reduce incidence of biting insects (if in Sub-area 1), otherwise triggering code assessment. The terrace home code defines setbacks, site cover, landscaping, fencing treatment, articulation and maximum driveway provisions to avoid negative impacts to streetscape and locality. Additional assessment benchmarks are proposed to integrate landscaping along the primary street frontage and secondary where applicable. This will enhance the appearance of development when viewed from the streetscape.

Child care centre

The change to the level of assessment, seeking code assessment for childcare centres, is acceptable to maximise accessibility, convenience and walkable neighbourhoods. Childcare centres will be code assessable if adopting appropriate height (compatible with surrounding precinct building height), adjacent to a higher order road and 100m of a potential site noted on the precinct plan. Locations noted on the precinct plan are co-located with educational establishment or near a bus stop to service north and south of Shoreline consistent with best-practise land use planning. Amenity, scale and intensity remain assessable against the relevant town centre frame precinct code and other codes to manage impacts associated with the land use.

Community facility

Community facilities within residential areas are acceptable if the resultant building height is compatible with the surrounding precinct. Amenity, scale, and intensity will be assessed through future material change of use development applications.

Hotel

Hotel development typically is not intended within a residential zone, however the use is only considered appropriate if located within 100m of the tourism/recreation activity area, which is consistent with the approved POD.

Hotel development elsewhere throughout Shoreline remains impact assessable requiring public notification. Building height of 14m and 3 storeys or less is suitable to ensure appropriate building height commensurate with the Precinct.

Refreshment establishment

Small scale (250m^2 gross floor area) refreshment establishment within the town centre frame and reduced density precinct within 100m of the intended location nominated within the Shoreline POD precinct plan is acceptable to meet the needs of the community as code assessable development. Larger scale development will remain impact assessable requiring public notification.

Unconfirmed

Residential precinct

Childcare centre

Childcare centre as code assessable is only acceptable if within proximity to educational establishment and/or adjacent a higher order road (conceptual collector street), compatible building height of 14m and 100m from the intended locations within the Shoreline POD precinct plan. This is acceptable to meet the needs of the community with amenity and scale assessment required by future development applications.

Dwelling house (terrace home)

To ensure that future dwelling houses including terrace homes maintain high standard of built form, layout, design, open space, orientation to primary frontage and manage unsightly components the change seeks to elevate the level of assessment for building work for a dwelling house as accepted subject to requirements if complying with the terrace home code, dwelling house code and building design code to reduce incidence of biting insects (if in Sub-area 1), otherwise code assessable. The terrace home code is considered fit for purpose defining setbacks, site cover, landscaping, fencing treatment, articulation and maximum driveway provisions to avoid negative impacts to streetscape and locality.

Food and drink outlet

As depicted below, a new land use is proposed to be introduced to allow development within the development free buffer. The new land use is for 'dark kitchens/ghost kitchens' to service Shoreline, contained wholly indoors and for selling food and drink for consumption off the premises, only.

Food and Drink Outlet	Means the use of the premises for preparing and selling food and drink for consumption off the premises. The use must be contained wholly indoors or within an enclosed building on premises with the exception of parking facilities. Examples include 'dark kitchens' and 'ghost kitchens'.

The food and drink outlet is code assessable in the residential precinct where located in the 'development free buffer', the use is conducted indoors, with a building height of 9.5m and maximum gross floor area of 400m^2 only. Otherwise, the use is impact assessable. This is considered acceptable to meet the needs of the community with amenity and scale assessment required by future development applications.

Indoor sport and recreation

As depicted below, a new land use is proposed to be introduced to allow development within the development free buffer. The new land use is for a leisure, sport or recreation activity conducted wholly indoors to minimise impacts of biting insects.

Indoor Sport and Recreation	Means the use of premises for a leisure, sport or recreation activity conducted wholly indoors (excluding parking facilities).

The indoor sport and recreation use is code assessable in the residential precinct where located in the 'development free buffer', the use is conducted indoors and with a building height of 9.5m. Otherwise, the use is impact assessable. This is considered acceptable to meet the needs of the community. Assessment of impacts to amenity and scale of the development will be subject to future development applications.

Unconfirmed

Refreshment establishment

Small scale refreshment establishment adjacent the DSP which is compatible building height (9.5m or less) and with a gross floor area of 250m^2 or less, is code assessable. This change is considered acceptable as it allows co-location with the DSP and must demonstrate compliance with relevant assessment benchmarks to manage amenity impacts to the locality. Otherwise, the use is impact assessable requiring public notification.

Warehouse

A self-storage facility is code assessable in the development free buffer and is a compatible land use for the relevant biting insects given the low visitation associated with the use. Code assessable development application can reasonably assess and condition further mitigation from biting insects. Otherwise, the development will be impact assessable.

Open space precinct

Hotel/bar

A Hotel of a similar scale and intensity as the Lighthouse Restaurant (233-239 Shore Street North, Cleveland for example) is intended to be code assessable where within the foreshore open space sub-precinct, within proximity to tourism/recreation activity area, building height of 10m and 1500m^2 gross floor area. Otherwise the use is impact assessable. This is considered acceptable to provide for recreation and leisure needs for Shoreline, controlling the scale and intensity ensuring that open space function is maintained within the foreshore area.

Amendments to the Codes within the POD

Town centre core precinct

- Terrace houses are proposed to achieve a maximum density of 1 per 200m^2 of site area and provide a non-residential function or home business to achieve a mixed-use function. This amendment will ensure terrace houses do not overwhelm the town centre core precinct and maximise the mixed-use function being compatible with the centre.

Town centre frame precinct

- Terrace houses included in the intended land uses within the town centre frame in addition to broadening the minimum lot size of 800m^2 to allow such medium development to occur. This change is acceptable to align with the *SEQRP 2017* and *2023*; 'missing middle/gentle density' housing typologies promoted to meet housing needs of the community.

Residential precinct

- Broadening the overall outcomes to encompass small scale non-residential development (child care centres and refreshment establishments) and appropriate land uses within the development free buffer (food and drink outlet, indoor sport and recreation and warehouse) which are to be conducted indoors and encourage indoor sport and recreation to be co-located with the DSP. This is considered to be acceptable in order to promote a walkable community, while maintaining amenity and avoiding risk to the public.
- Terrace houses contemplated opposite environmental or open space areas within the residential precinct. This is considered to ensure terrace housing is appropriately located to align with *SEQRP 2017* and *2023* which promotes new housing typology.

Unconfirmed

- Specific outcome S2.3 (2) is broadened to ensure that site layout for non-residential uses is managed by locating service areas to the side or rear of the site, ensuring vehicle access does not adversely impact the road function and maximise co-location of service and parking areas. This is acceptable to minimise the impact to the streetscape.
- Specific outcome S2.3/P2.3 (3) is broadened to manage site layout needs specific to appropriate land uses within the 'development free buffer' including 6m setback to primary street frontage, landscaping compatible with the biting insects management plan, articulation every 10m and rear/side setbacks to accommodate acoustic or visual treatments. This will adequately manage amenity impacts to Shoreline and surrounding locality along Orchard Road.
- Amenity assessment benchmarks are updated to reflect current Australian Standards, Environmental Protection (Noise) Policies, City Plan references and minimise impacts during sensitive times. This will ensure that non-residential development integrates with the residential land and maintains suitable amenity to the locality.
- Specific outcome S4.5/P4.5 includes specific provision to manage visual impact of development by limiting fencing/non-building heights to 1.2m in height or if greater are screened by landscaping or earth batters to maintain appropriate interfaces with surrounding development.
- Specific outcome S5.11/P5.11 encouraging bicycle parking for non-residential uses including end-of-trip facilities such as showers and the like. This is acceptable to maximise the use of active transport for non-residential uses.

<u>Open space precinct</u>

- To ensure that 'hotel' development does not fragment the foreshore open space provision; overall outcomes and specific outcome S1.1 are amended to ensure that 50% or less of the width of the foreshore open space is not occupied by the development. In addition, a maximum site area of 2000m^2 is proposed to manage the scale of the development. This will ensure that recreational and public open space needs are maintained.

<u>Building design code to reduce the incidence of biting insects</u>

- Changes to ensure that the code is applicable to appropriate land uses within the development free buffer such as food and drink outlet, indoor sport and recreation and warehouse.

<u>Development free buffer uses</u>

- Food and drink outlet, indoor sport and recreation and warehouse land use definitions (refer to Attachment 14) added to respond to the biting insects constraint by ensuring development is conducted indoors and reflect specific examples such as ghost/dark kitchen, self-storage facility and the like.

<u>Dwelling house (terrace houses) and multiple dwelling (terraces houses) uses</u>

- Multiple dwelling definition broadened to incorporate terrace houses which share a common wall with the dwelling that adjoins the lot. This will ensure 'attached' terraces are appropriately defined in the POD.
- Dwelling house definition broadened to include terrace houses and SOHO which do not have shared common walls at the boundary.

Unconfirmed

This is to ensure that terrace houses are appropriately incorporated within the POD to align with SEQRP 2017 and 2023 which intend such development which was not originally contemplated in the drafting of Redland Planning Scheme version 6.2 (unvaried).

Administrative terms

- Building envelope and building envelope plan are provided in the administrative terms (refer to Attachment 15) allowing three-dimensional building envelope for development which could be assessed and conditioned at reconfiguration stage to assist with defining height, setbacks and the like.

Building Envelope	The three-dimensional extent of where a building and associated structures may be built on a site after consideration of limits set on height, setback and other similar measures.
Building Envelope Plan	A plan that shows the building envelope for a particular development and may be approved by the local government as a condition of development on an approved plan of subdivision.

Centre design code

- The code is proposed to include the building heights prescribed within the relevant precincts which is acceptable.

Centre activity code

- Amended to include reference to the location of the centre activity as intended by the precinct plan which nominates suitable locations for refreshment establishments throughout Shoreline.

Dwelling house code/Reconfiguration code

- The relevant codes are proposed to be amended to include reference to the building envelope plan which can be assessed and conditioned at the reconfiguration stage of development to assist with setbacks, layout and height provisions. This change is acceptable and allows additional control of layout outcomes.

Home business code

- Amended to include reference to SOHO development and to not locate parking provisions within the setback to Main Street.

Child care centre code

- Amended to include a minimum site area of 1200m^2 for child care centres which is acceptable to ensure a well design facility is provided.

Change to development conditions

The following changes to the current development conditions are proposed and detailed within Attachment 16. The changes to conditions are assessed below.

New Condition Number	Proposed Change (MCU18/0221)	Officer Assessment
2	Amended to include revised master plans and associated specialist documents to support the development inclusive of the change.	Updates condition to reflect proposed changes.
N/A	Removed.	Redundant – previously resolved via MCU18/0220.

Unconfirmed

5	Retained; relates to provision of the signalised intersection at Heinemann Rd and Double Jump Rd.	Still relevant; updated condition number.
6	Amended to include updated water urban sensitive design concept plan version 9; addresses flood detention and fauna movement.	Updates plan reference; balances flood and fauna requirements.
7	Retained.	Still relevant; updated condition number.
8	Amended to reference updated plans in condition 2, table 1.	Keep conditions aligned to revised documentation.
N/A	Removed.	Impact addressed through separate EPBC approval.
10	Amended to reference updated plans (see table 1).	Keep conditions aligned to revised documentation.
11	Updated to reference new koala mapping and Planning Regulation 2017 Schedule 10.	Updates legislative reference and mapping.
12	Amended to refer to MLES mapping within Shoreline and offsetting under Environmental Offsets Act 2014.	Updates mapping and offset requirements.
13–15	New conditions to reflect Environmental Offsets Act 2014 (offsetting provisions relevant to clearing).	Ensures compliance with latest environmental offset requirements.
16	New condition for fauna crossings on Serpentine Creek Road, accommodating native fauna (including macropods).	Ensures adequate fauna movement structures.
N/A	Removed.	Educational Establishment already provided, rendering the condition redundant.
19	Amended to allow specific land uses within the development-free buffer, per updated expert advice.	Incorporates latest advice for land use.
20	New condition requiring revised bushfire hazard assessment and management plan per current SPP benchmarks, not reflected in original POD.	Ensures compliance with *SPP 2017* for bushfire risk.

Infrastructure Charges

The existing development approval benefits from an infrastructure agreement (IA), which is proposed to be updated to reflect changes to the development. Changes to the IA are considered (refer to Attachment 17) in the context of the development approval and are summarised below.

Master Plan

The proposed variation to the IA will replace the previously approved master plan included in the original IA with the proposed master plan for the other change application.

Infrastructure contributions schedule

A new Infrastructure Contributions Schedule (ICS) has been prepared, which will replace the existing ICS in Schedule 3 of the 2015 IA. The new ICS includes the following changes:

Cycleways

No changes to the offset identified in the original IA are proposed to the trunk cycleway network (off road shared path) for the Moreton Bay Cycleway.

Open space

Community Destination and Recreation Park

No change to the land area required for the community and destination park is proposed. A requirement has been included in the variation to the IA for a concept plan for this park to be submitted to Council for approval, as this has not been provided by the applicant

Unconfirmed

This will ensure the layout and provision of embellishments is appropriately planned for within the foreshore open space.

District sports park

The amended Sport, Recreation and Open Space Plan includes a single consolidated district sports park, rather than two separate district sports parks as originally required under the IA. The proposed change has reduced the land contribution to be provided for district sports parks from 14.555ha to 7.37ha. To compensate for the reduction in land to be dedicated for the district sports parks, the delivery of the consolidated district sports park will be provided prior to the 1,500th dwelling and the developer has agreed to provide a clubhouse facility for the district sports park.

It is noted that offsets are provided for works and land contributions for parks under the 2015 IA. The developer has proposed delivered parts of the clubhouse at no cost to Council, on the basis that these works are proposed to make up for the shortfall in land and works now being delivered for the district sports park. It has been agreed in the variation to the IA for Council to provide a financial contribution for two (2) of the players change rooms, two (2) of the player amenities and a multi-purpose space, which is considered reasonable given the shortfalls in the IA, and the extent of works that are proposed to be delivered as part of the clubhouse. The variation to the IA includes specifications for the clubhouse.

Neighbourhood parks

The proposed changes will result in a minimal reduction in the total land to be dedicated for Neighbourhood Recreational Parks under the current IA. The level of embellishment is generally consistent with the 2015 IA, with some variations proposed. Whilst the changes will result in a reduction in the total land areas originally required under the IA, the applicant has provided concept plans clearly showing the areas proposed for each park (excluding land for drainage purposes), and a layout for the required embellishments in each park to demonstrate that the parks can be fit for purpose. The variation to the IA has been updated to include the agreed areas for each park, and specific embellishments listed for each park. This will provide more certainty about what is required in each neighbourhood park.

Unconfirmed

Roads

Whilst the relocation of the trunk centre may alter the primary function of Main Street, it is acknowledged that the road will service the Town Centre Core Precinct, and offsets for this road have already been applied for development in the Shoreline area. No changes to the offsets under the current IA are therefore proposed and the development is still required to deliver a road which is equivalent to the standards required in Schedule 3, item 3.1 of the current Shoreline IA.

The proposed master plan clearly identifies which works are subject to an offset under the IA (trunk) and those which are not (non-trunk), to ensure alignment with the IA.

Wastewater

Whilst there are some changes proposed to the uses permitted within the approved precincts, the layout of the precinct remains generally the same.

A variation to tankering thresholds in the 2015 IA was agreed in February 2021 to provide for Council to accept 280Kl per day, split between Victoria Point and Cleveland Sewer Treatment Plant, rather than the previous agreed maximum of 200 lots. The proposed variation to the 2015 IA includes amendments to reflect the agreed tankering thresholds.

The Southern Redland Bay (SRB) Sub Regional Sewer Infrastructure Agreement was executed in 2023 which manages the delivery of the ultimate trunk sewer network and wastewater treatment plant for Shoreline. The variation to the IA acknowledges that the SRB Sub Regional Sewer Infrastructure Agreement replaces the works and land contributions for sewer infrastructure in the Infrastructure Contributions Schedule included in the 2015 IA.

Water supply

Items 2.1 to 2.3 of the IA require the design and construction of a 375mm nominal diameter water main. The water main does not need to be operational until the 1,200th lot is plan sealed.

No change to the water design, contributions, or provisions for water infrastructure have been proposed as part of this application. However, the proposed variation to the IA does include amendments to reflect agreements that have been made with other developers in the Southern Redland Bay Expansion Area, which requires the offset amount to be reduced, in the event that another developer delivers part of the works contribution for the water main covered by the Shoreline IA.

No change to the works or land contributions are required for the community facility, marine infrastructure, stormwater.

The variation to the IA will also include an updated set of approval conditions and plans relevant to the proposed work contributions to reflect that is approved for the 'other change application.'

CONCLUSION

The changes proposed to the POD contain suitable provisions for development to ensure the integrity of the Shoreline master planned community. It is noted that future reconfiguration a lot and operational works applications will be required for the detailed design in accordance with the revised POD which is considered to be acceptable.

STRATEGIC IMPLICATIONS

Legislative Requirements

The Development Application has been assessed in accordance with the *Planning Act 2016.*

Risk Management

Standard development application risks apply. In accordance with the *Planning Act 2016* the applicant may appeal a condition of approval or a decision to refuse the application.

Financial

Should an appeal be filed against the decision of Council, subsequent legal costs will apply.

People

There are no implications for staff associated with this report.

Environmental

Environmental impacts are discussed in the 'Issues' section of this report where relevant.

Social

Social impacts are discussed in the 'Issues' section of this report where relevant.

Unconfirmed

Human Rights

There are no known human rights implications associated with this report.

Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the 'Issues' section of this report.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Division 6	18/10/2018	Referral to Councillor in accordance with standard practice.

OPTIONS

Option One

That Council resolves as follows:

1. To issue a preliminary approval affecting the planning scheme for a material change of use for a master planned community, including town centre, town centre frame, residential and open space precincts, subject to the conditions provided in Attachment 15.
2. To approve the variations sought to vary the effect of the Redlands Planning Scheme version 6.2.
3. To note the existing delegation of the Chief Executive Officer under section 257 of the Local Government Act 2009 to negotiate, make, vary and discharge an Infrastructure Agreement related to the development that is the subject of this Development Application, whereupon the confidential Infrastructure Agreement outlined in Attachment 18 will be released as a publicly available document.

Option Two

That Council resolves as follows:

1. To issue a preliminary approval subject to different conditions.
2. To approve different variations to the Redlands Planning Scheme to those requested.
3. To note the existing delegation of the Chief Executive Officer under section 257 of the Local Government Act 2009 to negotiate, make, vary and discharge an Infrastructure Agreement related to the development that is the subject of this Development Application, whereupon the confidential Infrastructure Agreement outlined in Attachment 18 will be released as a publicly available document.

Option Three

That Council resolves as follows:

1. To refuse the preliminary approval (reasons for refusal must be identified).
2. To refuse the variations requested (reasons for refusal must be identified).
3. To maintain Attachment 18 as confidential, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.

Unconfirmed

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/240

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

That Council resolves as follows:

1. **To issue a preliminary approval affecting the planning scheme for a material change of use for a master planned community, including town centre, town centre frame, residential and open space precincts, subject to the conditions provided in Attachment 15.**
2. **To approve the variations sought to vary the effect of the Redlands Planning Scheme version 6.2.**
3. **To note the existing delegation of the Chief Executive Officer under section 257 of the *Local Government Act 2009* to negotiate, make, vary and discharge an Infrastructure Agreement related to the development that is the subject of this Development Application, whereupon the confidential Infrastructure Agreement outlined in Attachment 18 will be released as a publicly available document.**

CARRIED 9/2

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

Crs Jos Mitchell and Wendy Boglary voted AGAINST the motion.

Unconfirmed

Masterplan

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

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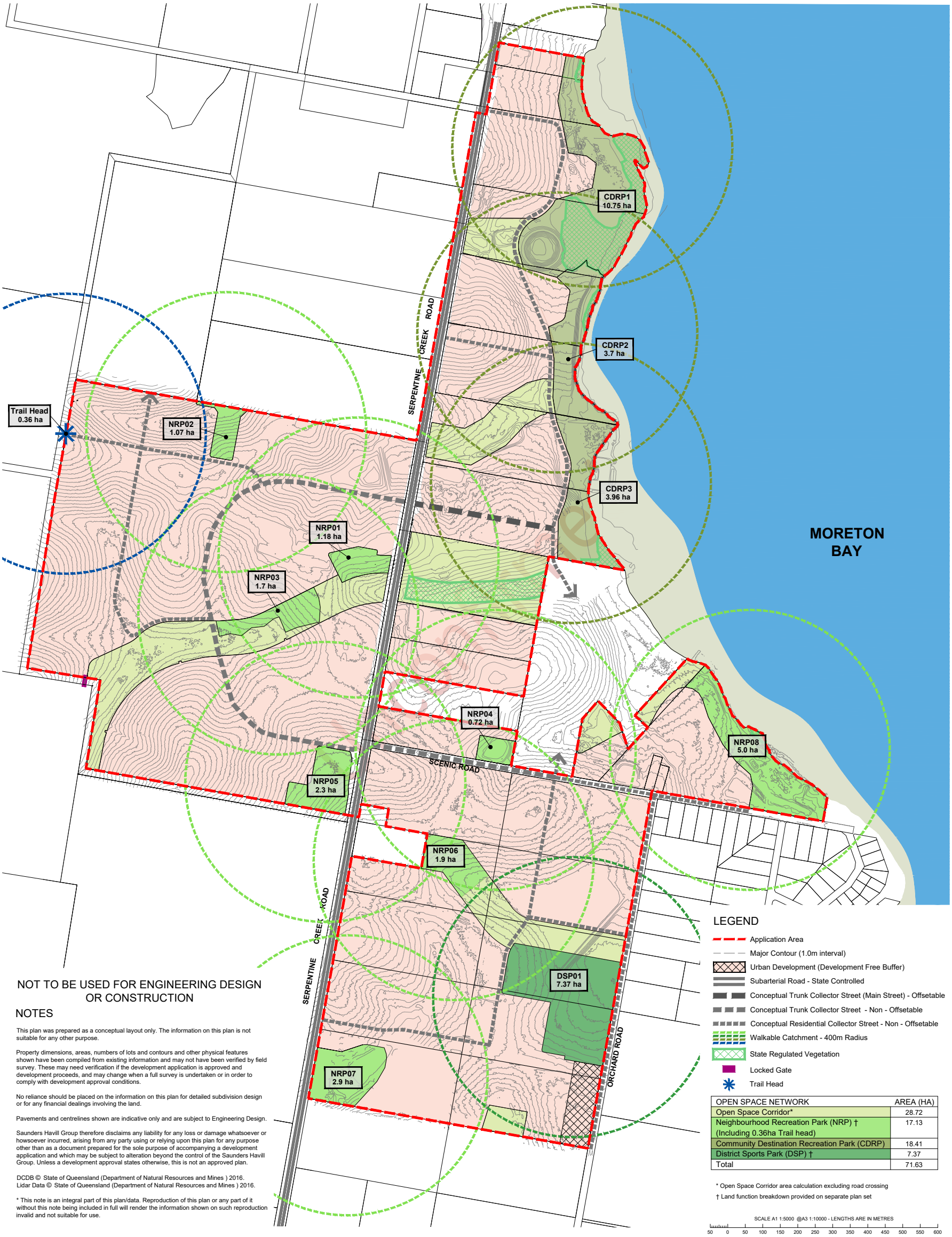
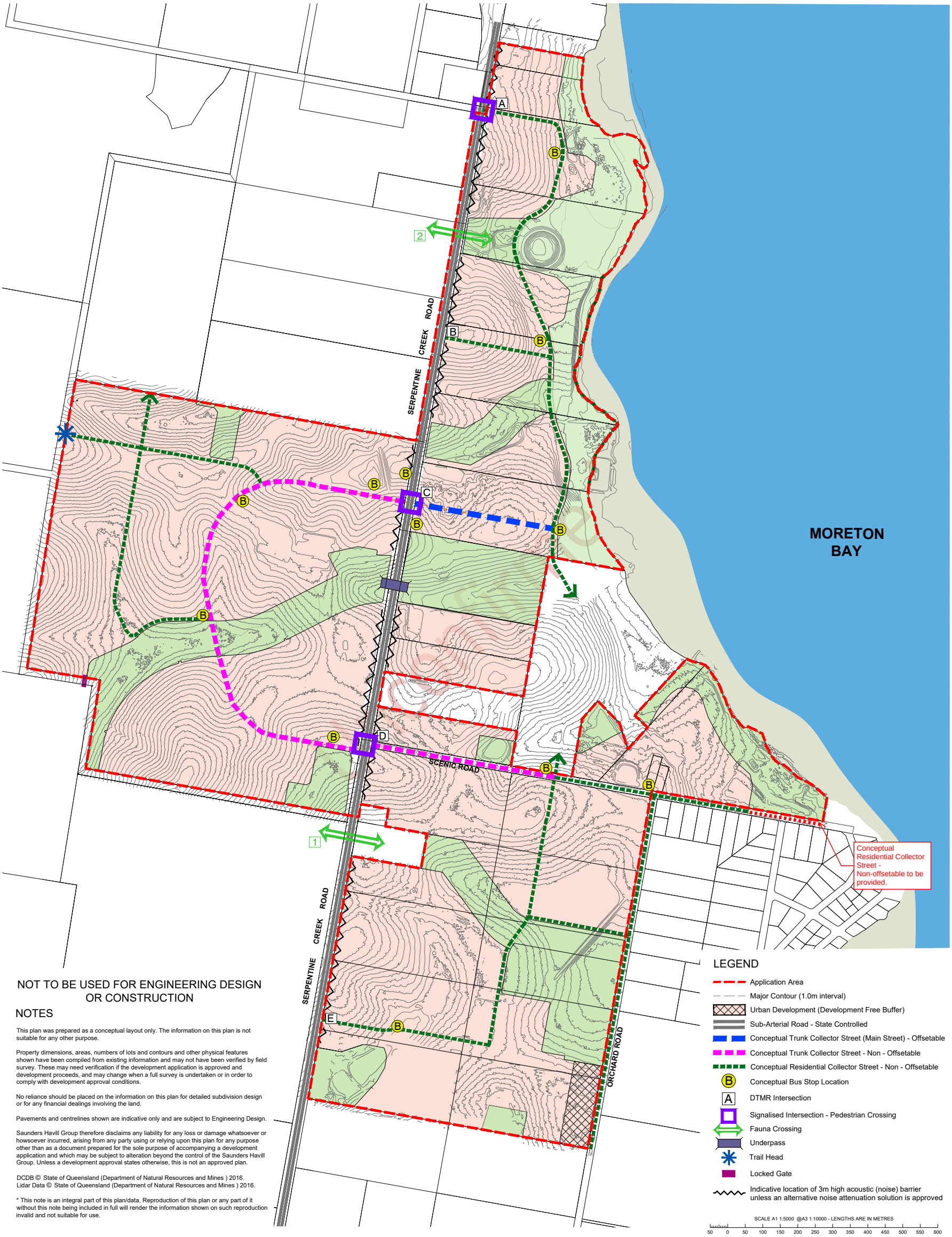
Shoreline

SOUTHERN REDLAND BAY 30/06/2025 10724 P 01 Rev AK

Sports, Recreation & Open Space Plan



Conceptual Road Hierarchy Plan



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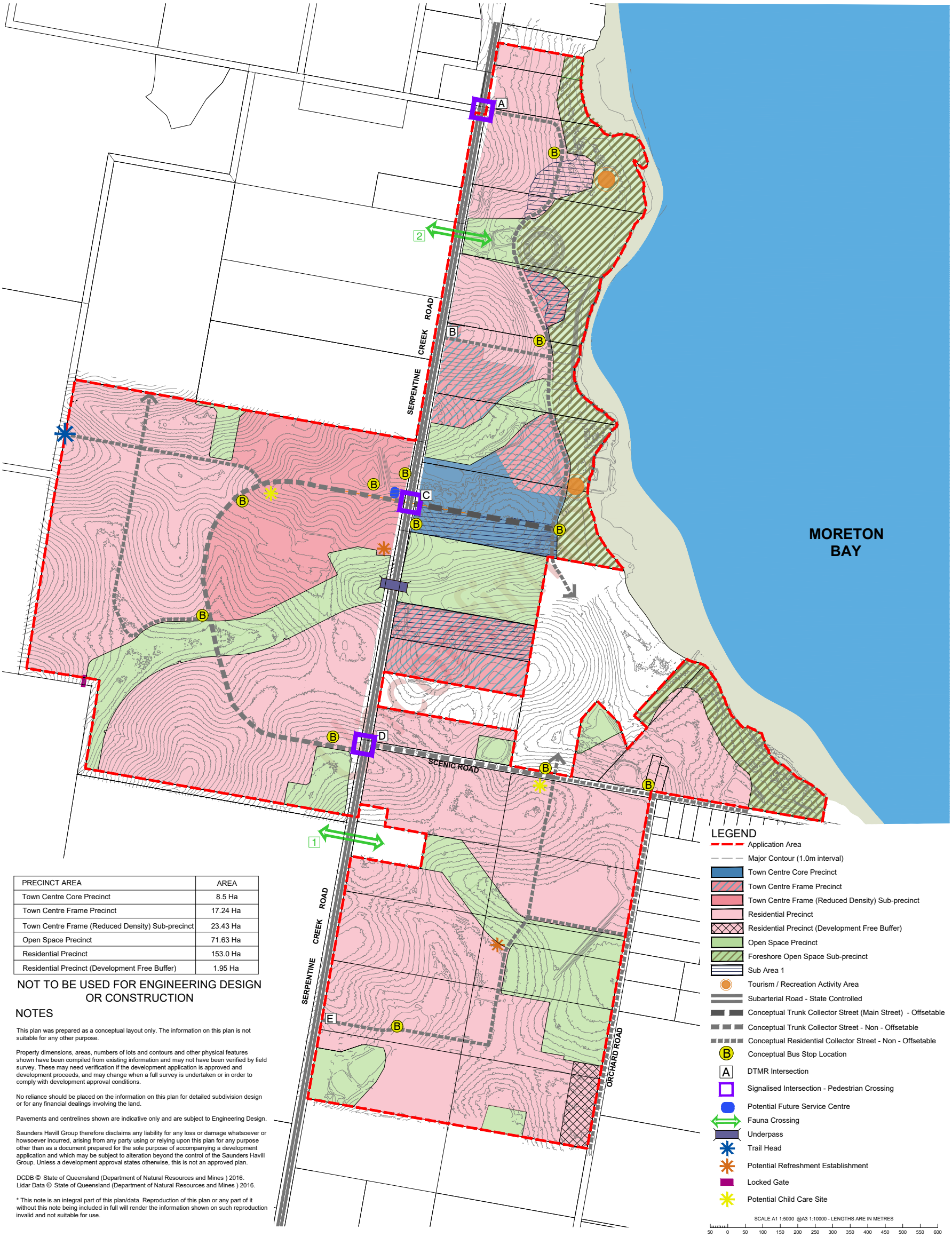
Amended in red
18/07/2025

Shoreline

SOUTHERN REDLAND BAY 30/06/2025 10724 P 01 Rev AK

Precinct Plan



PRECINCT AREA	AREA
Town Centre Core Precinct	8.5 Ha
Town Centre Frame Precinct	17.24 Ha
Town Centre Frame (Reduced Density) Sub-precinct	23.43 Ha
Open Space Precinct	71.63 Ha
Residential Precinct	153.0 Ha
Residential Precinct (Development Free Buffer)	1.95 Ha

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Shoreline

SOUTHERN REDLAND BAY 30/06/2025 10724 P 01 Rev AK

Active Transport Network Plan

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Amended in red
1/08/2025

Shoreline

SOUTHERN REDLAND BAY 30/06/2025 10724 P 01 Rev AK

ATTACHMENT – SITE AND LOCALITY PLAN

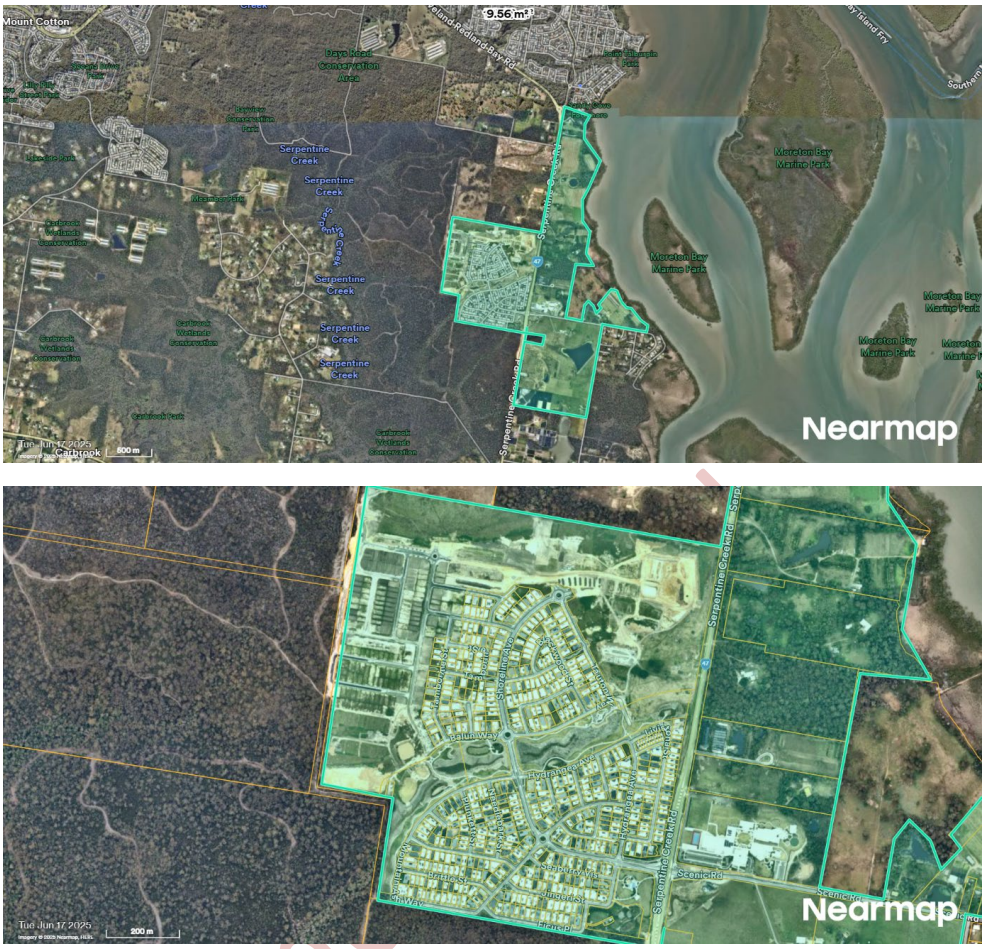

Figure 1: Aerial Imagery of Shoreline Master Planned Community

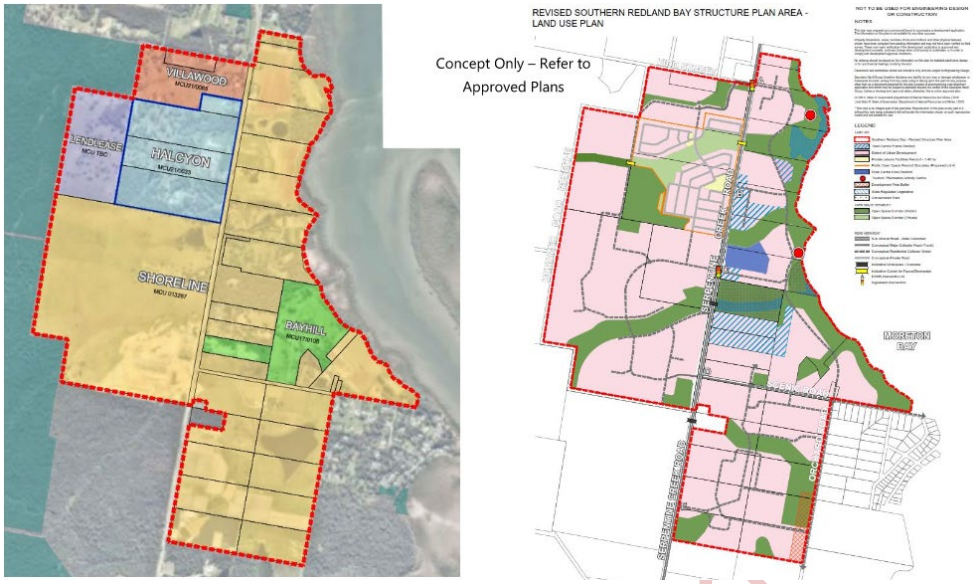

Figure 2: Shoreline Master Plan and South East Redland Bay Expansion Area

Unconfirmed

RA6-N

Queensland Government

SARA reference: 2310-37429 SRA
Council reference: MCU18/0221
Applicant reference: 10724

28 November 2024

Chief Executive Officer
Redland City Council
rcc@redland.qld.gov.au

Dear Sir/Madam

Changed referral agency response—with conditions

(Given under section 28 of the Development Assessment Rules)

On 20 November 2024 the State Assessment and Referral Agency (SARA) received representations from the applicant requesting SARA change its referral agency response. SARA has considered the representations and now provides this changed referral agency response which replaces the response dated 24 October 2024.

Unconfirmed

Response

Outcome:	Referral agency response – with conditions Under section 56(2)(a) of the *Planning Act 2016*, SARA advises it has no requirements for the variation request.
Date of response:	28 November 2024
Conditions:	The conditions in **Attachment 1** must be attached to any development approval
Advice:	Advice to the applicant is in **Attachment 2**
Reasons:	The reasons for the referral agency response are in **Attachment 3**

Development details

Description:	Other change to MCU013287: Preliminary Approval for Material change of use to vary the effect of a local planning instrument for a master planned urban community comprising town centre, town centre frame, residential and open space precincts
SARA role:	Referral agency
SARA trigger:	Planning Regulation 2017:

Planning Services (SEQ South)
Level 9, 12-14 Marine Parade, Southport
PO Box 3290, Southport BC QLD 4215

- Schedule 10, Part 17, Division 3, Table 6, Item 1 - Material change of use involving work in a coastal management district
- Schedule 10, Part 3, Division 4, Table 3, Item 1 - Material change of use that involves clearing native vegetation
- Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1 - Material change of use of premises on a lot adjacent to a Queensland heritage place
- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Development impacting on state transport infrastructure
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor.

SARA reference:	2310-37429 SRA
Assessment manager:	Redland City Council
Street address:	156-168, 194-214, 218-236, 238-258, 260-280, 422-442, 326-336, 338-348, 304-324, 148-154, 446-486, 350-372, 282-302 and 275-375 Serpentine Creek Road, 1-45, 74A, 68-74, 94-96, 90-92 and 47-91 Scenic Road, and 91-111 Orchid Road, Redland Bay The development application also includes all new lots created from 275-385 Serpentine Creek Road (Stages 1-12). See **Attachment 4** for the Address schedule.
Real property description:	Part of Lot 1 on SP330576, Lot 2 on RP149309, Lot 8 on R1291, Lots 69-74 on S31102, Lot 1 on RP133830, Lots 3 and 4 on RP105915, Lot 1 on RP103265, Lot 2 on RP140163, Lot 1 on RP212251, Lot 1 on RP105915, Lot 1 on RP71630, Lot 1 on RP140163, Lots 83-84, 86, 247, 252, 255-257, 259 on S312432, Lots 1 and 74 on SP289245, Lot 258 on SP313801 and Lot 9001 on SP331506 The development application also includes all new lots created from 275-385 Serpentine Creek Road (Stages 1-12). See **Attachment 4** for the Address schedule.
Applicant name:	Lendlease Communities (Shoreline) Pty Ltd
Applicant contact details:	Saunders Havill Group sarahvalentine@saundershavill.com
Human Rights Act 2019 considerations:	A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 5**.

A copy of this response has been sent to the applicant for their information.

Unconfirmed

2310-37429 SRA

For further information please contact Poppy Ellis-Southwell, Senior Planning Officer, on (07) 5644 3214 or via email SEQSouthPlanning@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Karley Lawler
Manager, Planning and Development Services (SEQ South).

cc Lendlease Communities (Shoreline) Pty Ltd c/- Saunders Havill Group, sarahvalentine@saundershavill.com

enc Attachment 1 - Changed referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Address schedule
Attachment 5 - Representations about a referral agency response provisions
Attachment 6 - Changed documents referenced in conditions

Unconfirmed

2310-37429 SRA

Attachment 1—Changed referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 6)

No.	Conditions	Condition timing
Preliminary Approval for Material change of use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	The development must be undertaken generally in accordance with the following plans, except as modified by these conditions: • Precinct Plan, prepared by Saunders Havill Group, dated 27/08/2024 and reference 10724 P 01 Rev AD; and • Conceptual Road Hierarchy Plan, prepared by Saunders Havill Group, dated 27/08/2024 and reference 10724 P 01 Rev AD.	At all times.
2.	The staging of the development must be undertaken generally in accordance with the Proposed Sequencing Plan, prepared by Saunders Havill Group, dated 05/02/2024 and reference 10724 P 19 Rev E.	At all times.
3.	(a) Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the *Transport Infrastructure Act 1994* must be obtained, must be provided by the applicant. The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, including: (i) a 6.0m median; (ii) 3.5m minimum traffic lanes; (iii) 1.5m minimum outer shoulders; (iv) 5.0m minimum road verges to allow for an off-road shared use path (3m minimum) on ~~both sides of~~ Serpentine Creek Road **as described in (A) and (B) below,** and services including pits, poles and street light supports; **(A) On the eastern side** between locations 1 and 2 identified on the Proposed Sequencing Plan, prepared by Saunders Havill Group, dated ~~05/02/2024~~ **04/11/2024** and reference 107~~1~~**2**4 P 19 Rev ~~E~~ **F** **(B) On the western side between locations 1 and 3 identified on the Proposed Sequencing Plan, prepared by Saunders Havill Group, dated 04/11/2024 and reference 10724 P 19 Rev F** (v) batters as required; and (vi) tapering.	As shown on the Proposed Sequencing Plan, prepared by Saunders Havill Group, dated ~~05/02/2024~~ **04/11/2024**, reference 107~~1~~**2**4 P 19 Rev ~~E~~ **F**: i. Road works between location D and 1 must be undertaken prior to submitting the Plan of Survey to the local government for the sealing of the 1,900th allotment of the development; and ii. Road works between location D and 2 must be undertaken prior to submitting the Plan of Survey to the local government for the sealing of the 2,500th allotment of the

Unconfirmed

	The road works must also be generally in accordance with the following plans, noting that these plans do not capture the full spatial extent of the upgrade required by this condition: • Functional Layouts, Locality Plan, Drawing Index and Notes, prepared by KN Group, dated 17.10.24, drawing no. 18-245-01 and revision G. • Functional Layouts Layout Plan, prepared by KN Group, dated 17.10.24, drawing no. 18-245-02 and revision H. • Functional Layouts Typical Cross Sections, prepared by KN Group, dated 17.10.24, drawing no. 18-245-14 and revision G. • Functional Layouts Intersection Details & Linemarking – Sheet 1 of 5, prepared by KN Group, dated 10.07.24, drawing no. 18-245-25 and revision E. • Functional Layouts Intersection Details & Linemarking – Sheet 2 of 5, prepared by KN Group, dated 18.09.24, drawing no. 18-245-26 and revision F. • Functional Layouts Intersection Details & Linemarking – Sheet 3 of 5, prepared by KN Group, dated 10.07.24, drawing no. 18-245-27 and revision C. • Functional Layouts Intersection Details & Linemarking – Sheet 4 of 5, prepared by KN Group, dated 17.10.24, drawing no. 18-245-28 and revision F. • Functional Layouts Intersection Details & Linemarking – Sheet 5 of 5, prepared by KN Group, dated 17.10.24, drawing no. 18-245-29 and revision E. (b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	development.
4.	(a) Road works comprising intersection upgrades at locations identified as [A], [B], [C], [D], and [E] on the Proposed Sequencing Plan, prepared by Saunders Havill Group, dated 05/02/2024 and reference 10724 P 19 Rev E, for which approval under section 33 of the *Transport Infrastructure Act 1994* must be obtained, must be provided by the applicant. The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, to the provide the following: (i) At location [D]**:** (A) An interim all turns un-signalised T-intersection (Serpentine Creek Road Northbound and Trunk Collector Street) provided generally in accordance with the following plans which have been amended in red by SARA to clarify the interim works: • Roadworks Interim Works Plan Sheet 1, dated 05.21 drawing no 19-186-100 and revision A	(a): (i) Prior to submitting the Plan of Survey to the local government for: (A) the sealing of the 1st allotment of the development; and (B) the sealing of the 140th allotment of the development. (ii) Prior to submitting the Plan of Survey

Unconfirmed

	• Roadworks Interim Works Plan Sheet 2, dated 05.21 drawing no 19-186-101 and revision A • Roadworks Interim Works Plan Sheet 3, dated 05.21 drawing no 19-186-102 and revision A (B) An ultimate 4-way signalised Intersection. (ii) A 4-way signalised intersection, at location [C] generally in accordance with the following plans: • Functional Layouts, Locality Plan, Drawing Index and Notes, prepared by KN Group, dated 17.10.24, drawing no. 18-245-01 and revision G. • Functional Layouts Layout Plan, prepared by KN Group, dated 17.10.24, drawing no. 18-245-02 and revision H. • Functional Layouts Typical Cross Sections, prepared by KN Group, dated 17.10.24, drawing no. 18-245-14 and revision G. • Functional Layouts Intersection Details & Linemarking – Sheet 4 of 5, prepared by KN Group, dated 17.10.24, drawing no. 18-245-28 and revision F. • Functional Layouts Intersection Details & Linemarking – Sheet 5 of 5, prepared by KN Group, dated 17.10.24, drawing no. 18-245-29 and revision E. (iii) A 4-way signalised intersection at location [A]. (iv) A left in-left out only un-signalised T-intersection at location [B]. (v) An un-signalised T-intersection at location [E] which physically prohibits right turns from the minor road towards Serpentine Creek Road to the north, generally in accordance with Functional Layouts Intersection Details & Linemarking – Sheet 1 of 5, prepared by KN Group, dated 10.07.24, drawing no. 18-245-25 and revision E. (b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland. Note: Commercial use is defined under Schedule 24 of the Planning Regulation 2017.	to the local government for the sealing of the 981st allotment of the development. (iii) Prior to submitting: a. Plan of Survey to the local government for the sealing of the 2,151st allotment of the development; or b. Prior to the commencement of use for more than 10,000 square metres of commercial gross floor area east of Serpentine Creek Road. (iv) Prior to submitting the Plan of Survey to the local government for the sealing of the 3,325th allotment of the development. (v) Prior to submitting the Plan of Survey to the local government for the sealing of the 3,515th allotment of the development. (b) At all times
5.	(a) Road works comprising intersection upgrades at following intersections, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided by the applicant: (i) Beenleigh-Redland Bay Road and Bryants Road; (ii) Beenleigh-Redland Bay Road and California Creek Road; (iii) Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road; (iv) Cleveland-Redland Bay Road and Serpentine Creek Road;	(a): (i) Prior to submitting the Plan of Survey to the local government for sealing of the 1350th lot of the development. (ii) Prior to submitting

Unconfirmed

	(v) Cleveland-Redland Bay Road and German Church Road; (vi) Cleveland-Redland Bay Road, Giles Road and Gordon Road; (vii) Cleveland-Redland Bay Road and Boundary Street; and (viii) Cleveland-Redland Bay Road and Double Jump Road. The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, and generally in accordance with the following: • Beenleigh-Redland Bay Road and Bryants Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.05 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Beenleigh-Redland Bay Road and California Creek Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.06 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.07 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Cleveland-Redland Bay Road and Serpentine Creek Road Intersection, Civil Dimensions Pty Ltd, 17 February 2015, CD14-038-SK.12, signed by Stuart Holland RPEQ 05611, 17 February 2015 • Cleveland-Redland Bay Road and German Church Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.08 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Cleveland-Redland Bay Road and Gordon Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.09 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Cleveland-Redland Bay Road and Boundary Street Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.10 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611. • Cleveland-Redland Bay Road and Double Jump Road Intersection, Civil Dimensions Pty Ltd, 17 February 2015, CD14-038-SK.11, signed by Stuart Holland RPEQ 05611, 17 February 2015. (b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	the Plan of Survey to the local government for sealing of the 1000th lot of the development. (iii) Prior to submitting the Plan of Survey to the local government for sealing of the 250th lot of the development. (iv) Prior to submitting the Plan of Survey to the local government for sealing of the 500th lot of the development. (v) Prior to submitting the Plan of Survey to the local government for sealing of the 1541st lot of the development. (vi) Prior to submitting the Plan of Survey to the local government for sealing of the 150th lot of the development. (vii) Prior to submitting the Plan of Survey to the local government for sealing of the 150th lot of the development. (viii) Prior to submitting the Plan of Survey to the local government for sealing of the 150th lot of the development. (b) At all times
6.	All existing access arrangements between Beenleigh-Redland Bay	At all times.

Uncontrolled

	Road (Serpentine Creek Road) and lots which are not part of the subject site must be maintained.	
7.	(a) All existing vehicular property accesses located between land subject to a development permit granted under this preliminary approval and Beenleigh-Redland Bay Road (Serpentine Creek Road) must be permanently closed and removed by the applicant. (b) Direct access is not permitted between Beenleigh-Redland Bay Road (Serpentine Creek Road) and the subject site at any location other than: (i) Existing vehicular property accesses not yet closed in accordance with part (a) of this condition; or (ii) Locations for which a permitted road access location approval pursuant to section 62 of the *Transport Infrastructure Act 1994* is in force for a development permit made pursuant to this preliminary approval.	(a) Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for each stage of development authorised by a development permit granted under this approval. Note: The commencement of any use does not include interim or temporary uses. (b) At all times.
8.	Construct a three (3) metre high acoustic (noise) barrier and associated returns, on land subject to a development permit granted pursuant to this preliminary approval generally in accordance with the locations identified as 'Indicative location of 3m high acoustic (noise) barrier' as shown on Conceptual Road Hierarchy Plan, prepared by Saunders Havill Group, dated 27/08/2024 and reference 10724 P 01 Rev AD.	Prior to the commencement of an accommodation activity or prior to submitting the Plan of Survey to the local government for approval for an accommodation activity that is within 115 metres of the Beenleigh-Redland Bay Road (Serpentine Creek Road) frontage authorised by a development permit under this preliminary approval for each stage of development and to be maintained at all times; or Prior to the commencement of a childcare centre, educational establishment or hospital or prior to submitting the plan of

Unconfirmed

		survey to the local government for approval for a childcare centre, educational establishment or hospital that is within 230 metres of the Beenleigh-Redland Bay Road (Serpentine Creek Road) frontage authorised by a development permit under this preliminary approval for each stage of development and to be maintained at all times.
9.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road network. (b) Any works on the subject site must not: (i) create any new discharge points for stormwater runoff onto the State-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road; (iii) surcharge any existing culvert or drain on the State-controlled road; and (iv) reduce the quality of stormwater discharge onto the State-controlled road.	At all times.
10.	(a) The streets labelled 'State-controlled road' shown on Conceptual Road Hierarchy Plan, prepared by Saunders Havill Group, dated 27/08/2024 and reference 10724 P 01 Rev AD, must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length. (b) Any road identified as containing a future bus route must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.	Prior to submitting the Plan of Subdivision to the local government for approval for the relevant stage.
Schedule 10, Part 17, Division 3, Table 6, Item 1—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Environment, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
11.	The 'Foreshore Open Space Sub-precinct' as shown on Precinct Plan, prepared by Saunders Havill Group, dated 27/08/2024 and reference	At all times.

Unconfirmed

	10724 P 01 Rev AD, must be maintained as a development free buffer, except for infrastructure and non-residential structures provided as part of the development's open space dedications or as otherwise the subject of a development approval.	
Schedule 10, Part 3, Division 4, Table 3, Item 1—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Resources to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
12.	Clearing of native vegetation associated with this material change of use must not occur within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691.	At all times.
13.	New infrastructure associated with this material change of use must not be located within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691.	At all times.
14.	New infrastructure associated with this material change of use must not be located in Area B (B1- B6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 unless the infrastructure is a fence, road, driveway, effluent area, a sediment, detention or bio-retention basin, retaining wall or for underground services.	At all times.
Schedule 10, Part 8, Division 2, Subdivision 3, Table 2, Item 1—The chief executive administering the *Planning Act 2016* nominates the Director-General of the Department of Environment, Science and Innovation to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
15.	Any stormwater drainage management infrastructure must be designed so that the soil hydrology and growing conditions of indigenous vegetation occupying the State heritage place are not altered.	At all times.

Unconfirmed

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the *Planning Act 2016*, its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
State heritage place	
2.	Any development proposed in this Preliminary Approval for a Material Change of Use (Variation) where shown on the Serpentine Creek Road Cemetery heritage place, is not approved. Any development on a Queensland heritage place requires separate approval either via an exemption certificate under the *Queensland Heritage Act 1992* or via a development approval pursuant to the *Planning Act 2016*.
Coastal management district	
3.	Should development require referral for a future Material change of use in a Coastal Management District, it is advised that in accordance with PO1 of State code 8 of the SDAP, permanent development is generally not supported within the erosion prone area. The 'Foreshore Open Space Sub-precinct' is transacted by the erosion prone area (40m from HAT and sea level rise components) in some areas. It is recommended development is located outside the erosion prone area in the first instance. Should permanent development transect the erosion prone area (sea level rise component), it is recommended the site is filled to HAT+0.8m. Should permanent development transect the erosion prone area (40m from HAT component), it is recommended an application is made to re-map the erosion prone area. For further information on remapping the erosion prone area, please see: https://www.qld.gov.au/environment/coasts-waterways/plans/hazards/erosion-prone-areas.

Unconfirmed

2310-37429 SRA

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

- SARA assessed the development against the following codes of the SDAP, version 3.0:
  - State code 1: Development in a state-controlled road environment (State code 1)
  - State code 6: Protection of state transport networks (State code 6)
  - State code 8: Coastal development and tidal works (State code 8)
  - State code 14: Queensland heritage (State code 14)
  - State code 16: Native vegetation clearing (State code 16)

- The development complies with the assessment benchmarks of State code 1 of the SDAP, version 3.0 in that the development:
  - does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
  - does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
  - does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
  - does not adversely impact the State's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
  - does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
  - maintains or improves access to public passenger transport infrastructure or active transport infrastructure
  - does not adversely impact the State's ability to operate public passenger services on state-controlled roads
  - protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.

- The development complies with the assessment benchmarks of State code 6 of the SDAP, version 3.0 in that the development:
  - does not create a safety hazard for users of state transport infrastructure or public passenger services by increasing the likelihood or frequency of a fatality or serious injury
  - does not result in a worsening of the physical condition or operating performance of the state transport network
  - does not compromise the state's ability to cost-effectively construct, operate and maintain state transport infrastructure
  - provides public passenger transport infrastructure to enable development to be serviced by public passenger transport
  - provides safe and direct access to public passenger transport infrastructure or active transport infrastructure, including access by cycling and walking.

- The development complies with the assessment benchmarks of State code 8 of the SDAP, version 3.0 in that the development is appropriately designed and located to:
  - protect life, buildings and infrastructure from impacts of coastal erosion
  - maintain coastal processes
  - conserve coastal resources
  - maintain appropriate public use of, and access to and along, State coastal land.

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- The development complies with the assessment benchmarks of State code 14 of the SDAP, version 3.0 in that the development:
  - protects the identified elements of the Queensland heritage place that are of cultural heritage significance by substantially reducing unavoidable impacts.

- The development complies with the assessment benchmarks of State code 16 of the SDAP, version 3.0 in that the development:
  - avoids clearing, or where avoidance is not reasonably possible, minimises clearing to conserve vegetation, avoid land degradation, avoid the loss of biodiversity, and maintain ecological processes
  - for vegetation retention purposes, is undertaken in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on regional ecosystems, biodiversity and ecological processes over time.

Material used in the assessment of the application:
- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.0), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- State Planning Policy mapping system [delete if not used]
- section 58 of the *Human Rights Act 2019*

Unconfirmed

Attachment 4—Address schedule

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Attachment 5—Representations about a referral agency response provisions

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Unconfirmed

2310-37429 SRA

Attachment 6—Changed documents referenced in conditions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules[1] regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.

28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—

(a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or

(b) the Minister has given the concurrence agency a direction under section 99 of the Act; or

(c) the applicant has given written agreement to the change to the referral agency response.[2]

28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.

28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—

(a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and

(b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

Unconfirmed

1 Pursuant to Section 68 of the *Planning Act 2016*

2 In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

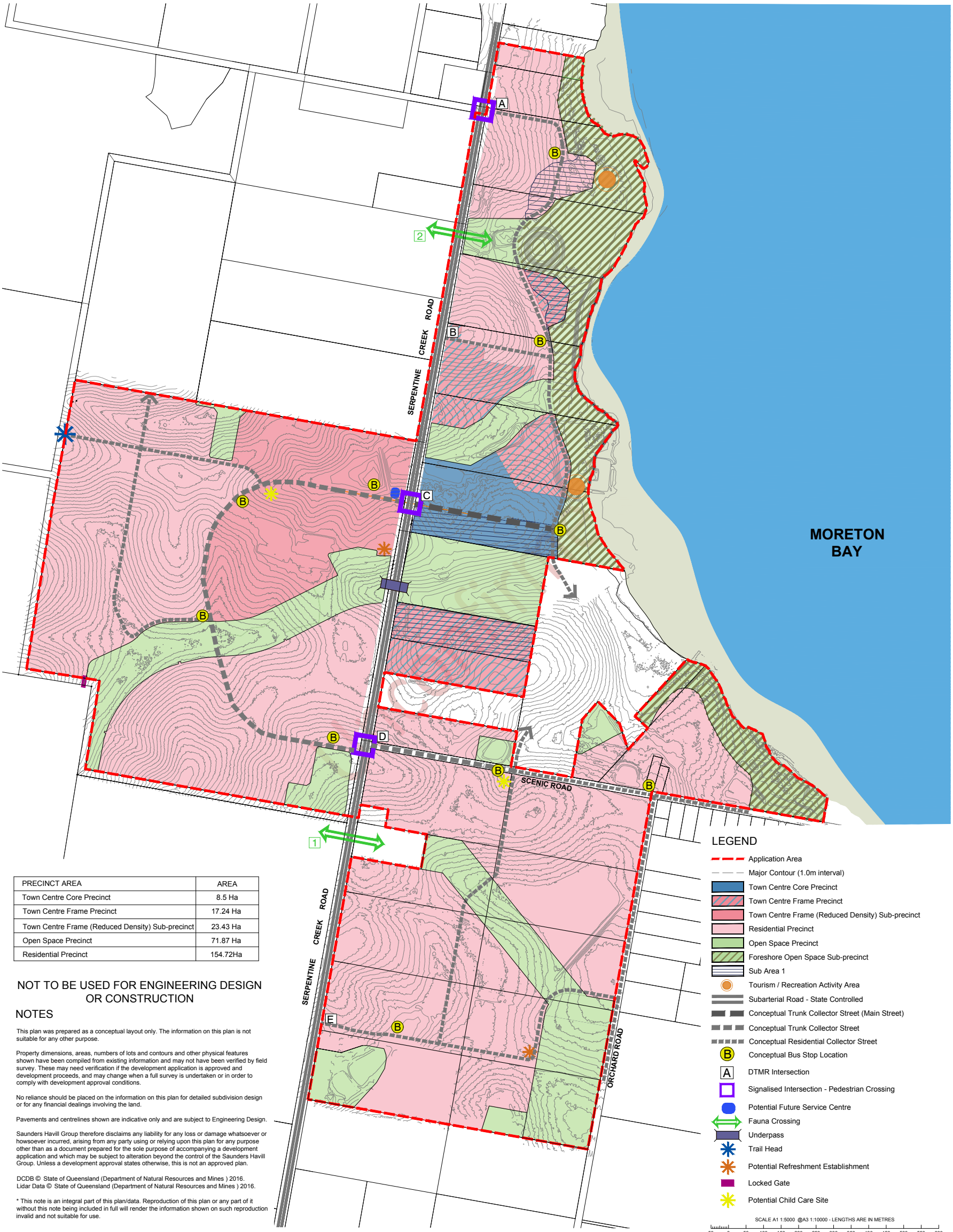
30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.[3]

Unconfirmed

[3] An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Precinct Plan



PRECINCT AREA	AREA
Town Centre Core Precinct	8.5 Ha
Town Centre Frame Precinct	17.24 Ha
Town Centre Frame (Reduced Density) Sub-precinct	23.43 Ha
Open Space Precinct	71.87 Ha
Residential Precinct	154.72Ha

NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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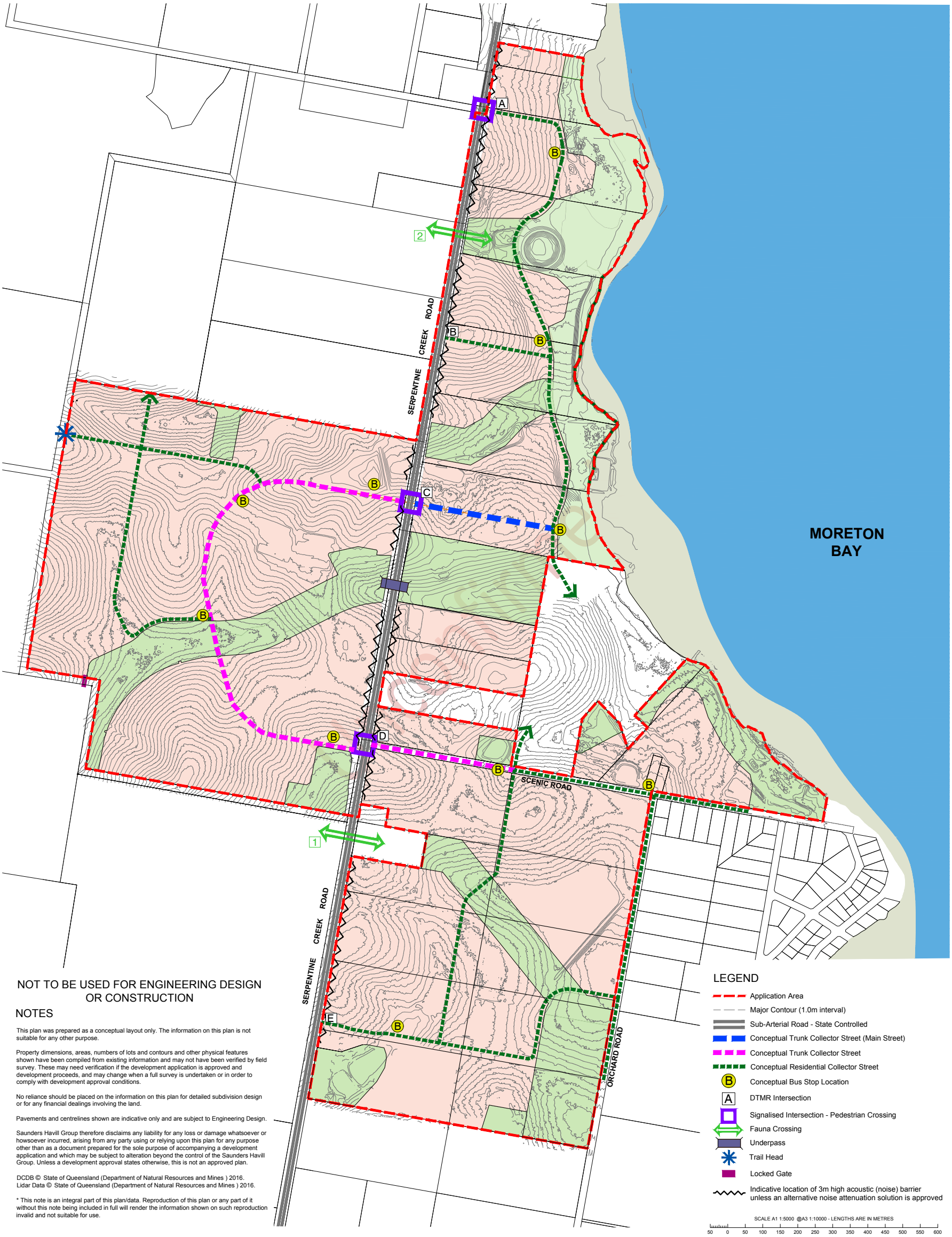
lendlease

Shoreline

SOUTHERN REDLAND BAY 27/08/2024 10724 P 01 Rev AD

Conceptual Road Hierarchy Plan



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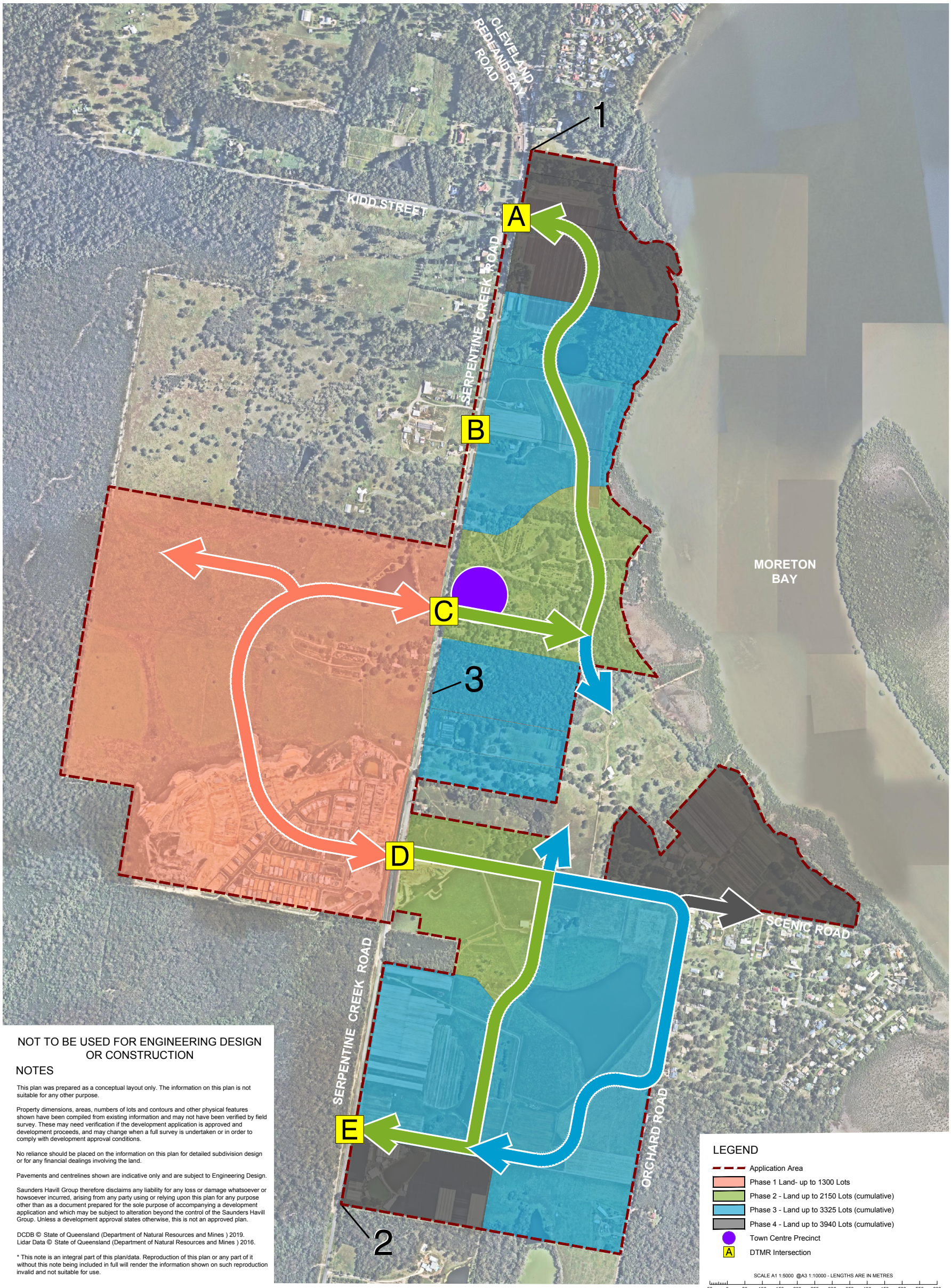
SOUTHERN REDLAND BAY 27/08/2024 10724 P 01 Rev AD

Proposed Sequencing Plan



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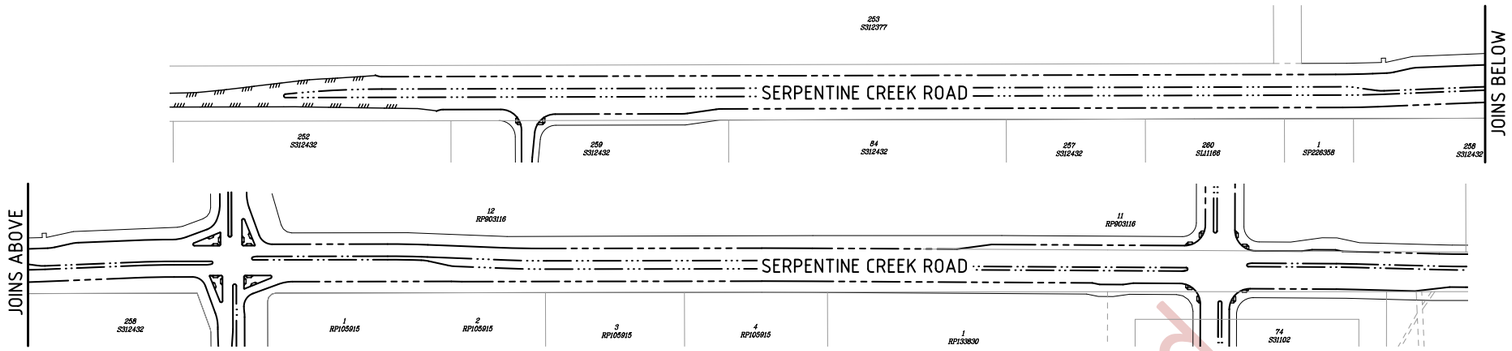
SOUTHERN REDLAND BAY • 04/11/2024 • 10724 P 19 Rev F

SHORELINE
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY



PLAN
SCALE 1:2000

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
18-245-01	FUNCTIONAL LAYOUTS - LOCALITY PLAN, - DRAWING INDEX AND NOTES
18-245-02	FUNCTIONAL LAYOUTS - LAYOUT PLAN
18-245-14	FUNCTIONAL LAYOUTS - TYPICAL CROSS SECTIONS
18-245-25	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 1 OF 5
18-245-26	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 2 OF 5
18-245-27	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 3 OF 5
18-245-28	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 4 OF 5
18-245-29	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 5 OF 5

GENERAL NOTES

1. ALL WORK SHALL BE JOINED NEATLY TO EXISTING CONSTRUCTION. NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE ENGINEER AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE ENGINEER DURING CONSTRUCTION.
2. ALL WORKS WITHIN THE STATE CONTROLLED ROAD RESERVE SHALL BE CARRIED OUT IN ACCORDANCE WITH DEPARTMENT OF TRANSPORT AND MAIN ROADS CURRENT SPECIFICATIONS AND STANDARD DRAWINGS.

ROADS

1. WHERE REFERENCE IS MADE ON THESE DRAWINGS TO A KERB LINE, IT SHALL BE TAKEN TO MEAN THE KERB INVERT LINE.
2. LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE SHOWN AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE. LEVELS FOR KERB ONLY ARE SHOWN AT PAVEMENT LEVEL U.N.O.
3. LIP LEVELS ARE AT QUARTER POINTS AT TURNOUTS AND AT EQUAL POINTS WHERE INDICATED. (=). U.N.O
4. KERBS, KERB AND CHANNEL & SPOON DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF MAIN ROADS STANDARD DRAWING 1033
5. IF MACHINE MADE KERB AND CHANNEL IS USED, EXTRA FINES AND PROOF OF 20MM SLUMP IS REQUIRED.
6. THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO 225MM BELOW THE FINISHED PAVEMENT LEVEL SHOWN ON THE DRAWINGS. HE SHALL THEN NOTIFY THE ENGINEER WHO WILL FIX THE PAVEMENT THICKNESS TO BE CONSTRUCTED FOLLOWING THE RESULTS OF SUB-GRADE TESTING.
7. FLUSHING POINTS SHALL BE INSTALLED IN ACCORDANCE WITH STD. 1116.
8. PLACING OF THE ASPHALT LAYERS TO BE SEQUENCED TO REDUCE THE NUMBER OF JOINTS TO A MINIMUM. JOINTS ARE TO BE LOCATED UNDER LANE LINES.
9. WHEN PROFILING EXISTING WEARING COURSE - DO NO PROFILE INTO EXISTING SEAL. IF SEAL IS DISTURBED, A THIN LAYER OF ASPHALT IS TO BE APPLIED PRIOR TO THE APPLICATION OF THE STRESS ABSORBING MEMBRANE.
10. CORRECTOR COURSE IS NOT REQUIRED ON ANY PROFILED SURFACES.
11. JOINING NEW KERB AND CHANNEL INTO EXISTING, THE CONTRACTOR SHOULD ENSURE NO LOW SPOTS OCCUR WHICH WOULD RESULT IN WATER PONDING.

DRAINAGE

1. STORMWATER PIPES SHALL BE CLASS '2' RC PIPES UNLESS NOTED OTHERWISE.
2. THE MINIMUM CLEARANCE BETWEEN OUTER WALLS OF PIPES IN MANHOLES SHALL BE 150mm.
3. CONSTRUCTION LOAD CONTROL ON THE INSTALLATION OF REINFORCED CONCRETE STORMWATER PIPEWORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS DEFINED IN THE CONCRETE PIPE ASSOCIATIONS OF AUSTRALASIA'S "THE INSTALLATIONS OF STEEL REINFORCED CONCRETE PIPES - MINIMUM PIPE COVER REQUIRED FOR VARIOUS COMPACTORS".

SCALE 20 10 0 20 40 60 80 100 120 140 160 180 200m
1 : 2000 (AT UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS
C	FOR APPROVAL	02.11.23	CDB
D	FOR APPROVAL	19.04.24	JD
E	FOR APPROVAL	10.07.24	JD
F	FOR APPROVAL	18.09.24	JD
G	FOR APPROVAL	17.10.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title: FUNCTIONAL LAYOUTS
LOCALITY PLAN,
DRAWING INDEX AND NOTES

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	01 of 30

	Drawing No	Revision
A1	18-245-01	G

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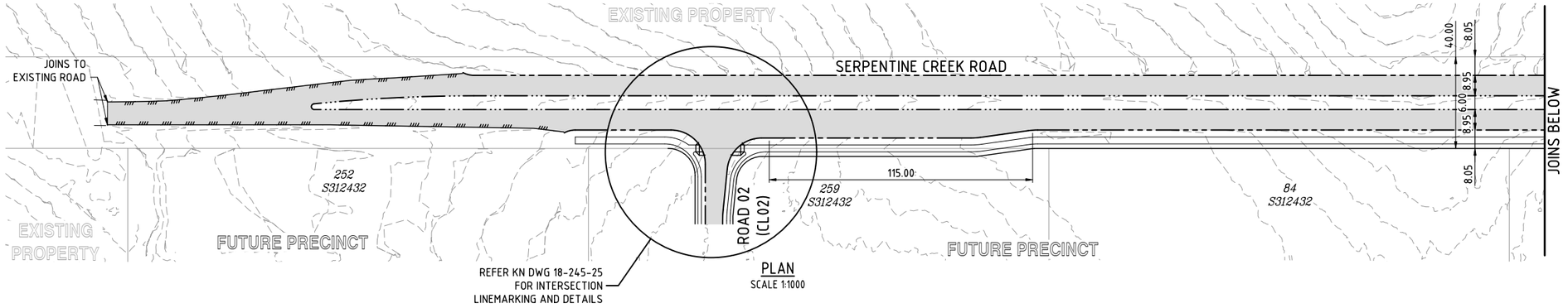

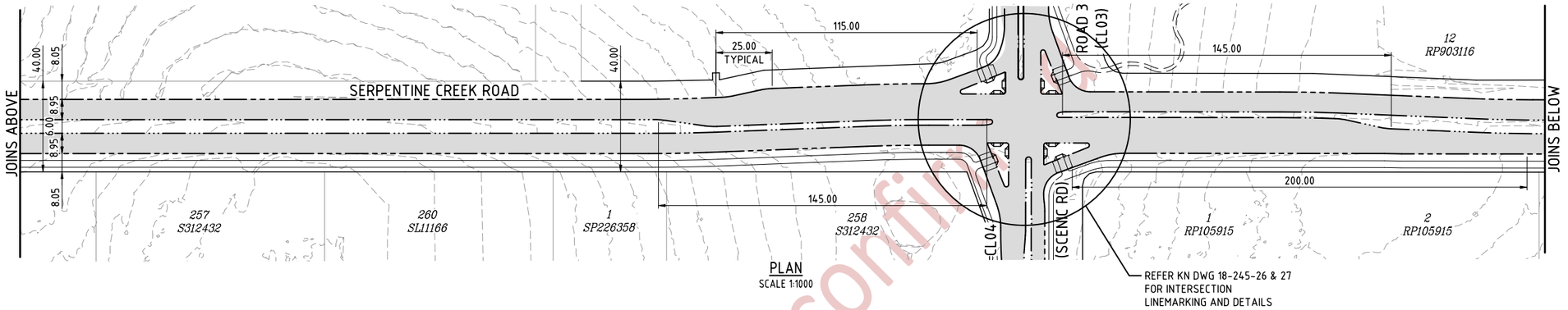

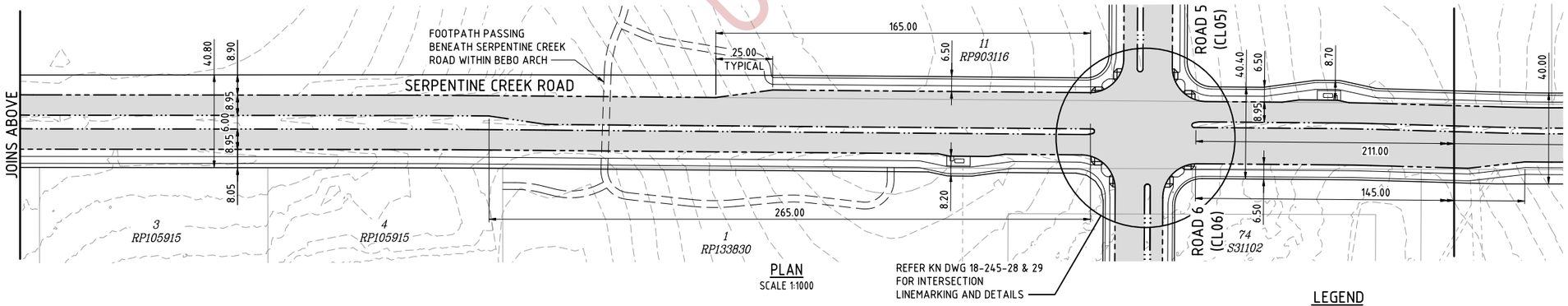

LEGEND

- KERB AND CHANNEL
- KERB
- 2.0 NATURAL SURFACE CONTOURS
- PAVEMENT HATCH

SCALE 10 5 0 10 20 30 40 50 60 70 80 90 100m
1 : 1000 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
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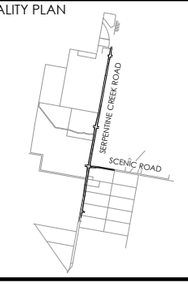
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS
C	FOR APPROVAL	02.11.23	CDB
D	FOR APPROVAL	19.04.24	JD
E	FOR APPROVAL	10.07.24	JD
F	FOR APPROVAL	18.09.24	JD
G	FOR APPROVAL	4.10.24	JD
H	FOR APPROVAL	17.10.24	JD

Client: lendlease

Project: Shoreline

SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
LAYOUT PLAN

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	02 of 30

	Drawing No	Revision
A1	18-245-02	H

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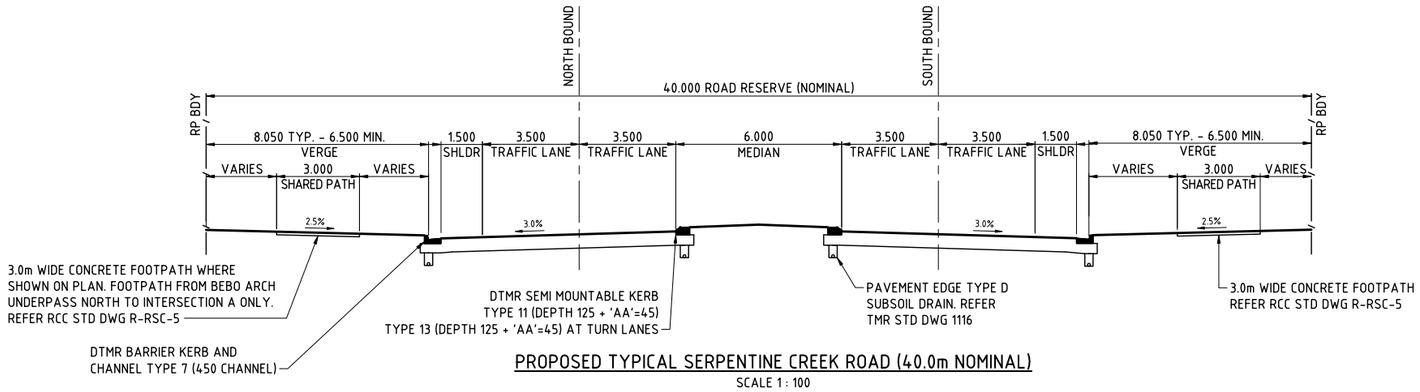
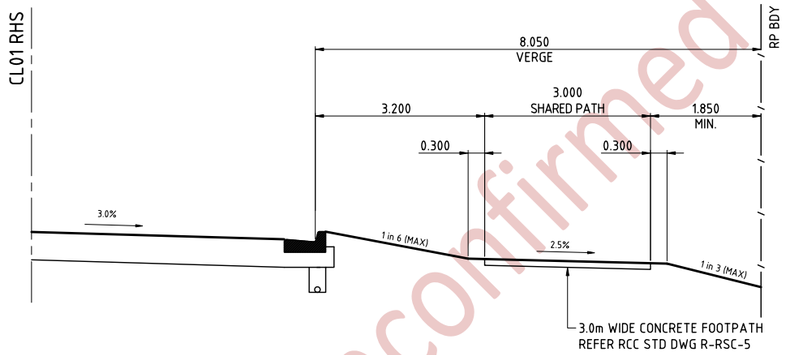
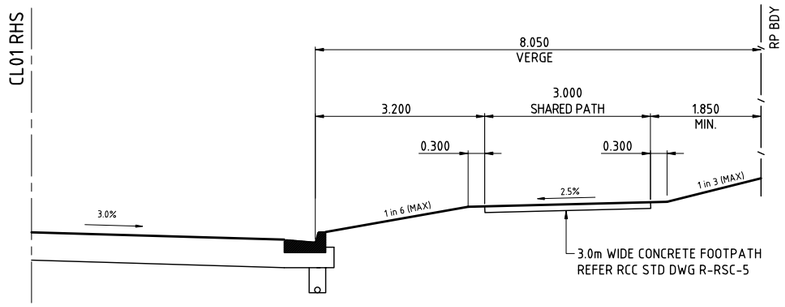


PROPOSED TYPICAL SERPENTINE CREEK ROAD (40.0m NOMINAL)
SCALE 1 : 100



MODIFIED VERGE PROFILE 1
AT EXISTING PRIVATE PROPERTIES
SCALE 1 : 50



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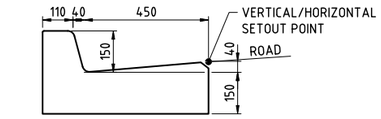
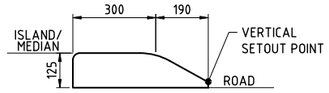


KERB SETOUT DETAIL
KERB AND CHANNEL TYPE 7
SCALE 1:10



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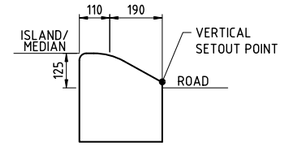
KERB AND CHANNEL TYPE 11
SCALE 1:10



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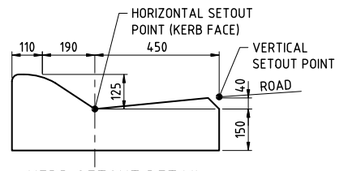
KERB AND CHANNEL TYPE 13
SCALE 1:10



KERB SETOUT DETAIL
KERB AND CHANNEL TYPE 15
SCALE 1:10

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1 : 10 (A1 UNREDUCED)

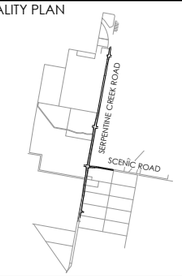
SCALE 1.0 0.5 0 1.0 2.0 3.0 4.0 5.0m
1 : 50 (A1 UNREDUCED)

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m
1 : 100 (A1 UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS
C	FOR APPROVAL	19.04.24	JD
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E	FOR APPROVAL	18.09.24	JD
F	FOR APPROVAL	24.09.24	JD
G	FOR APPROVAL	17.10.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
TYPICAL CROSS SECTIONS

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	14 of 30

	Drawing No	Revision
A1	18-245-14	G

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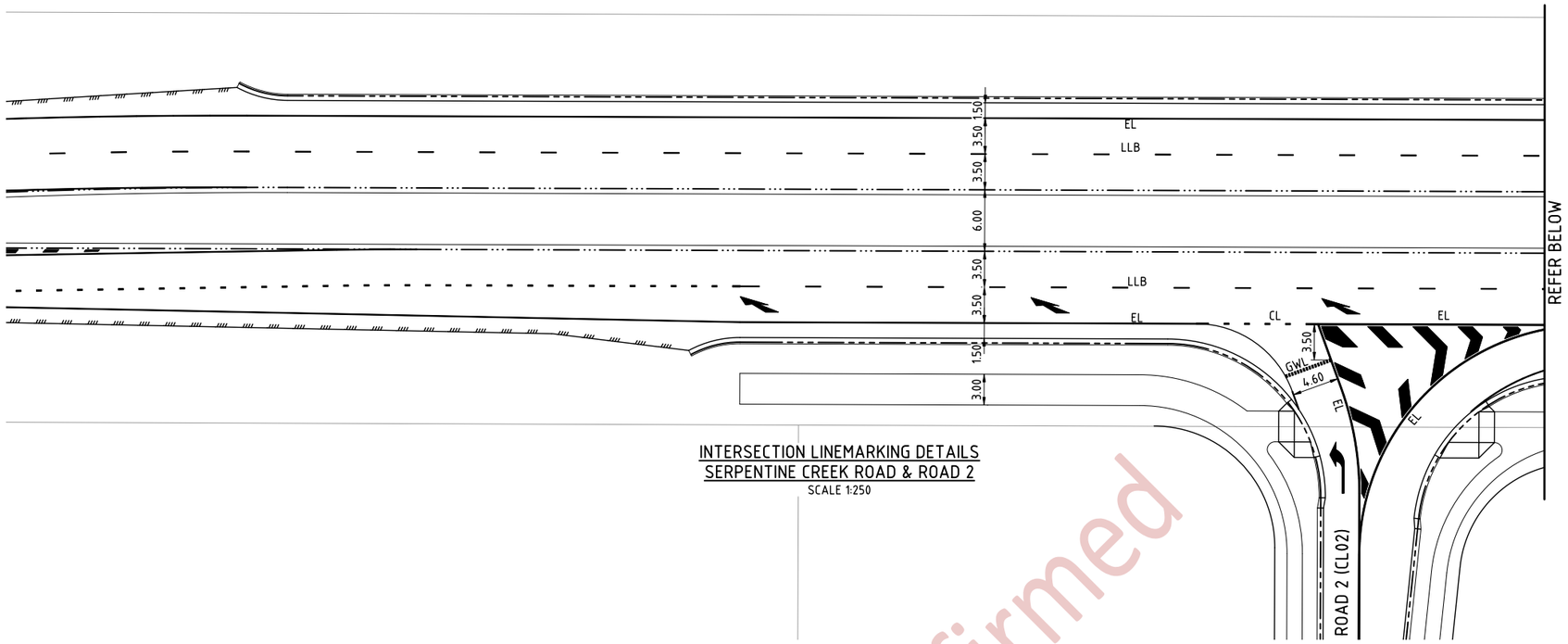
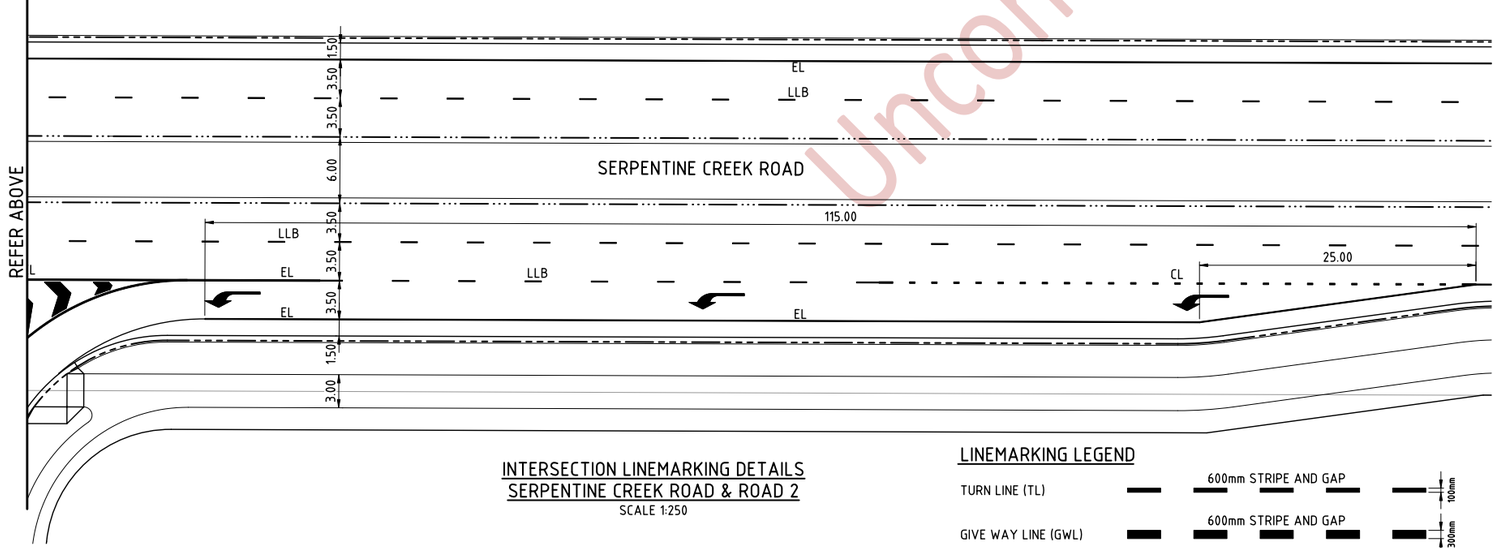
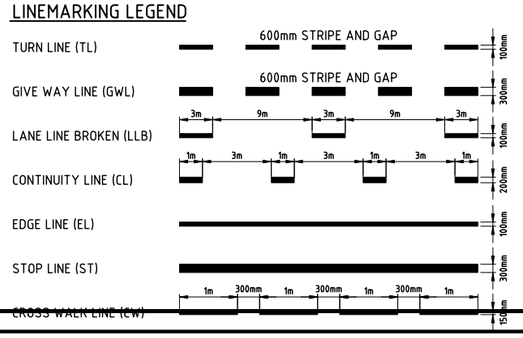


INTERSECTION LINEMARKING DETAILS
SERPENTINE CREEK ROAD & ROAD 2
SCALE 1:250



INTERSECTION LINEMARKING DETAILS
SERPENTINE CREEK ROAD & ROAD 2
SCALE 1:250

LINEMARKING LEGEND



LEGEND

- KERB AND CHANNEL (TYPE 7)
- KERB (TYPE 11)
- KERB (TYPE 13)
- KERB AND CHANNEL (TYPE 15)

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

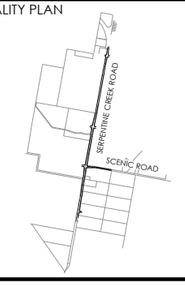
NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS
C	FOR APPROVAL	02.11.23	CDB
D	FOR APPROVAL	19.04.24	JD
E	FOR APPROVAL	10.07.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

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Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 1 OF 5

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	25 of 30

	Drawing No	Revision
A1	18-245-25	E

Unconfirmed

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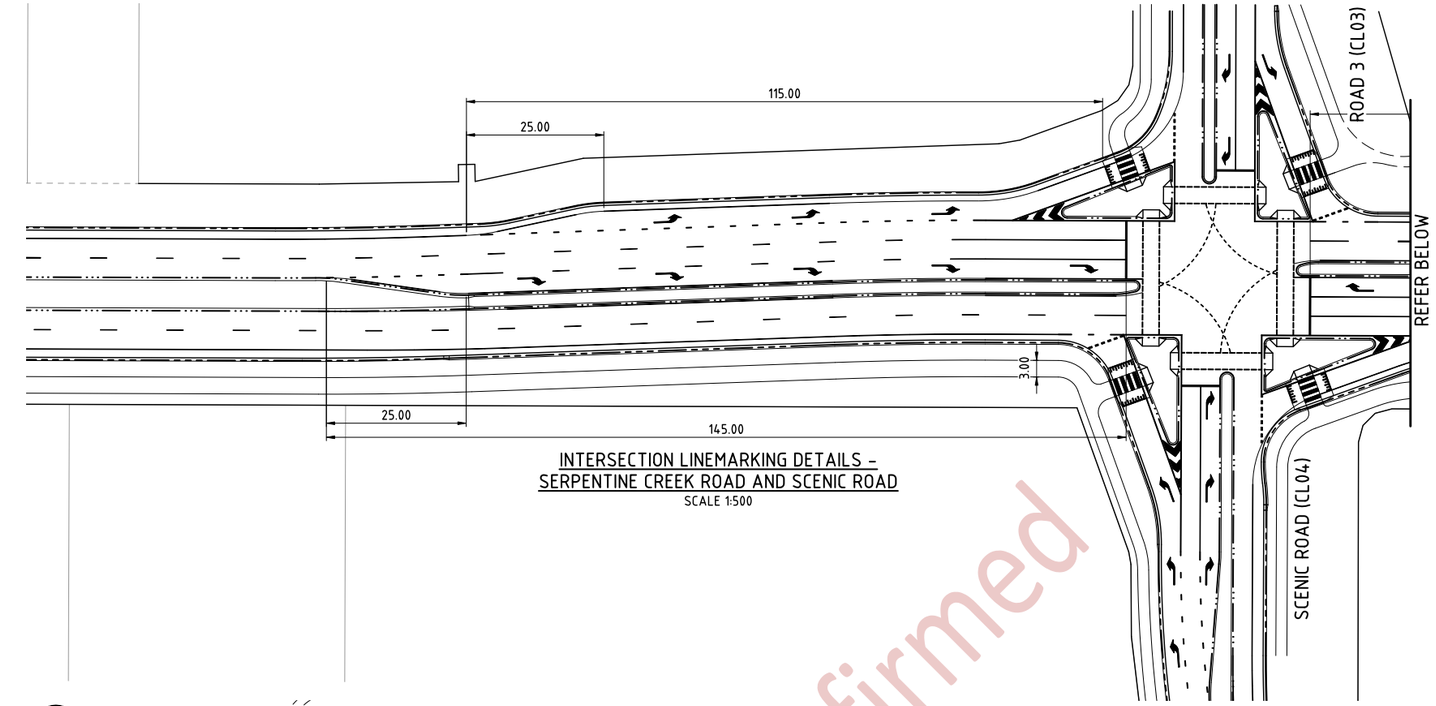
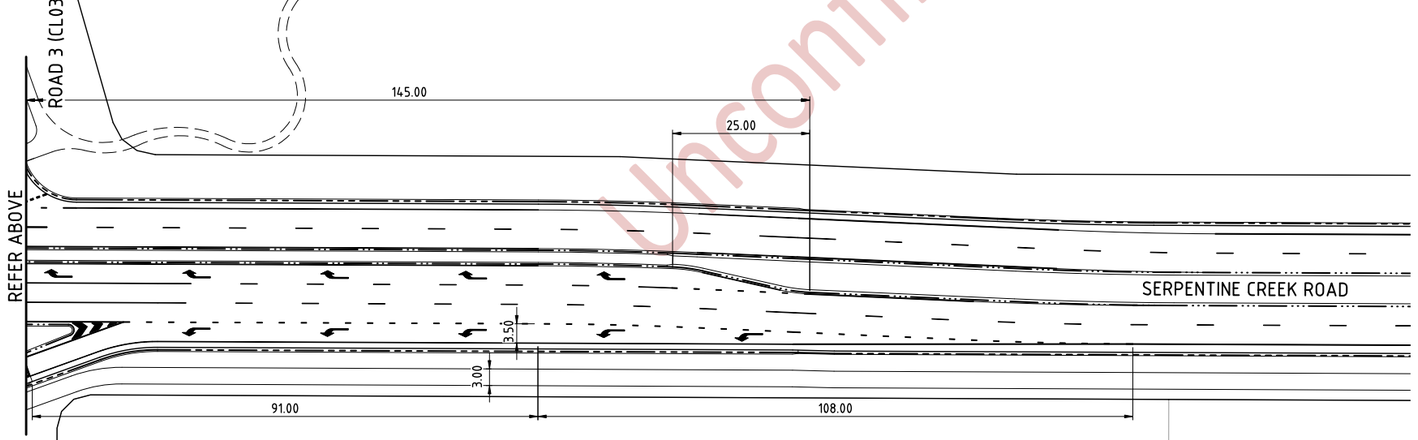


INTERSECTION LINEMARKING DETAILS -
SERPENTINE CREEK ROAD AND SCENIC ROAD
SCALE 1:500



INTERSECTION LINEMARKING DETAILS -
SERPENTINE CREEK ROAD AND SCENIC ROAD
SCALE 1:500

LEGEND

- KERB AND CHANNEL (TYPE 7)
- KERB (TYPE 11)
- KERB (TYPE 13)
- KERB AND CHANNEL (TYPE 15)
- RAISED PEDESTRIAN CROSSING

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

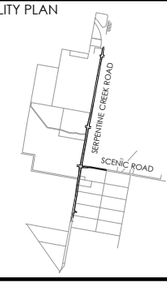
SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
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D	FOR APPROVAL	19.04.24	JD
E	FOR APPROVAL	10.07.24	JD
F	FOR APPROVAL	18.09.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

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Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 2 OF 5

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	26 of 30

	Drawing No	Revision
A1	18-245-26	F

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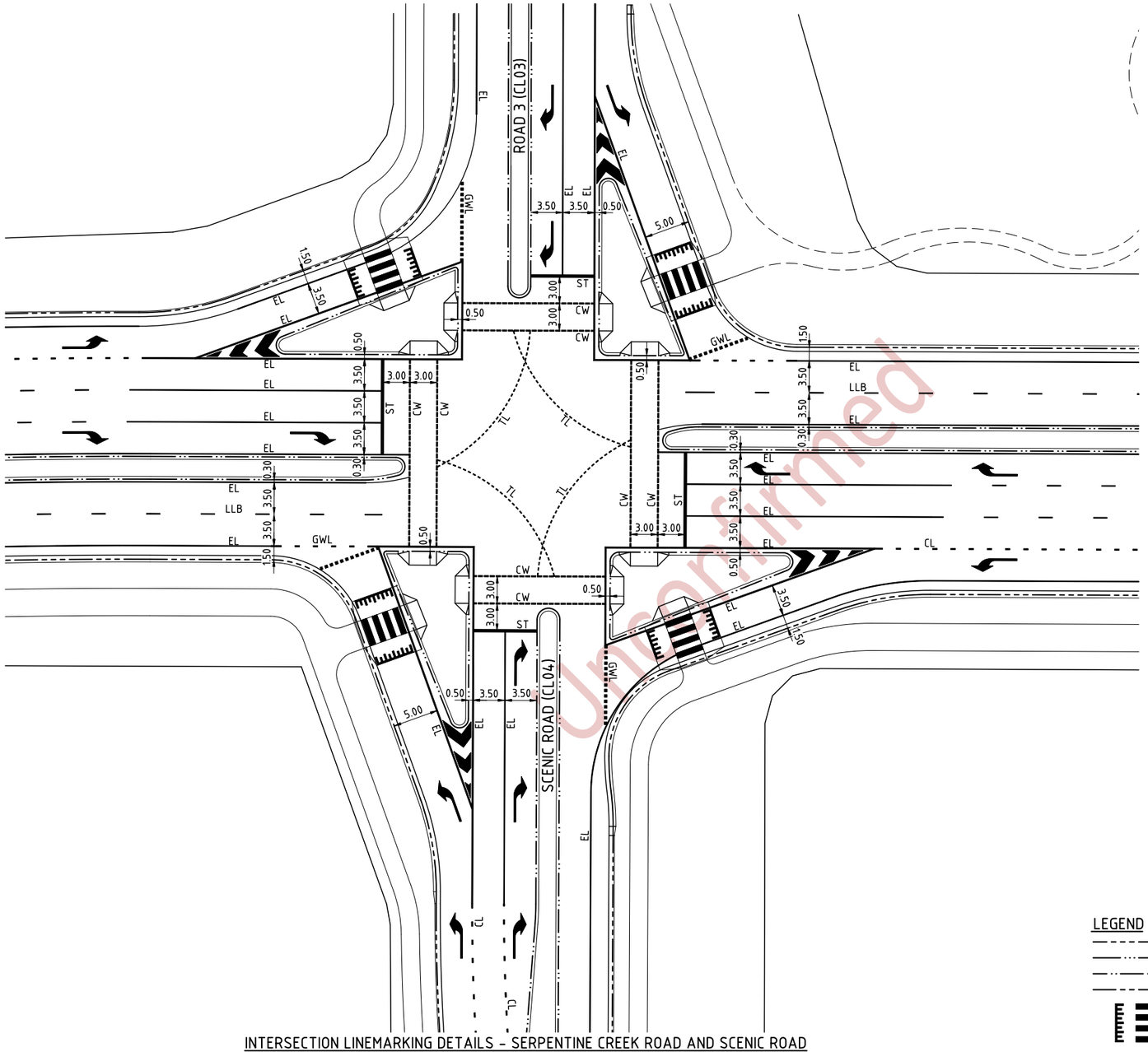


INTERSECTION LINEMARKING DETAILS - SERPENTINE CREEK ROAD AND SCENIC ROAD
SCALE 1:250

LEGEND

- KERB AND CHANNEL (TYPE 7)
- KERB (TYPE 11)
- KERB (TYPE 13)
- KERB AND CHANNEL (TYPE 15)
- RAISED PEDESTRIAN CROSSING

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

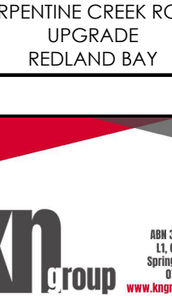
SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	02.11.23	CDB
B	FOR APPROVAL	19.04.24	JD
C	FOR APPROVAL	10.07.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
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Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 3 OF 5

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	27 of 30

	Drawing No	Revision
A1	18-245-27	C

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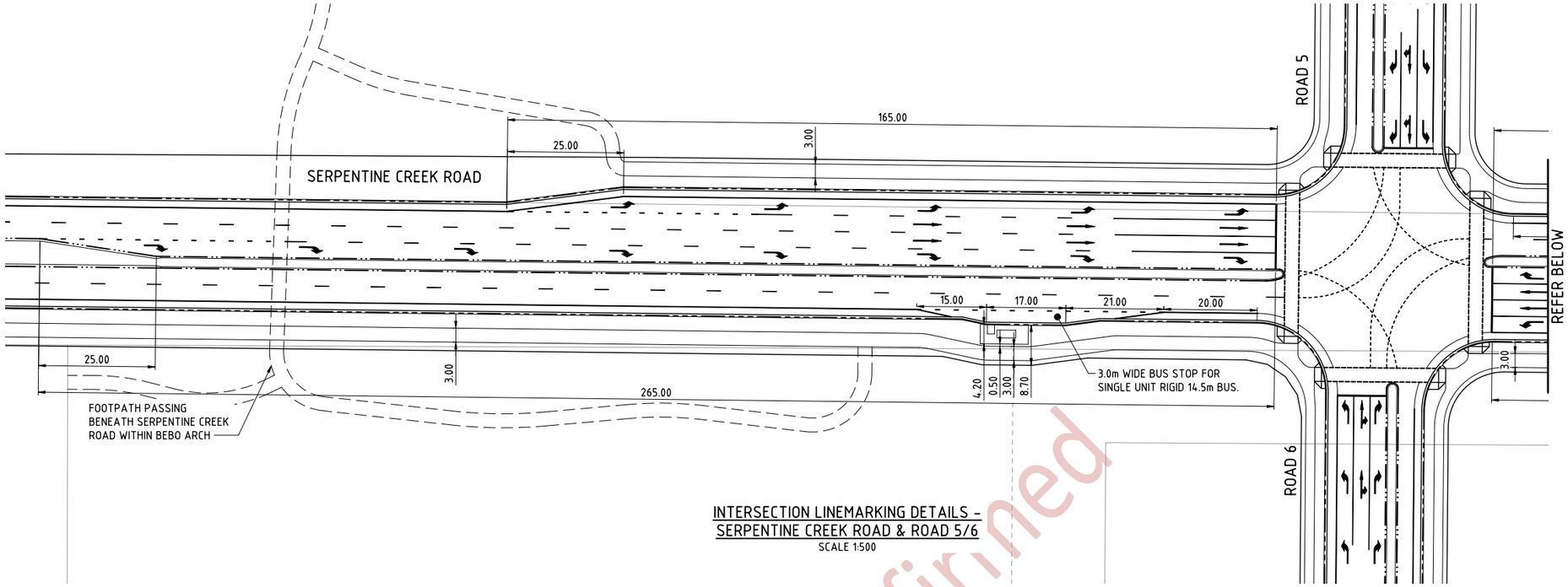
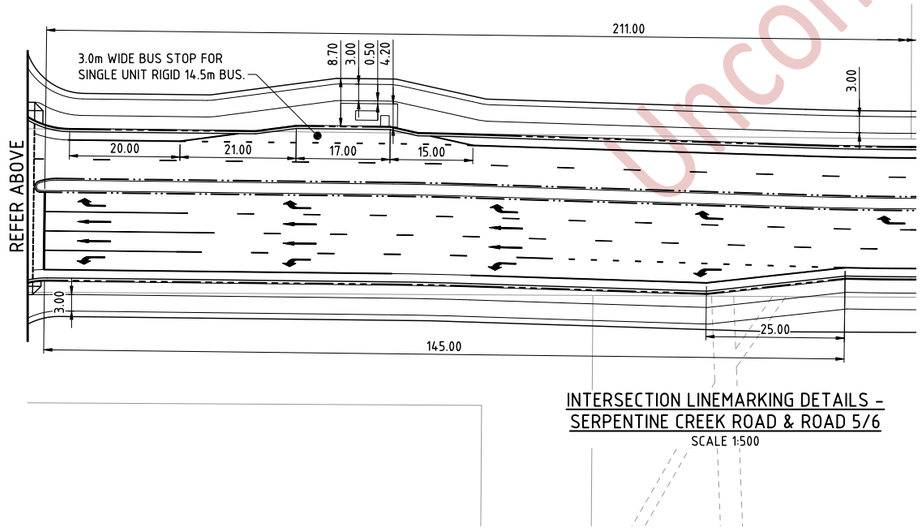


INTERSECTION LINEMARKING DETAILS - SERPENTINE CREEK ROAD & ROAD 5/6
SCALE 1:500



INTERSECTION LINEMARKING DETAILS - SERPENTINE CREEK ROAD & ROAD 5/6
SCALE 1:500

LEGEND

- KERB AND CHANNEL (TYPE 7)
- KERB (TYPE 11)
- KERB (TYPE 13)
- KERB AND CHANNEL (TYPE 15)

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

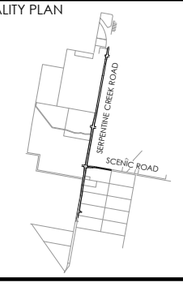
NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

SCALE 10 5 0 10 20 30 40 50m
1 : 500 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	02.11.23	CDB
B	FOR APPROVAL	19.04.24	JD
C	FOR APPROVAL	10.07.24	JD
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E	FOR APPROVAL	4.10.24	JD
F	FOR APPROVAL	17.10.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
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Drawing Title: FUNCTIONAL LAYOUTS INTERSECTION DETAILS & LINEMARKING - SHEET 4 OF 5

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	28 of 30

	Drawing No	Revision
A1	18-245-28	F

Unconfirmed

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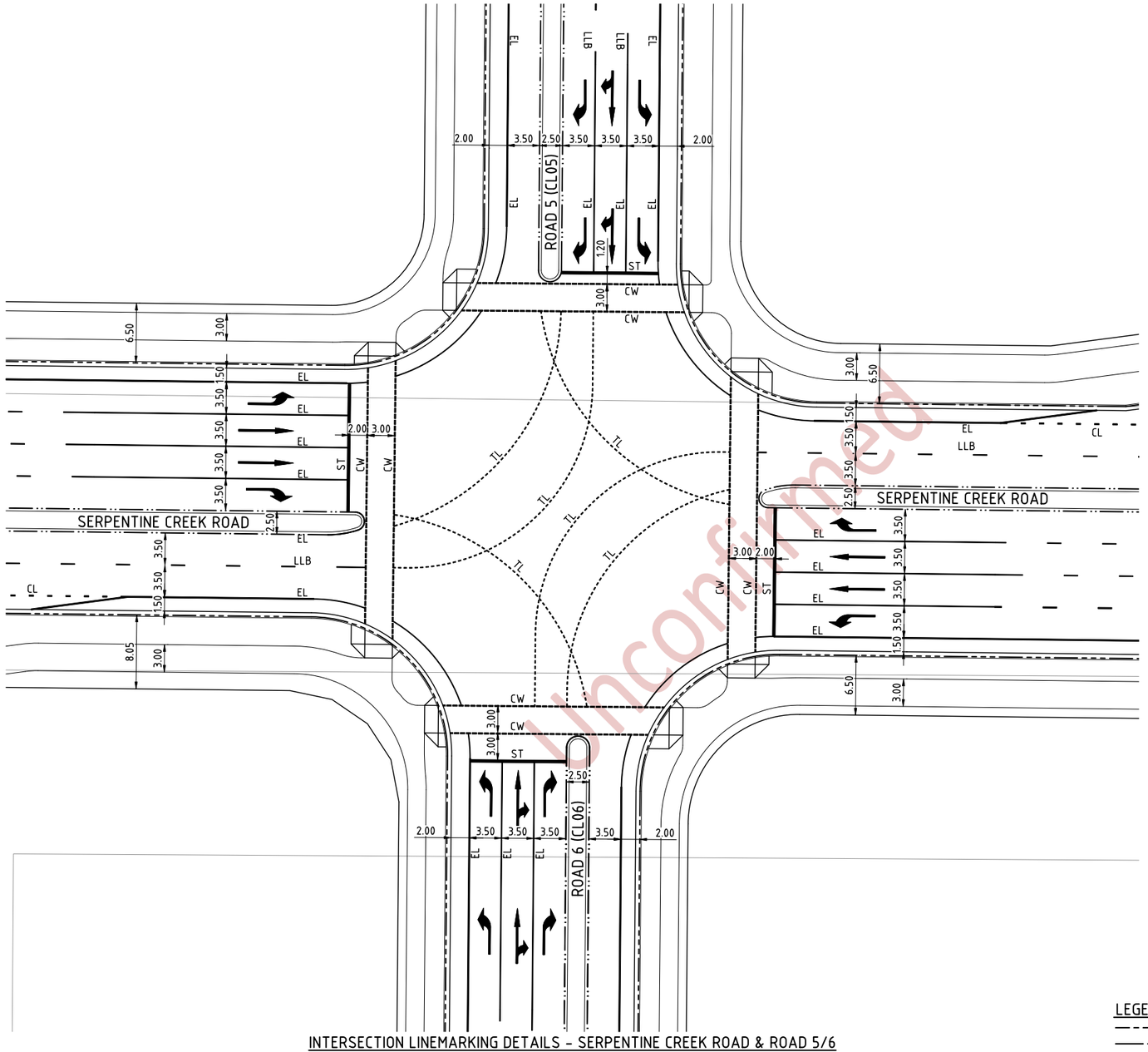

INTERSECTION LINEMARKING DETAILS - SERPENTINE CREEK ROAD & ROAD 5/6
SCALE 1:250

LEGEND

- KERB AND CHANNEL (TYPE 7)
- KERB (TYPE 11)
- KERB (TYPE 13)
- KERB AND CHANNEL (TYPE 15)

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	02.11.23	CDB
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E	FOR APPROVAL	17.10.24	JD

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 5 OF 5

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	29 of 30

	Drawing No	Revision
A1	18-245-29	E

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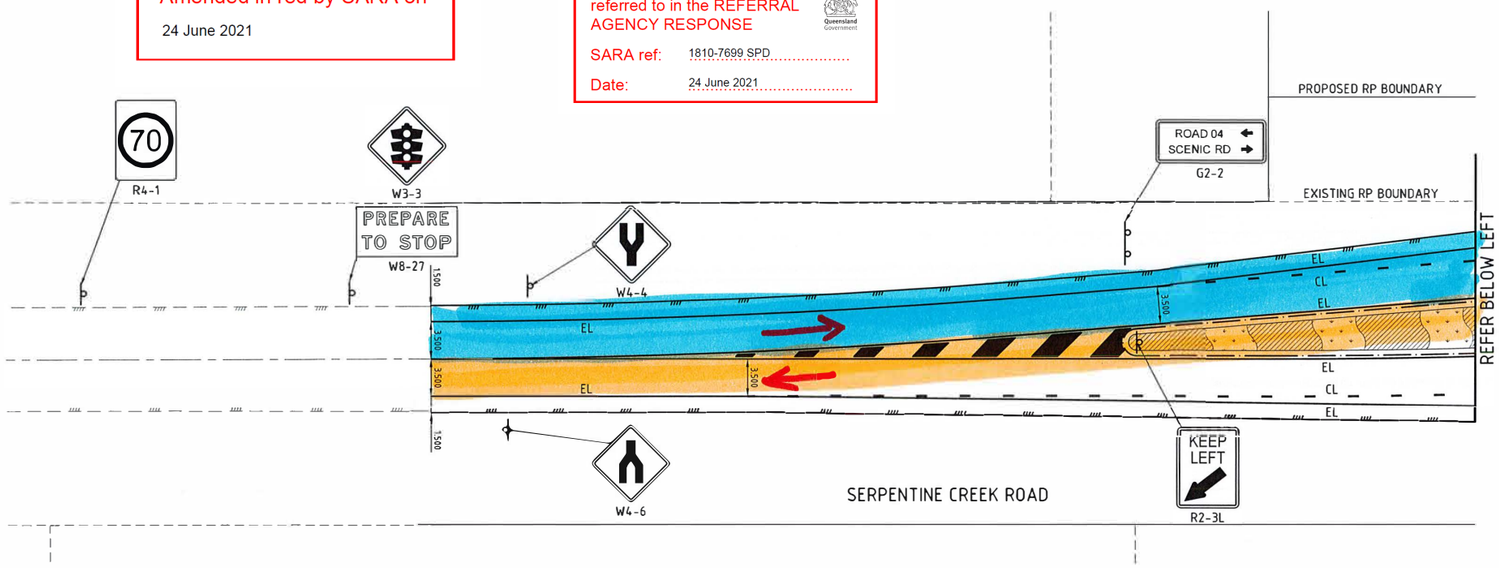
Amended in red by SARA on

24 June 2021

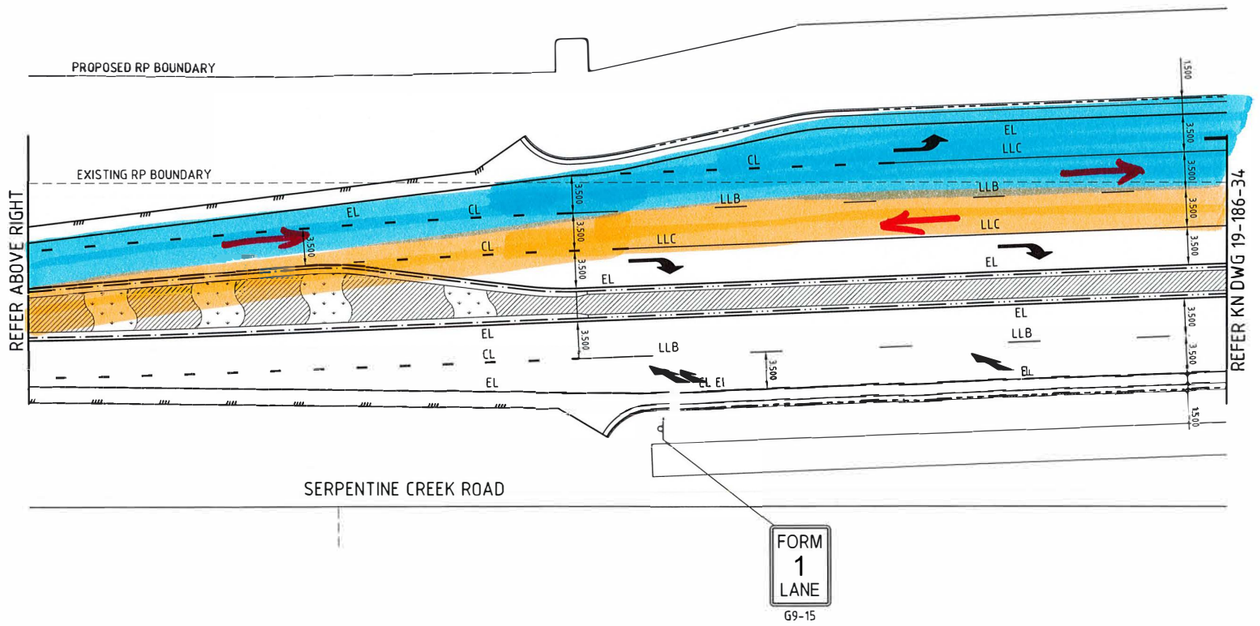
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1810-7699 SPD

Date: 24 June 2021



SIGNS AND LINEMARKING PLAN - SERPENTINE CREEK ROAD
SCALE 1:250



SIGNS AND LINEMARKING PLAN - SERPENTINE CREEK ROAD
SCALE 1:250

NOTE:
REFER KN DWG 19-186-36 FOR SIGNS AND LINE MARKING NOTES, DETAILS AND LEGEND

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
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NORTH

KEY PLAN

REVISIONS

No	Description	Date	By
A	FOR APPROVAL	05.21	DES

saunders havill group
#surveying #town planning #urban design
#environmental management #landscape architecture
Saunders Havill Group Pty Ltd ABN 24 144 972 949
Brisbane // Emerald // Rockhampton
head office 9 Thompson St Bowen Hills Q 4006
phone 1300 123 SHG web www.saundershavill.com

Client: landlease

Project: Shoreline
PRECINCT 1 - SCR - INT 'D'

KN GROUP PTY LTD CONSULTING ENGINEERS
LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.au
ABN 35 112 053 611

Approved
Robert William Mander
BEng(Civil), CPEng, RPEQ:12805
2020.03.04 16:00:09 +10'00'

Drawing Title
ROADWORKS
INTERIM WORKS . PLAN
SHEET 1

Drawn	Designed	Checked	Date
SLK	JS	SM	DEC 19

Scale	Sheet
AS SHOWN	33 of 63

A1	Drawing No	Revision
	19-186-100	A

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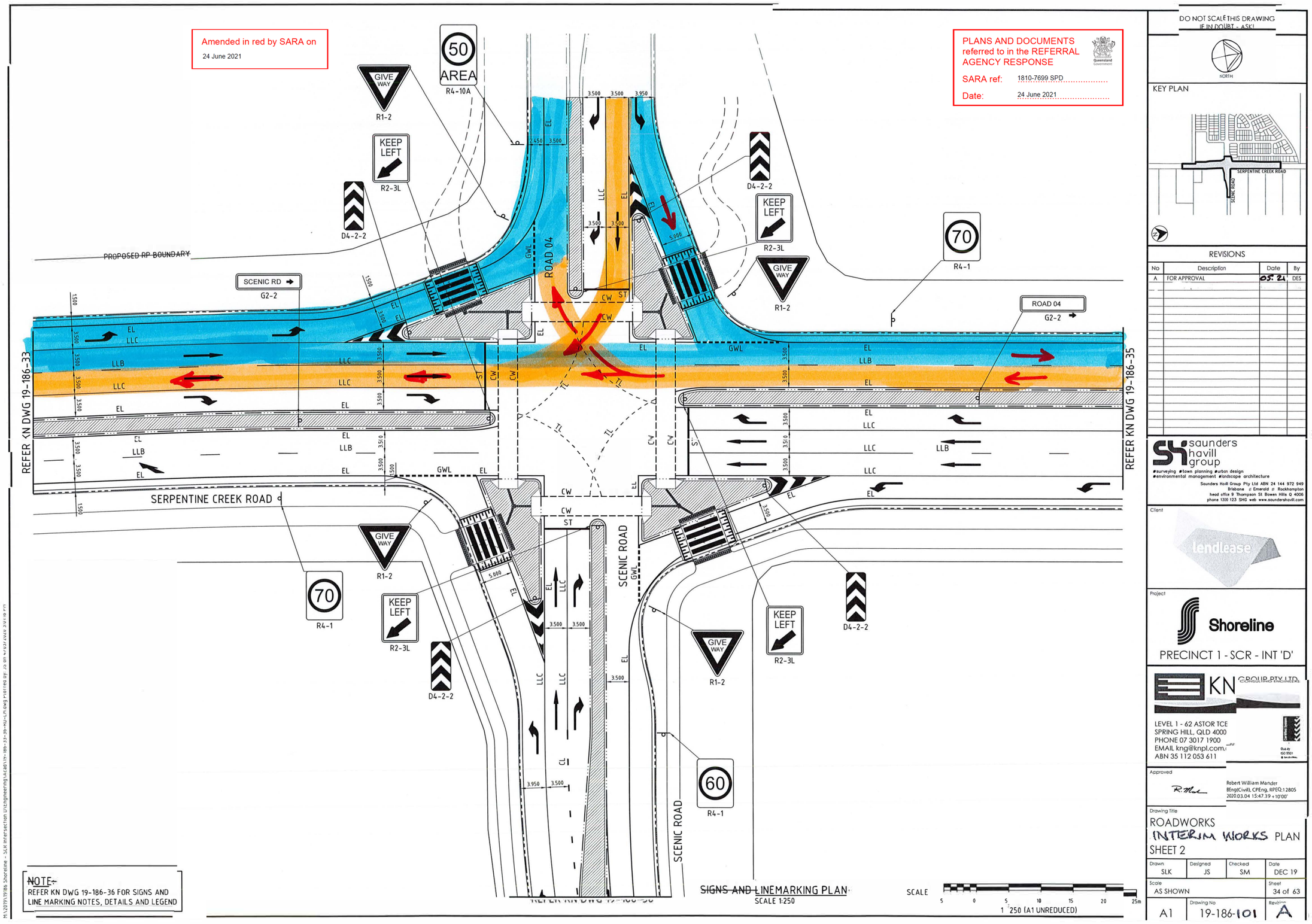
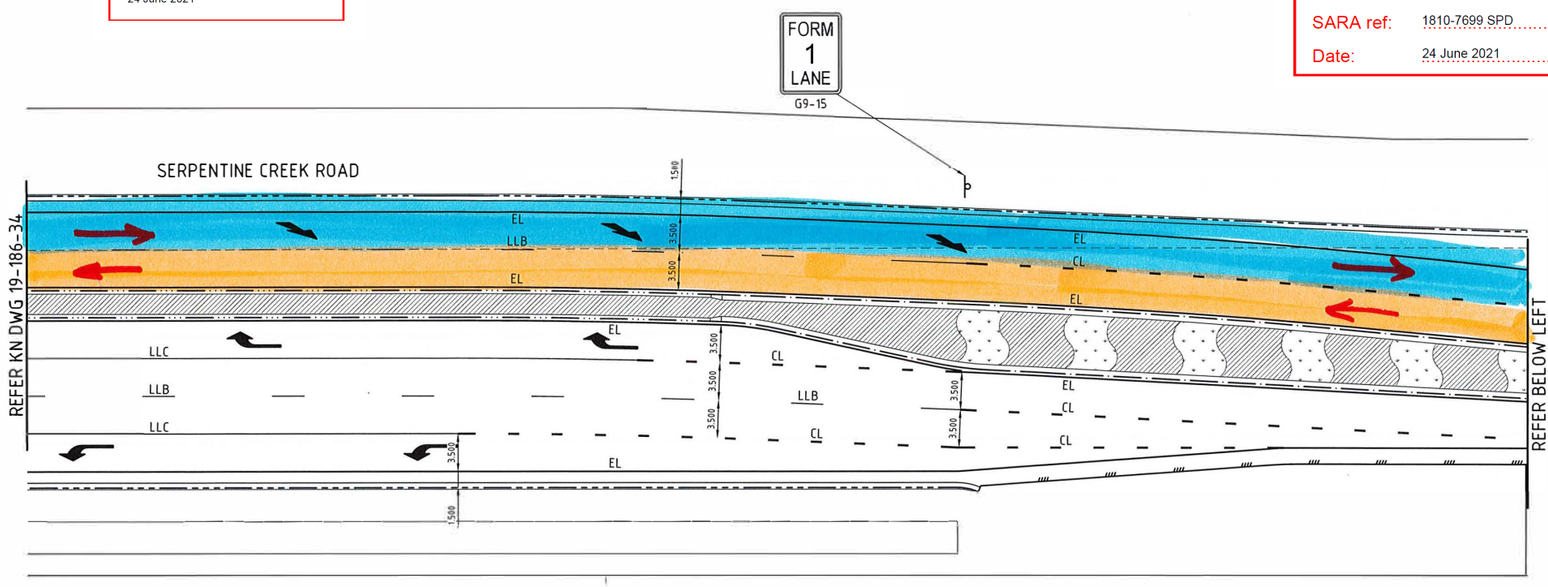
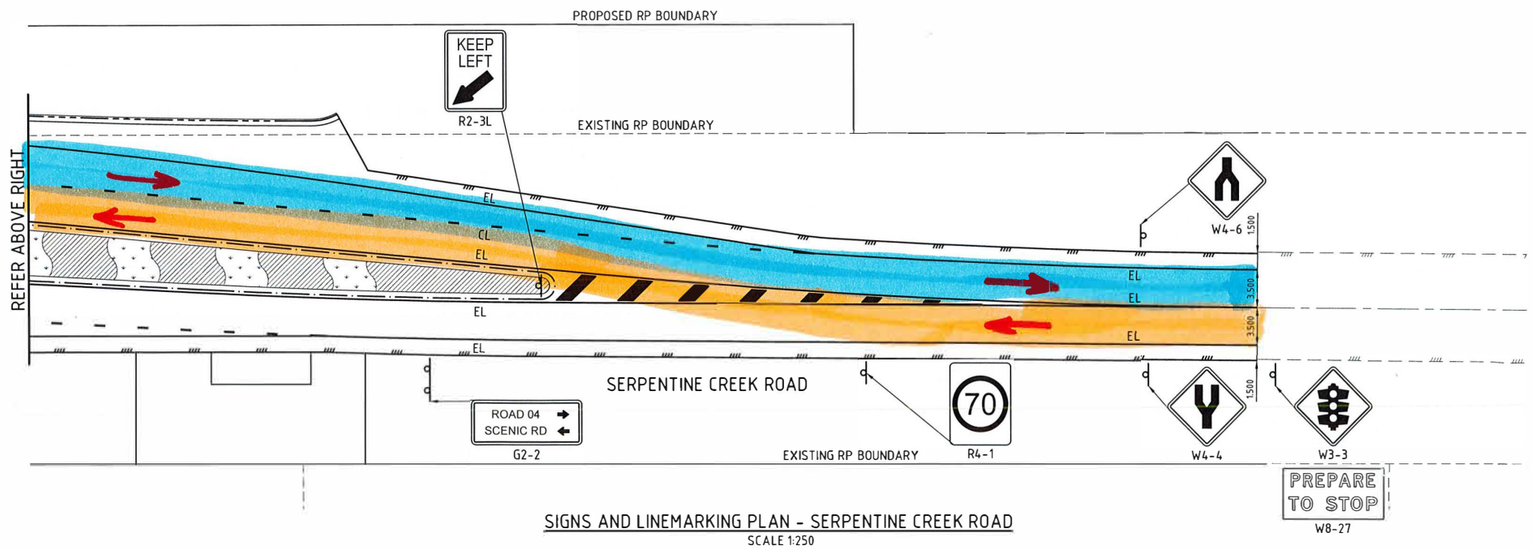

Amended in red by SARA on
24 June 2021
PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021
50 AREA
R4-10A
GIVE WAY
R1-2
KEEP LEFT
R2-3L
D4-2-2
70
R4-1
60
R4-1
SCENIC RD
G2-2
ROAD 04
G2-2
PROPOSED RP BOUNDARY
SERPENTINE CREEK ROAD
SCENIC ROAD
ROAD 04
GWL
LLC
LLB
EL
CW
ST
CL
REFER KN DWG 19-186-33
REFER KN DWG 19-186-35
NOTE:
REFER KN DWG 19-186-36 FOR SIGNS AND LINE MARKING NOTES, DETAILS AND LEGEND
SIGNS AND LINEMARKING PLAN
SCALE 1:250
SCALE
1 250 (A1 UNREDUCED)
DO NOT SCALE THIS DRAWING IF IN DOUBT - ASK!
NORTH
KEY PLAN
REVISIONS
No A
Description FOR APPROVAL
Date 05.21
By DES
saunders havill group
#surveying #town planning #urban design
#environmental management #landscape architecture
Saunders Havill Group Pty Ltd ABN 24 144 972 949
Brisbane // Emerald // Rockhampton
head office 9 Thompson St Bowen Hills Q 4006
phone 1300 123 SHG web www.saundershavill.com
Client
lendlease
Project
Shoreline
PRECINCT 1 - SCR - INT 'D'
KN GROUP PTY LTD CONSULTING ENGINEERS
LEVEL 1 - 62 ASTOR TCE
SPRING HILL, QLD 4000
PHONE 07 3017 1900
EMAIL kng@knpl.com.
ABN 35 112 053 611
Approved
Robert William Mander
BEngtCivil, CPEng, RPEQ 12805
2020.03.04 15:47:39 +10'00'
Drawing Title
ROADWORKS
INTERIM WORKS PLAN
SHEET 2
Drawn SLK
Designed JS
Checked SM
Date DEC 19
Scale AS SHOWN
Sheet 34 of 63
A1
Drawing No 19-186-101
Revision A

Amended in red by SARA on
24 June 2021

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021
Queensland Government



SIGNS AND LINEMARKING PLAN - SERPENTINE CREEK ROAD
SCALE 1:250



SIGNS AND LINEMARKING PLAN - SERPENTINE CREEK ROAD
SCALE 1:250

NOTE:
REFER KN DWG 19-186-36 FOR SIGNS AND LINE MARKING NOTES, DETAILS AND LEGEND

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

M:\2019\19186 Shoreline - SCR Intersection D\Engineering\Acad\19-186-33-36-RD-LM.dwg Plotted by: JS on 3/03/2020 9:02:53 AM

DO NOT SCALE THIS DRAWING
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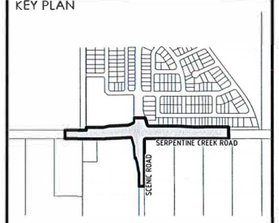
NORTH

KEY PLAN



REVISIONS

No	Description	Date	By
A	FOR APPROVAL	05.21	DES

saunders havill group
#surveying #town planning #urban design
#environmental management #landscape architecture
Saunders Havill Group Pty Ltd ABN 24 144 972 948
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head office 9 Thompson St Bowen Hills Q 4006
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Client
Lendlease

Project
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PRECINCT 1 - SCR - INT 'D'

KN GROUP PTY LTD CONSULTING ENGINEERS
LEVEL 1 - 62 ASTOR TCE
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ABN 35 112 053 611

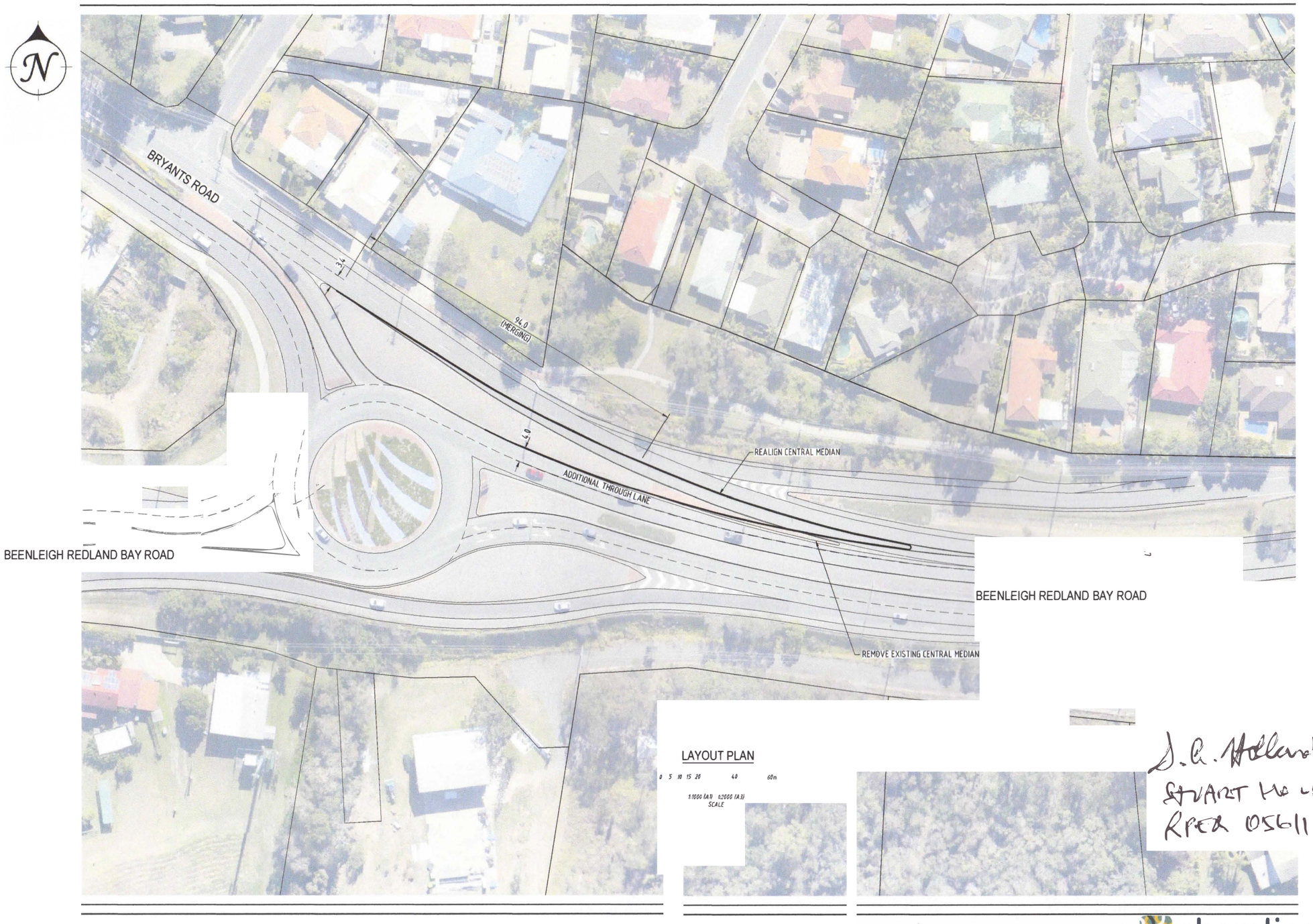
Approved
Robert William Mander
BEng(Civil), CPEng, RPEQ:12805
2020.03.04 16:00:30 +10'00'

Drawing Title
ROADWORKS
INTERIM WORKS PLAN
SHEET 3

Drawn	Designed	Checked	Date
SLK	JS	SM	DEC 19

Scale	Sheet
AS SHOWN	35 of 63

A1	Drawing No	Revision
	19-186-102	A



J. R. Holland
STUART HOLLAND
RPEQ 05611

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021

Beenleigh Redland Bay Road and Bryants Road Intersection
CD14-038-SK.05 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

DISCLAIMER:
"Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.

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Consulting Engineers
ACN: 103 198 537
Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020
mail@civildimensions.com.au Fax: 3422 2021

P:\CD14-038 Shoreline - Serpentine Creek Road\Acad\Intersections\CD14-038-SK-05 - BRd RAB.dwg, 11/12/2014 3:28:38 PM, Adobe PDF - A3 Colour.pc3

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 1810-7699 SPD

Date: 24 June 2021

Beenleigh Redland Bay Road and California Creek Road Intersection
CD14-038-SK.06 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

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mail@civildimensions.com.au Fax: 3422 2021

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STUART HOLLAND
RPEQ 05611

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021

Beenleigh Redland Bay Road, Mt Cotton Road and Skinners Road Intersection
CD14-038-SK.07 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

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mail@civildimensions.com.au Fax: 3422 2021

P:\CD14-038 Shoreline - Serpentine Creek Road\Acad\Intersections\CD14-038-SK-06 - BRBRd-SRd-MtCRd.dwg, 11/12/2014 3:27:44 PM, Adobe PDF - A3 Colour.pc3

NOTE:
1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.
2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.

LAYOUT PLAN

0 2 4 6 8 10 20 30m
1:500 (A1) 1:1000 (A3)
SCALE

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021

DRAFT

Cleveland Redland Bay Road and Serpentine Creek Road Intersection
CD14-038-SK.12- Date: 17/02/2015

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Produced : 17/02/2015

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Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020
mail@civildimensions.com.au Fax: 3422 2021

P:\CD14-038 Shoreline - Serpentine Creek Road\Acad\Intersections\CD14-038-SK.12 - CRBRd-SCRd.dwg, 17/02/2015 2:16:25 PM, DWG To PDF.pc3

S. G. Holland
STUART HOLAND
RPEQ 05611

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021

Cleveland Redland Bay Road and German Church Road Intersection
CD14-038-SK.08 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

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Consulting Engineers
ACN: 103 198 537
Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020
mail@civildimensions.com.au Fax: 3422 2021

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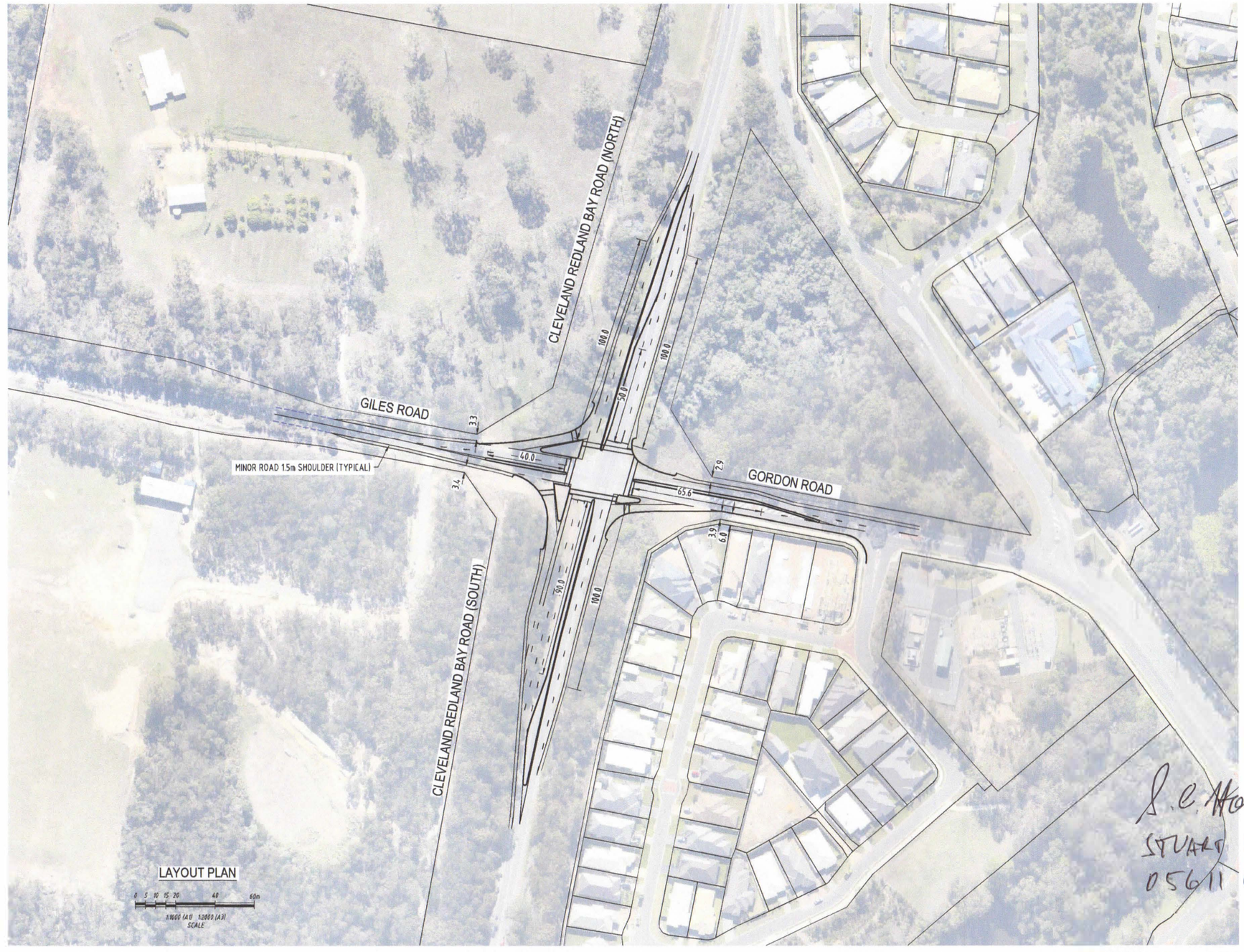

S.C. Holland
STUART HOLLAND
05611 (RPEQ)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 1810-7699 SPD
Date: 24 June 2021

Cleveland Redland Bay Road, Giles Road and Gordon Road Intersection
CD14-038-SK.09 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

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mail@civildimensions.com.au Fax: 3422 2021

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PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1810-7699 SPD

Date: 24 June 2021

Cleveland Redland Bay Road and Boundary Street Intersection
CD14-038-SK.10 - Date: 10/12/2014
(Draft Preliminary 2031 Functional Layouts)

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mail@civildimensions.com.au Fax: 3422 2021

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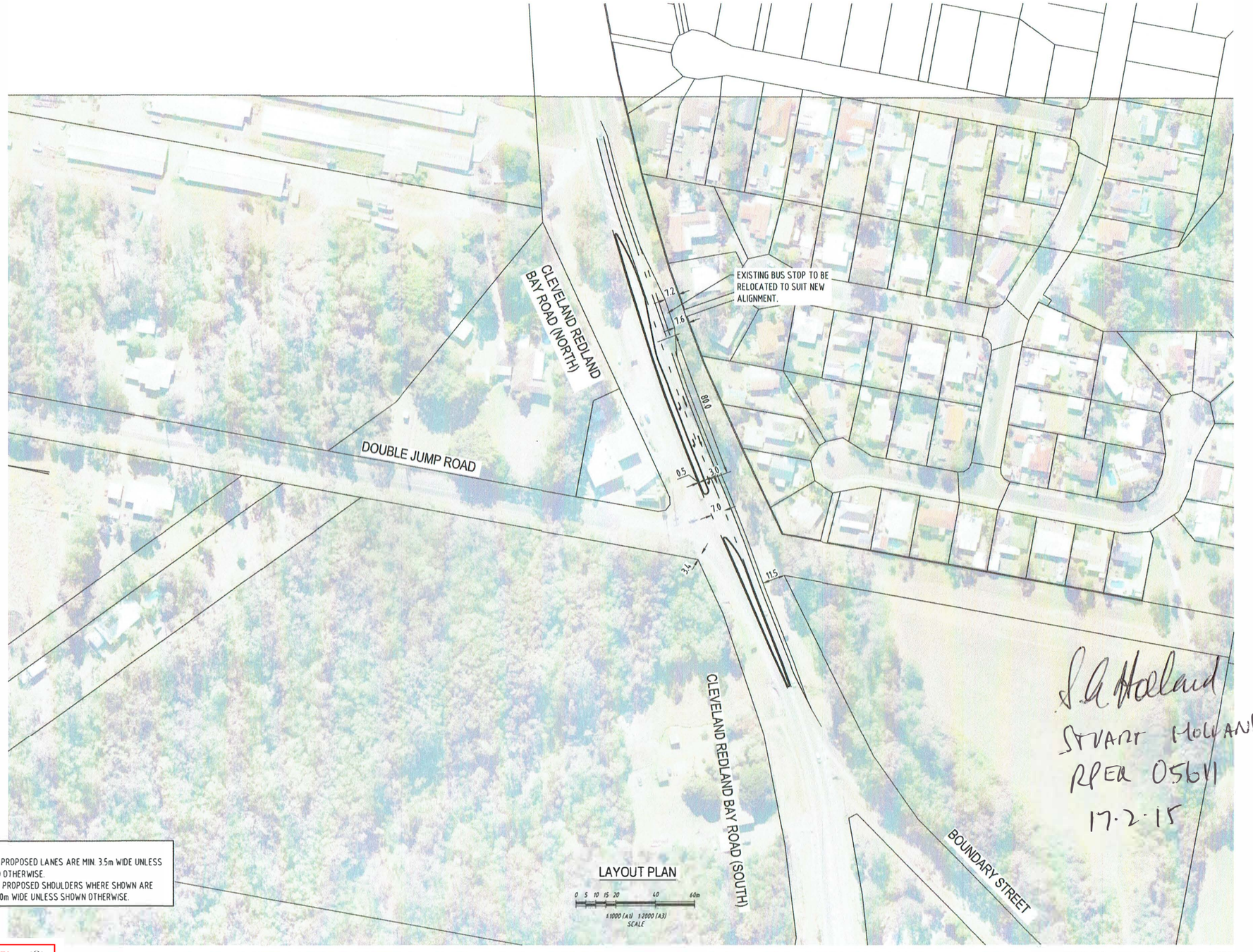

NOTE:
1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.
2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.

LAYOUT PLAN

0 5 10 15 20 40 60m

1:1000 (A1) 1:2000 (A3) SCALE

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 1810-7699 SPD

Date: 24 June 2021

DRAFT

Cleveland Redland Bay Road and Double Jump Road Intersection
CD14-038-SK.11 - Date: 17/02/2015

DISCLAIMER:
"Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.

Produced : 17/02/2015

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mail@civildimensions.com.au Fax: 3422 2021

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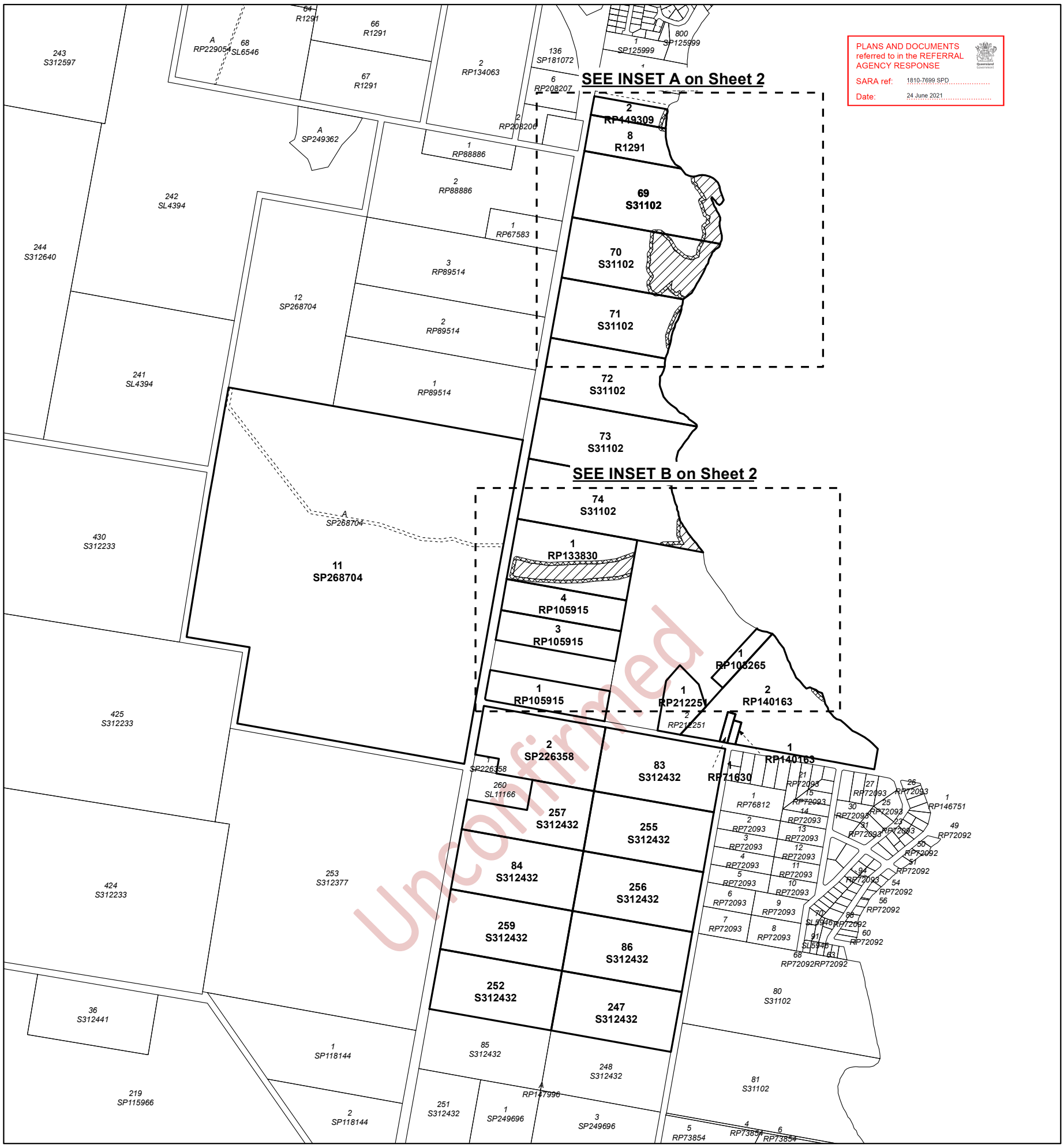


SCALE 1:12500 @ A3 paper size

0 100 200 400 600 800 1,000 m

Projection: UTM (MGA Zone 56) **Datum: GDA94**

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691

LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

Referral Agency Response (Vegetation) Plan

Plan of all Areas A & B in Lot 11 on SP268704, Lot 1 on RP103265, Lots 1, 3 & 4 on RP105915, Lot 1 on RP133830, Lots 1 & 2 on RP140163, Lot 1 on RP212251, Lot 1 on RP71630, Lots 247, 252, 255, 256, 257, 259, 83, 84 & 86 on S312432, Lot 2 on RP149309, Lot 2 on SP226358, Lots 69, 70, 71, 72, 73 & 74 on S31102 and Lot 8 on R1291

N

Queensland Government

CENTRE: GYMPIE **LOCALITY OF REDLAND BAY**	**REGION: SOUTH** **LOCAL GOVT: REDLAND CITY**
Map Reference: 9542	Compiled from: DCDB, PVMP & NRMO Notes
File Reference: eLVAS 2014/005812	Prepared by: LMO Date: 15 September 2014

RARP SDA-0714-012691

Sheet 1 of 3

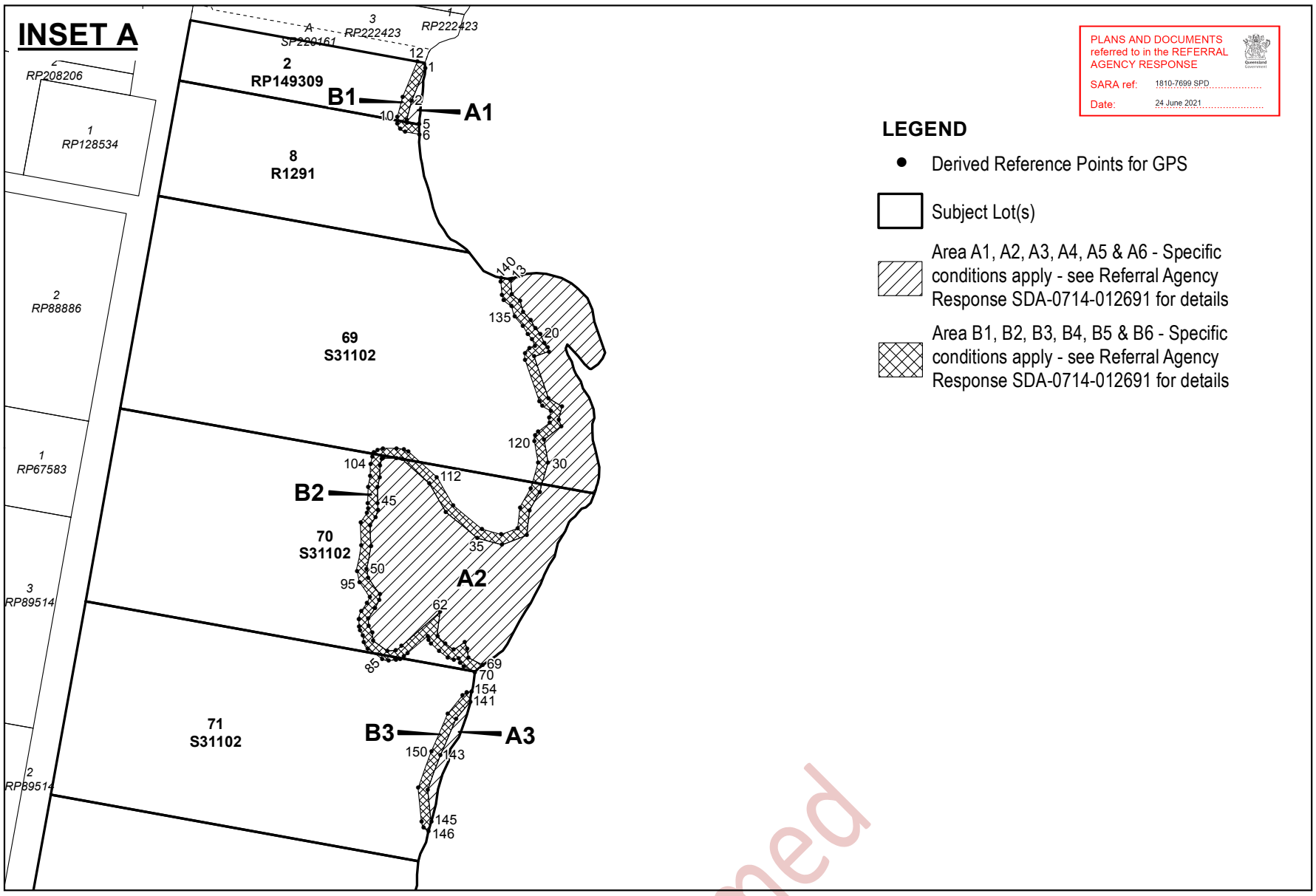
REFERRAL AGENCY RESPONSE (Vegetation) PLAN

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
SARA ref: 1810-7699 SPD
Date: 24 June 2021

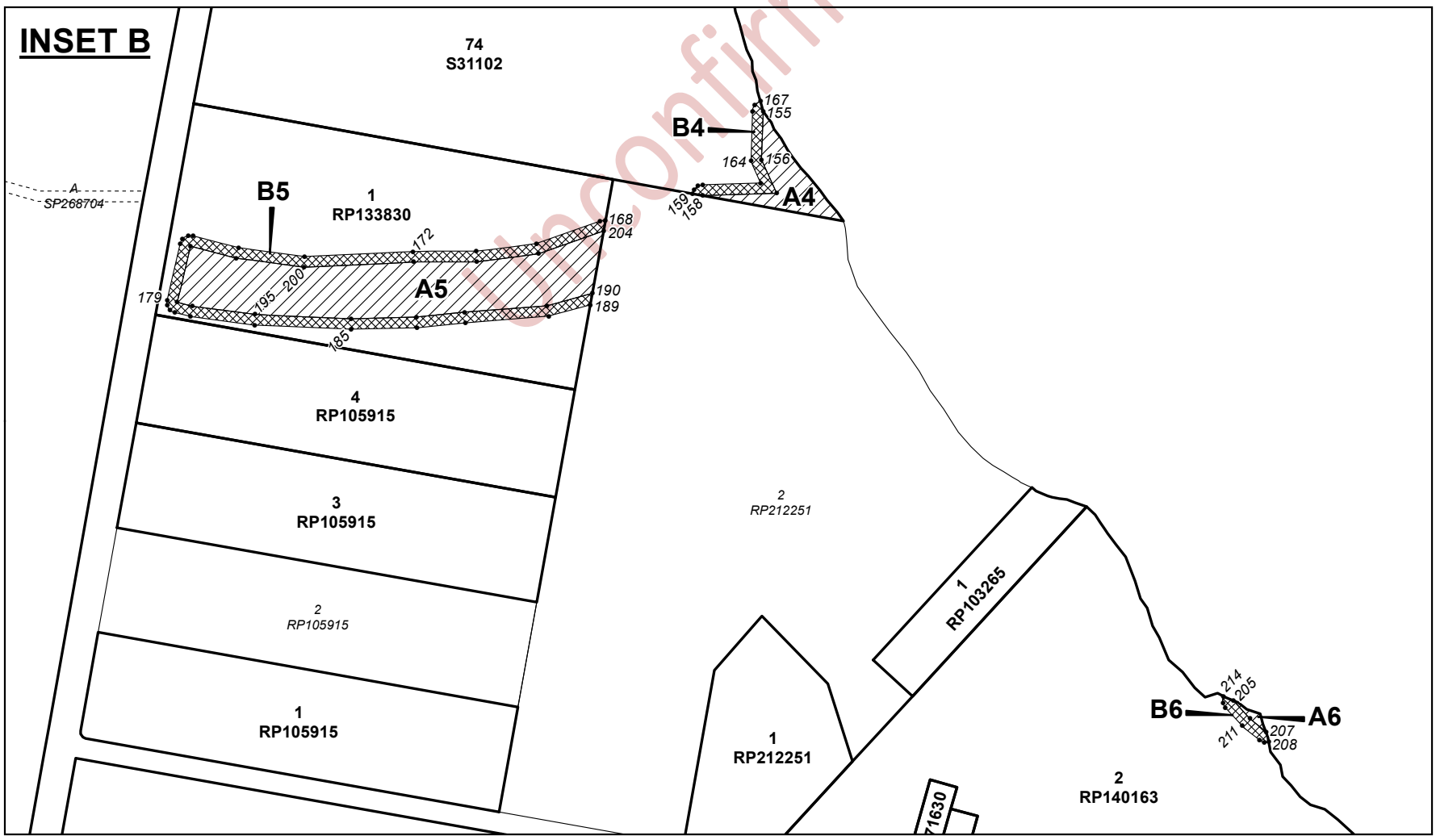
LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

INSET A



INSET B



SCALE 1:5000 @ A3 paper size

0 50 100 200 300 400 500 m

Projection UTM (MGA94 Zone 56) Datum - GDA94

N

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691

RARP SDA-0714-012691
Sheet 2 of 3

Unconfirmed

REFERRAL AGENCY RESPONSE (Vegetation) PLAN

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE
Queensland Government
SARA ref: 1810-7699 SPD
Date: 24 June 2021

Derived Reference Points
Projection: UTM (MGA Zone 56) Datum: GDA(94)
All GPS points continue sequentially when labels are not shown

Point	Easting	Northing	Parcel
1	530370	6941640	A1
2	530356	6941606	A1
3	530351	6941587	A1
4	530351	6941584	A1
5	530364	6941581	A1
6	530364	6941571	B1
7	530349	6941574	B1
8	530344	6941577	B1
9	530341	6941582	B1
10	530341	6941589	B1
11	530347	6941610	B1
12	530362	6941646	B1
13	530468	6941425	A2
14	530458	6941421	A2
15	530459	6941406	A2
16	530468	6941400	A2
17	530470	6941389	A2
18	530479	6941380	A2
19	530483	6941371	A2
20	530488	6941365	A2
21	530493	6941356	A2
22	530496	6941351	A2
23	530497	6941347	A2
24	530482	6941342	A2
25	530497	6941299	A2
26	530511	6941291	A2
27	530507	6941277	A2
28	530510	6941270	A2
29	530492	6941256	A2
30	530497	6941232	A2
31	530488	6941203	A2
32	530477	6941184	A2
33	530474	6941158	A2
34	530449	6941148	A2
35	530423	6941155	A2
36	530391	6941182	A2
37	530374	6941211	A2
38	530346	6941236	A2
39	530340	6941237	A2
40	530326	6941237	A2
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42	530323	6941230	A2
43	530323	6941218	A2
44	530321	6941207	A2
45	530321	6941191	A2
46	530321	6941184	A2
47	530319	6941176	A2
48	530313	6941168	A2
49	530314	6941147	A2
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56	530312	6941064	A2
57	530315	6941057	A2
58	530316	6941049	A2
59	530331	6941038	A2
60	530340	6941039	A2
61	530345	6941043	A2
62	530385	6941078	A2
63	530382	6941053	A2
64	530391	6941046	A2
65	530399	6941039	A2
66	530411	6941047	A2
67	530413	6941041	A2
68	530414	6941032	A2
69	530429	6941024	A2
70	530421	6941017	B2
71	530410	6941023	B2
72	530406	6941026	B2
73	530404	6941031	B2
74	530400	6941029	B2
75	530393	6941031	B2
76	530384	6941038	B2
77	530376	6941046	B2
78	530373	6941050	B2
79	530372	6941054	B2
80	530352	6941036	B2
81	530348	6941033	B2
82	530344	6941030	B2
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123	530498	6941274	B2
124	530498	6941279	B2
125	530499	6941286	B2
126	530490	6941291	B2
127	530488	6941296	B2
128	530473	6941339	B2
129	530473	6941346	B2
130	530477	6941351	B2
131	530483	6941353	B2
132	530480	6941360	B2
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134	530471	6941374	B2
135	530462	6941383	B2
136	530459	6941394	B2
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138	530449	6941405	B2
139	530448	6941420	B2
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142	530402	6940968	A3
143	530385	6940931	A3
144	530373	6940895	A3
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150	530376	6940935	B3
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153	530412	6940996	B3
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156	530410	6940240	A4
157	530424	6940208	A4
158	530355	6940206	A4
159	530345	6940207	B4
160	530346	6940211	B4
161	530350	6940214	B4
162	530355	6940216	B4
163	530409	6940217	B4
164	530400	6940238	B4
165	530402	6940285	B4
166	530404	6940291	B4
167	530409	6940295	B4
168	530263	6940182	B5
169	530258	6940182	B5
170	530197	6940160	B5
171	530141	6940153	B5
172	530081	6940153	B5
173	529979	6940148	B5
174	529916	6940156	B5
175	529874	6940168	B5
176	529869	6940168	B5
177	529864	6940165	B5
178	529862	6940160	B5
179	529849	6940107	B5
180	529849	6940102	B5
181	529852	6940098	B5
182	529856	6940095	B5
183	529871	6940091	B5
184	529932	6940083	B5
185	530023	6940079	B5
186	530085	6940081	B5
187	530130	6940086	B5
188	530209	6940092	B5
189	530248	6940102	B5
190	530250	6940113	A5
191	530208	6940102	A5
192	530130	6940096	A5
193	530085	6940091	A5
194	530023	6940089	A5
195	529932	6940093	A5
196	529873	6940101	A5
197	529859	6940105	A5
198	529871	6940158	A5
199	529915	6940147	A5
200	529978	6940138	A5
201	530082	6940143	A5
202	530141	6940143	A5
203	530200	6940150	A5
204	530261	6940172	A5
205	530855	6939729	A6
206	530871	6939711	A6
207	530886	6939699	A6
208	530889	6939690	B6
209	530884	6939689	B6
210	530880	6939692	B6
211	530864	6939705	B6
212	530848	6939722	B6
213	530846	6939727	B6
214	530846	6939733	B6

Unconfirmed

Note: Plan at A3 paper size.

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691

RARP
SDA-0714-012691
Sheet 3 of 3

2310-37429 SRA

Attachment 4—Address schedule

Lot details	Address
105SP317694	2 Hillgrove Street, Redland Bay
106SP317694	4 Hillgrove Street, Redland Bay
107SP317694	6 Hillgrove Street, Redland Bay
108SP317694	33 Shoreline Avenue, Redland Bay
109SP317694	31 Shoreline Avenue, Redland Bay
10SP313801	28 Shoreline Avenue, Redland Bay
110SP317694	29 Shoreline Avenue, Redland Bay
111SP317694	27 Shoreline Avenue, Redland Bay
112SP317694	25 Shoreline Avenue, Redland Bay
113SP317694	23 Shoreline Avenue, Redland Bay
114SP317694	21 Shoreline Avenue, Redland Bay
115SP317694	19 Shoreline Avenue, Redland Bay
116SP317694	17 Shoreline Avenue, Redland Bay
117SP317694	15 Shoreline Avenue, Redland Bay
118SP317694	13 Shoreline Avenue, Redland Bay
119SP317694	11 Shoreline Avenue, Redland Bay
11SP313801	30 Shoreline Avenue, Redland Bay
120SP317694	4 Hydrangea Avenue, Redland Bay
121SP317694	6 Hydrangea Avenue, Redland Bay
122SP317694	8 Hydrangea Avenue, Redland Bay
123SP317694	10 Hydrangea Avenue, Redland Bay
124SP317694	12 Hydrangea Avenue, Redland Bay
125SP317694	14 Hydrangea Avenue, Redland Bay
126SP317694	35 Snow Gum Crescent, Redland Bay
127SP317694	33 Snow Gum Crescent, Redland Bay
128SP317694	31 Snow Gum Crescent, Redland Bay
129SP317694	29 Snow Gum Crescent, Redland Bay
12SP313801	32 Shoreline Avenue, Redland Bay
130SP317694	27 Snow Gum Crescent, Redland Bay
131SP317694	25 Snow Gum Crescent, Redland Bay
132SP317694	8 Snow Gum Crescent, Redland Bay
133SP317694	6 Snow Gum Crescent, Redland Bay
134SP317694	4 Snow Gum Crescent, Redland Bay
135SP317694	3 Hillgrove Street, Redland Bay
136SP317694	5 Hillgrove Street, Redland Bay
137SP317694	7 Hillgrove Street, Redland Bay
138SP317694	9 Hillgrove Street, Redland Bay
139SP317694	11 Hillgrove Street, Redland Bay
13SP313801	34 Shoreline Avenue, Redland Bay
140SP317694	18 Hillgrove Street, Redland Bay

Unconfirmed

141SP317694	20 Hillgrove Street, Redland Bay
145SP324835	42 Shoreline Avenue, Redland Bay
146SP324835	44 Shoreline Avenue, Redland Bay
147SP324835	46 Shoreline Avenue, Redland Bay
148SP324835	48 Shoreline Avenue, Redland Bay
149SP324835	50 Shoreline Avenue, Redland Bay
14SP313801	36 Shoreline Avenue, Redland Bay
150SP324835	52 Shoreline Avenue, Redland Bay
151SP324835	54 Shoreline Avenue, Redland Bay
152SP324835	56 Shoreline Avenue, Redland Bay
153SP324835	93 Mountain Ash Way, Redland Bay
154SP324835	91 Mountain Ash Way, Redland Bay
155SP324835	89 Mountain Ash Way, Redland Bay
156SP324835	23 Needlebark Street, Redland Bay
157SP324835	21 Needlebark Street, Redland Bay
158SP324835	19 Needlebark Street, Redland Bay
159SP324835	17 Needlebark Street, Redland Bay
15SP313801	38 Shoreline Avenue, Redland Bay
160SP324835	15 Needlebark Street, Redland Bay
161SP324835	13 Needlebark Street, Redland Bay
162SP324835	11 Needlebark Street, Redland Bay
163SP324835	9 Needlebark Street, Redland Bay
164SP324835	7 Needlebark Street, Redland Bay
165SP324835	5 Needlebark Street, Redland Bay
166SP324835	3 Needlebark Street, Redland Bay
167SP324835	1 Needlebark Street, Redland Bay
168SP327906	4 Saltbush Street, Redland Bay
169SP327906	6 Saltbush Street, Redland Bay
16SP313801	1 Mountain Ash Way, Redland Bay
170SP327906	2 Needlebark Street, Redland Bay
171SP324835	4 Needlebark Street, Redland Bay
172SP324835	6 Needlebark Street, Redland Bay
173SP324835	8 Needlebark Street, Redland Bay
174SP324835	10 Needlebark Street, Redland Bay
175SP324835	12 Needlebark Street, Redland Bay
176SP324835	14 Needlebark Street, Redland Bay
177SP324835	16 Needlebark Street, Redland Bay
178SP324835	18 Needlebark Street, Redland Bay
179SP324835	20 Needlebark Street, Redland Bay
17SP313801	3 Mountain Ash Way, Redland Bay
180SP324835	22 Needlebark Street, Redland Bay
181SP327906	87 Mountain Ash Way, Redland Bay
182SP327906	85 Mountain Ash Way, Redland Bay

Unconfirmed

185SP327906	83 Mountain Ash Way, Redland Bay
186SP327906	81 Mountain Ash Way, Redland Bay
187SP327906	19 Plunkett Street, Redland Bay
188SP327906	17 Plunkett Street, Redland Bay
189SP327906	15 Plunkett Street, Redland Bay
18SP313801	5 Mountain Ash Way, Redland Bay
190SP327906	13 Plunkett Street, Redland Bay
191SP327906	11 Plunkett Street, Redland Bay
192SP327906	9 Plunkett Street, Redland Bay
193SP327906	7 Plunkett Street, Redland Bay
194SP327906	5 Plunkett Street, Redland Bay
195SP327906	3 Plunkett Street, Redland Bay
196SP327906	1 Plunkett Street, Redland Bay
197SP327906	8 Saltbush Street, Redland Bay
198SP327906	10 Saltbush Street, Redland Bay
199SP327906	12 Saltbush Street, Redland Bay
19SP313801	7 Mountain Ash Way, Redland Bay
1RP103265	74a Scenic Road, Redland Bay
1RP140163	94-96 Scenic Road, Redland Bay
1RP212251	68-74 Scenic Road, Redland Bay
1RP71630	90-92 Scenic Road, Redland Bay
1SP289245	304-324 Serpentine Creek Road, Redland Bay
1SP313801	10 Shoreline Avenue, Redland Bay
1SP330576	350-372 Serpentine Creek Road, Redland Bay
200SP327906	2 Plunkett Street, Redland Bay
201SP327906	4 Plunkett Street, Redland Bay
202SP327906	6 Plunkett Street, Redland Bay
203SP327906	8 Plunkett Street, Redland Bay
204SP327906	10 Plunkett Street, Redland Bay
205SP327906	12 Plunkett Street, Redland Bay
206SP327906	14 Plunkett Street, Redland Bay
207SP327906	16 Plunkett Street, Redland Bay
208SP327906	79 Mountain Ash Way, Redland Bay
209SP327906	77 Mountain Ash Way, Redland Bay
20SP313801	9 Mountain Ash Way, Redland Bay
215SP327906	75 Mountain Ash Way, Redland Bay
216SP327906	73 Mountain Ash Way, Redland Bay
217SP327906	6 Racemosa Court, Redland Bay
218SP327906	5 Racemosa Court, Redland Bay
219SP327906	4 Racemosa Court, Redland Bay
21SP313801	4 Mountain Ash Way, Redland Bay
220SP327906	3 Racemosa Court, Redland Bay
221SP327906	2 Racemosa Court, Redland Bay

Unconfirmed

222SP327906	71 Mountain Ash Way, Redland Bay
223SP327906	69 Mountain Ash Way, Redland Bay
224SP327906	67 Mountain Ash Way, Redland Bay
225SP327906	65 Mountain Ash Way, Redland Bay
226SP327906	19 Saltbush Street, Redland Bay
227SP327906	17 Saltbush Street, Redland Bay
228SP327906	15 Saltbush Street, Redland Bay
229SP327906	13 Saltbush Street, Redland Bay
22SP313801	28 Seaberry Vista, Redland Bay
230SP327906	11 Saltbush Street, Redland Bay
231SP327906	14 Saltbush Street, Redland Bay
232SP327906	16 Saltbush Street, Redland Bay
233SP327906	18 Saltbush Street, Redland Bay
234SP327906	20 Saltbush Street, Redland Bay
235SP327906	22 Saltbush Street, Redland Bay
236SP327906	24 Saltbush Street, Redland Bay
237SP327906	26 Saltbush Street, Redland Bay
238SP327906	28 Saltbush Street, Redland Bay
239SP327906	30 Saltbush Street, Redland Bay
23SP313801	26 Seaberry Vista, Redland Bay
240SP327906	63 Mountain Ash Way, Redland Bay
241SP327906	61 Mountain Ash Way, Redland Bay
245SP327908	59 Mountain Ash Way, Redland Bay
246SP327908	57 Mountain Ash Way, Redland Bay
247S312432	91-111 Orchard Road, Redland Bay
247SP327908	27 Brittle Street, Redland Bay
248SP327908	25 Brittle Street, Redland Bay
249SP327908	23 Brittle Street, Redland Bay
24SP313801	24 Seaberry Vista, Redland Bay
250SP327908	21 Brittle Street, Redland Bay
251SP327908	19 Brittle Street, Redland Bay
252S312432	466-486 Serpentine Creek Road, Redland Bay
252SP327908	17 Brittle Street, Redland Bay
253SP327908	15 Brittle Street, Redland Bay
254SP327908	13 Brittle Street, Redland Bay
255S312432	47-91 Scenic Road, Redland Bay
255SP327908	11 Brittle Street, Redland Bay
256S312432	47-91 Scenic Road, Redland Bay
256SP327908	9 Brittle Street, Redland Bay
257S312432	47-91 Scenic Road, Redland Bay
257SP327908	7 Brittle Street, Redland Bay
258SP313801	1-45 Scenic Road, Redland Bay
258SP327908	5 Brittle Street, Redland Bay

Unconfirmed

259S312432	422-442 Serpentine Creek Road, Redland Bay
259SP327908	3 Brittle Street, Redland Bay
25SP313801	22 Seaberry Vista, Redland Bay
260SP327908	4 Brittle Street, Redland Bay
261SP327908	6 Brittle Street, Redland Bay
262SP327908	8 Brittle Street, Redland Bay
263SP327908	10 Brittle Street, Redland Bay
264SP327908	12 Brittle Street, Redland Bay
265SP327908	14 Brittle Street, Redland Bay
266SP327908	16 Brittle Street, Redland Bay
267SP327908	18 Brittle Street, Redland Bay
268SP327908	20 Brittle Street, Redland Bay
269SP327908	22 Brittle Street, Redland Bay
26SP313801	20 Seaberry Vista, Redland Bay
270SP327908	24 Brittle Street, Redland Bay
271SP327908	26 Brittle Street, Redland Bay
272SP327908	28 Brittle Street, Redland Bay
273SP327908	55 Mountain Ash Way, Redland Bay
274SP327908	53 Mountain Ash Way, Redland Bay
275SP327908	51 Mountain Ash Way, Redland Bay
276SP327908	49 Mountain Ash Way, Redland Bay
277SP327908	47 Mountain Ash Way, Redland Bay
278SP327908	45 Mountain Ash Way, Redland Bay
279SP327908	43 Mountain Ash Way, Redland Bay
27SP313801	18 Seaberry Vista, Redland Bay
280SP327908	41 Mountain Ash Way, Redland Bay
281SP327908	39 Mountain Ash Way, Redland Bay
282SP327908	37 Mountain Ash Way, Redland Bay
283SP327908	35 Mountain Ash Way, Redland Bay
284SP327908	33 Mountain Ash Way, Redland Bay
285SP327908	31 Mountain Ash Way, Redland Bay
286SP327908	29 Mountain Ash Way, Redland Bay
28SP313801	16 Seaberry Vista, Redland Bay
290SP324835	37 Shoreline Avenue, Redland Bay
291SP324835	39 Shoreline Avenue, Redland Bay
292SP324835	41 Shoreline Avenue, Redland Bay
293SP324835	43 Shoreline Avenue, Redland Bay
294SP324835	45 Shoreline Avenue, Redland Bay
295SP331502	58 Hydrangea Avenue, Redland Bay
296SP331502	56 Hydrangea Avenue, Redland Bay
297SP331502	54 Hydrangea Avenue, Redland Bay
298SP331502	2 Laurina Close, Redland Bay
299SP331502	3 Laurina Close, Redland Bay

Unconfirmed

29SP313801	14 Seaberry Vista, Redland Bay
2RP140163	74a Scenic Road, Redland Bay
2RP149309	148-154 Serpentine Creek Road, Redland Bay
2SP313801	12 Shoreline Avenue, Redland Bay
300SP331502	4 Laurina Close, Redland Bay
301SP331502	5 Laurina Close, Redland Bay
302SP331502	7 Laurina Close, Redland Bay
303SP331502	8 Laurina Close, Redland Bay
304SP331502	9 Laurina Close, Redland Bay
305SP331502	10 Laurina Close, Redland Bay
306SP331502	52 Hydrangea Avenue, Redland Bay
307SP331502	50 Hydrangea Avenue, Redland Bay
308SP331502	48 Hydrangea Avenue, Redland Bay
309SP331502	10 Blueberry Place, Redland Bay
30SP313801	12 Seaberry Vista, Redland Bay
310SP331502	8 Blueberry Place, Redland Bay
311SP331502	6 Blueberry Place, Redland Bay
312SP331502	4 Blueberry Place, Redland Bay
313SP331502	2 Blueberry Place, Redland Bay
314SP331502	1 Blueberry Place, Redland Bay
315SP331502	3 Blueberry Place, Redland Bay
316SP331502	5 Blueberry Place, Redland Bay
317SP331502	7 Blueberry Place, Redland Bay
318SP331502	9 Blueberry Place, Redland Bay
319SP331502	42 Hydrangea Avenue, Redland Bay
31SP313801	10 Seaberry Vista, Redland Bay
325SP331505	40 Hydrangea Avenue, Redland Bay
326SP331505	38 Hydrangea Avenue, Redland Bay
327SP331505	2 Backhousia Court, Redland Bay
328SP331505	3 Backhousia Court, Redland Bay
329SP331505	4 Backhousia Court, Redland Bay
32SP313801	8 Seaberry Vista, Redland Bay
330SP331505	5 Backhousia Court, Redland Bay
331SP331505	6 Backhousia Court, Redland Bay
332SP331505	7 Backhousia Court, Redland Bay
333SP331505	8 Backhousia Court, Redland Bay
334SP331505	9 Backhousia Court, Redland Bay
335SP331505	36 Hydrangea Avenue, Redland Bay
336SP331505	34 Hydrangea Avenue, Redland Bay
337SP331505	32 Hydrangea Avenue, Redland Bay
338SP331505	30 Hydrangea Avenue, Redland Bay
339SP331505	28 Hydrangea Avenue, Redland Bay
33SP313801	6 Seaberry Vista, Redland Bay

Unconfirmed

340SP331505	26 Hydrangea Avenue, Redland Bay
341SP331505	24 Hydrangea Avenue, Redland Bay
342SP331505	22 Hydrangea Avenue, Redland Bay
343SP331505	20 Hydrangea Avenue, Redland Bay
344SP331505	18 Hydrangea Avenue, Redland Bay
34SP313801	4 Seaberry Vista, Redland Bay
350SP331506	21 Hydrangea Avenue, Redland Bay
351SP324812	19 Hydrangea Avenue, Redland Bay
352SP324812	17 Hydrangea Avenue, Redland Bay
353SP324812	15 Hydrangea Avenue, Redland Bay
354SP324812	13 Hydrangea Avenue, Redland Bay
355SP324812	11 Hydrangea Avenue, Redland Bay
356SP324812	9 Hydrangea Avenue, Redland Bay
357SP324812	7 Hydrangea Avenue, Redland Bay
358SP324836	1 Livistona Street, Redland Bay
359SP324836	3 Livistona Street, Redland Bay
35SP313801	3 Jingeri Street, Redland Bay
360SP324836	5 Livistona Street, Redland Bay
361SP324836	7 Livistona Street, Redland Bay
362SP324836	9 Livistona Street, Redland Bay
363SP324836	4 Livistona Street, Redland Bay
364SP324836	6 Livistona Street, Redland Bay
365SP324836	8 Livistona Street, Redland Bay
366SP324836	10 Livistona Street, Redland Bay
367SP324836	12 Livistona Street, Redland Bay
368SP324836	14 Livistona Street, Redland Bay
369SP324836	16 Livistona Street, Redland Bay
36SP313801	5 Jingeri Street, Redland Bay
370SP324836	18 Livistona Street, Redland Bay
371SP324836	20 Livistona Street, Redland Bay
372SP331506	22 Livistona Street, Redland Bay
373SP331506	33 Livistona Street, Redland Bay
374SP331506	31 Livistona Street, Redland Bay
375SP331506	29 Livistona Street, Redland Bay
376SP324836	27 Livistona Street, Redland Bay
377SP324836	25 Livistona Street, Redland Bay
378SP324836	23 Livistona Street, Redland Bay
379SP324836	21 Livistona Street, Redland Bay
380SP324836	19 Livistona Street, Redland Bay
381SP324836	17 Livistona Street, Redland Bay
382SP324836	15 Livistona Street, Redland Bay
383SP324836	13 Livistona Street, Redland Bay
390SP331506	23 Hydrangea Avenue, Redland Bay

Unconfirmed

391SP331506	25 Hydrangea Avenue, Redland Bay
392SP331506	27 Hydrangea Avenue, Redland Bay
393SP331506	29 Hydrangea Avenue, Redland Bay
394SP331506	31 Hydrangea Avenue, Redland Bay
395SP331506	52 Livistona Street, Redland Bay
396SP331506	50 Livistona Street, Redland Bay
397SP331506	48 Livistona Street, Redland Bay
398SP331506	46 Livistona Street, Redland Bay
399SP331506	44 Livistona Street, Redland Bay
3RP105915	338-348 Serpentine Creek Road, Redland Bay
3SP313801	14 Shoreline Avenue, Redland Bay
400SP331506	42 Livistona Street, Redland Bay
401SP331506	40 Livistona Street, Redland Bay
402SP331506	38 Livistona Street, Redland Bay
403SP331506	36 Livistona Street, Redland Bay
404SP331506	34 Livistona Street, Redland Bay
405SP331506	32 Livistona Street, Redland Bay
406SP331506	30 Livistona Street, Redland Bay
407SP331506	28 Livistona Street, Redland Bay
408SP331506	26 Livistona Street, Redland Bay
409SP331506	24 Livistona Street, Redland Bay
40SP313801	7 Jingeri Street, Redland Bay
410SP331506	35 Livistona Street, Redland Bay
411SP331506	37 Livistona Street, Redland Bay
412SP331506	39 Livistona Street, Redland Bay
413SP331506	41 Livistona Street, Redland Bay
414SP331506	43 Livistona Street, Redland Bay
415SP331506	45 Livistona Street, Redland Bay
416SP331506	47 Livistona Street, Redland Bay
417SP331506	49 Livistona Street, Redland Bay
418SP331506	51 Livistona Street, Redland Bay
419SP331506	53 Livistona Street, Redland Bay
41SP313801	9 Jingeri Street, Redland Bay
420SP331506	55 Livistona Street, Redland Bay
421SP331506	57-63 Livistona Street, Redland Bay
42SP313801	11 Jingeri Street, Redland Bay
43SP313801	13 Jingeri Street, Redland Bay
44SP313801	15 Jingeri Street, Redland Bay
45SP313801	17 Jingeri Street, Redland Bay
46SP313801	19 Jingeri Street, Redland Bay
47SP313801	21 Jingeri Street, Redland Bay
48SP313801	23 Jingeri Street, Redland Bay
49SP313801	25 Jingeri Street, Redland Bay

Unconfirmed

4RP105915	326-336 Serpentine Creek Road, Redland Bay
4SP313801	16 Shoreline Avenue, Redland Bay
50SP313801	27 Jingeri Street, Redland Bay
51SP313801	29 Jingeri Street, Redland Bay
52SP313801	31 Jingeri Street, Redland Bay
53SP313801	33 Jingeri Street, Redland Bay
54SP313801	35 Jingeri Street, Redland Bay
55SP313801	37 Jingeri Street, Redland Bay
56SP313801	39 Jingeri Street, Redland Bay
57SP313801	11 Mountain Ash Way, Redland Bay
58SP313801	13 Mountain Ash Way, Redland Bay
59SP313801	15 Mountain Ash Way, Redland Bay
5SP313801	18 Shoreline Avenue, Redland Bay
600SP313801	377 Serpentine Creek Road, Redland Bay
601SP313801	10-16 Jingeri Street, Redland Bay
602SP313801	6 Ficus Place, Redland Bay
60SP313801	17 Mountain Ash Way, Redland Bay
61SP313801	19 Mountain Ash Way, Redland Bay
62SP313801	8 Mountain Ash Way, Redland Bay
63SP313801	44 Jingeri Street, Redland Bay
64SP313801	42 Jingeri Street, Redland Bay
65SP313801	40 Jingeri Street, Redland Bay
66SP313801	38 Jingeri Street, Redland Bay
67SP313801	36 Jingeri Street, Redland Bay
68SP313801	34 Jingeri Street, Redland Bay
69S31102	194-214 Serpentine Creek Road, Redland Bay
69SP313801	32 Jingeri Street, Redland Bay
6SP313801	20 Shoreline Avenue, Redland Bay
7000SP324835	275-375a Serpentine Creek Road, Redland Bay
70S31102	194-214 Serpentine Creek Road, Redland Bay
70SP313801	30 Jingeri Street, Redland Bay
71S31102	218-236 Serpentine Creek Road, Redland Bay
71SP313801	28 Jingeri Street, Redland Bay
72S31102	238-258 Serpentine Creek Road, Redland Bay
72SP313801	26 Jingeri Street, Redland Bay
73S31102	260-280 Serpentine Creek Road, Redland Bay
73SP313801	24 Jingeri Street, Redland Bay
74SP289245	282-302 Serpentine Creek Road, Redland Bay
74SP313801	22 Jingeri Street, Redland Bay
75SP313801	20 Jingeri Street, Redland Bay
76SP313801	18 Jingeri Street, Redland Bay
7SP313801	22 Shoreline Avenue, Redland Bay
80SP317693	3 Ficus Place, Redland Bay

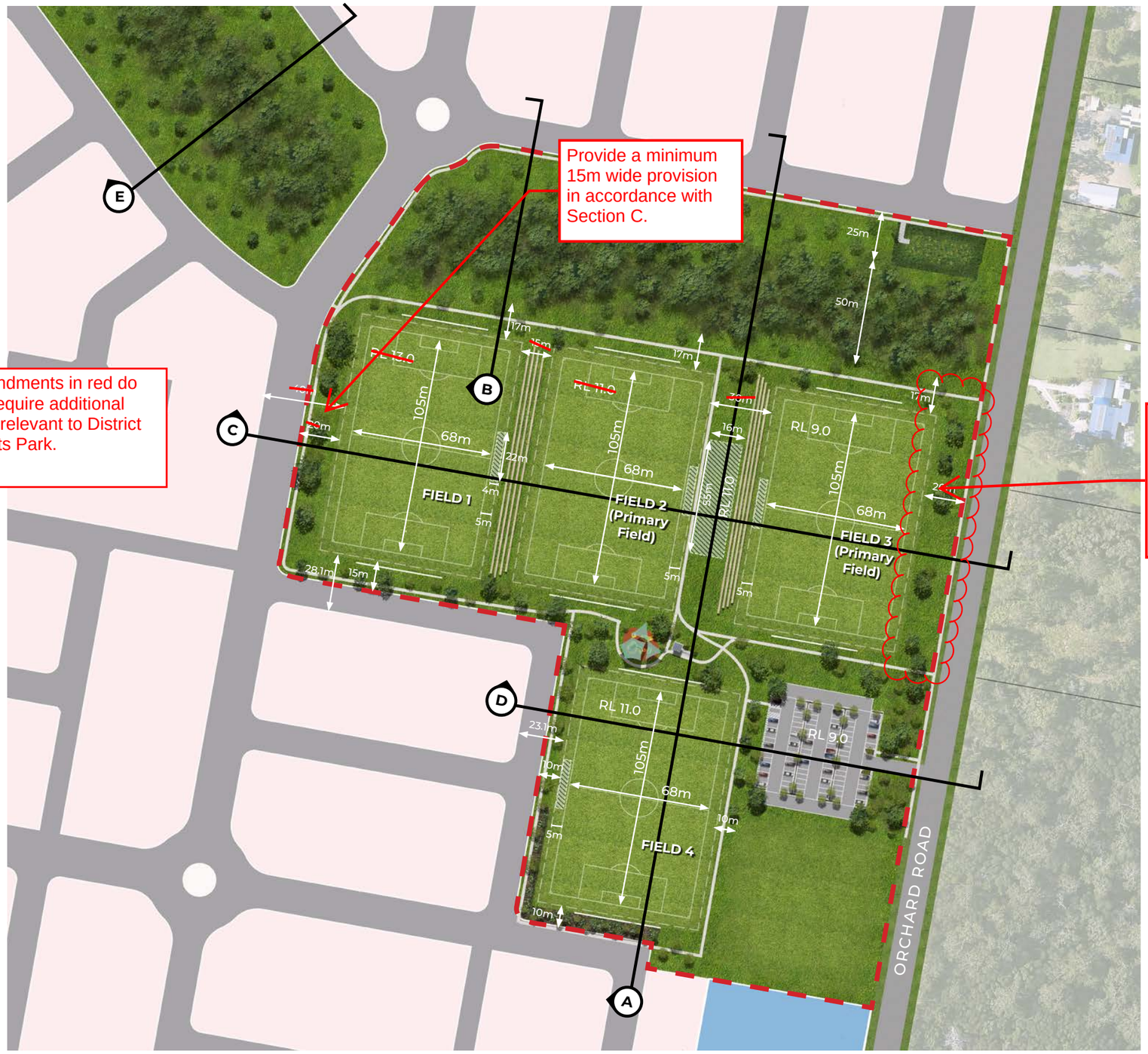
Unconfirmed

81SP317693	5 Ficus Place, Redland Bay
82SP317693	7 Ficus Place, Redland Bay
83S312432	47-91 Scenic Road, Redland Bay
83SP317693	9 Ficus Place, Redland Bay
84S312432	422-442 Serpentine Creek Road, Redland Bay
84SP317693	11 Ficus Place, Redland Bay
85SP317693	13 Ficus Place, Redland Bay
86S312432	47-91 Scenic Road, Redland Bay
86SP317693	15 Ficus Place, Redland Bay
87SP317693	17 Ficus Place, Redland Bay
88SP317693	19 Ficus Place, Redland Bay
89SP317693	21 Ficus Place, Redland Bay
8R1291	156-168 Serpentine Creek Road, Redland Bay
8SP313801	24 Shoreline Avenue, Redland Bay
9001SP331506	275-375 Serpentine Creek Road, Redland Bay
901SP324836	11 Livistona Street, Redland Bay
90SP317693	23 Ficus Place, Redland Bay
91SP317693	25 Ficus Place, Redland Bay
92SP317693	27 Ficus Place, Redland Bay
93SP317693	29 Ficus Place, Redland Bay
94SP317693	31 Ficus Place, Redland Bay
95SP317693	33 Ficus Place, Redland Bay
96SP317693	21 Mountain Ash Way, Redland Bay
97SP317693	23 Mountain Ash Way, Redland Bay
98SP317693	25 Mountain Ash Way, Redland Bay
99SP317693	27 Mountain Ash Way, Redland Bay
9SP313801	26 Shoreline Avenue, Redland Bay

Unconfirmed

50m vegetated corridor with 25m of buffer areas either side.
Technical area 22m x 4m
2.0m high retained seating
Indicative Clubhouse and facilities area provision including shaded areas and amenities.
Senior Soccer Fields Approx 105 x 68m playing area
Indicative behind-goal ball catch netting
1:4 batter to road reserve
Sport Park Site Boundary
Indicative offline quality treatment only (refer Civil)
Indicative behind-goal ball catch netting
Senior Soccer Fields Approx 105 x 68m playing area
Indicative areas for playground, bike racks, water bubbler, BBQ, bins, seating, etc.
Indicative pedestrian/ footpath network
Proposed Car park area - 100 carpark spaces min
1:2000 @A1
RL 13.0
105m
68m
FIELD 1
RL 11.0
105m
68m
FIELD 2 (Primary Field)
RL 11.0
RL 9.0
105m
68m
FIELD 3 (Primary Field)
RL 11.0
105m
68m
FIELD 4
LOT 6 RP72093
LOT 6 RP72093
LOT 6 RP72093
LOT 81 S31102
ORCHARD ROAD

02



Amended in red
1/08/2025

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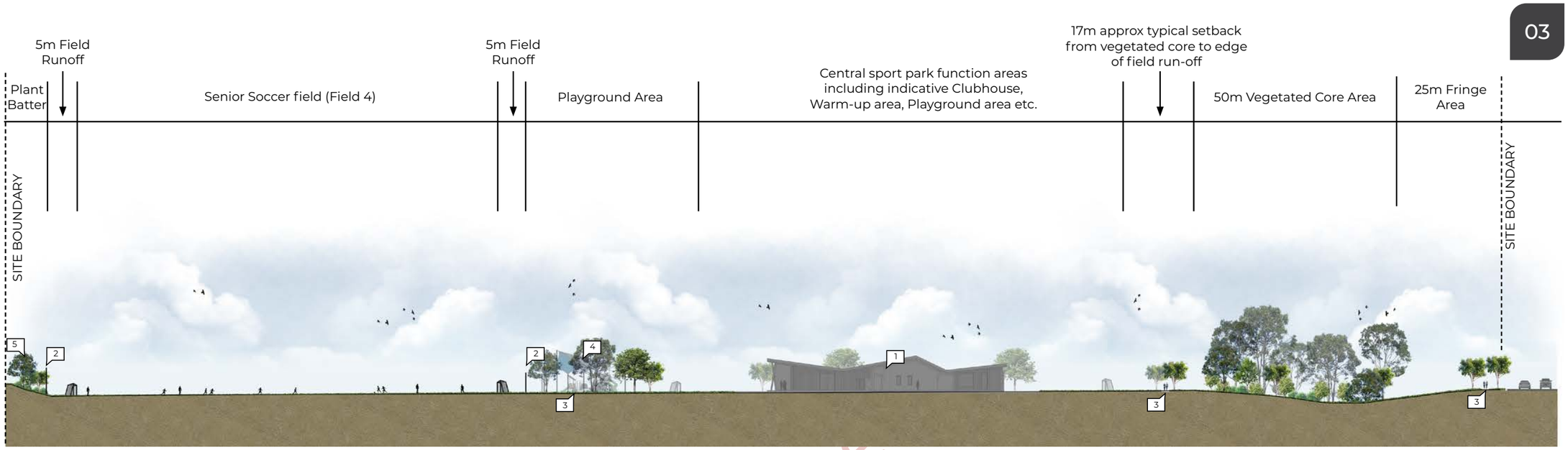
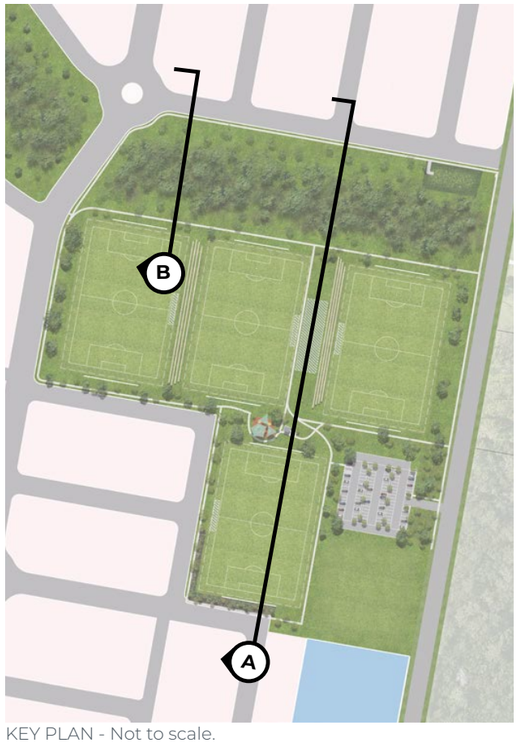
03



SECTION A

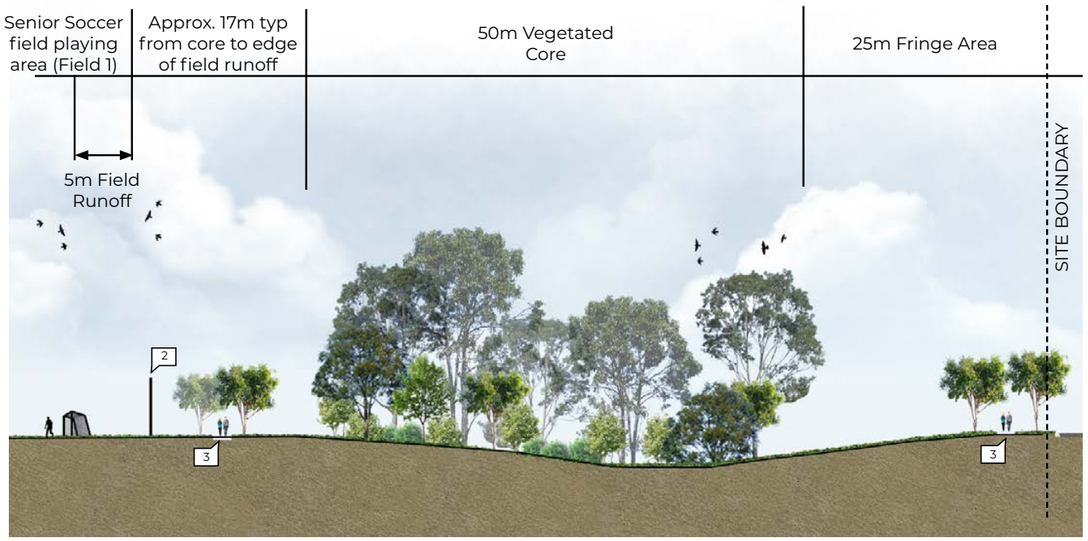
0m 50m



KEY PLAN - Not to scale.

LEGEND

INDICATIVE CLUBHOUSE BUILDING	1
BEHIND-GOAL BALL CATCH NETTING	2
FOOTPATH	3
INDICATIVE PLAYGROUND AREA	4
MASS PLANTING BUFFER MAX 1:4 BATTER	5



SECTION B

0m 30m

Unconfirmed

04

Provide a minimum 15m wide buffer to the road reserve.

5m Runoff

5m Runoff & Technical area

5m Runoff

5m Runoff & Technical area

Approx. ~~40m~~ setback to residential boundary

Senior Soccer field (Field 1)

~~15m~~ Field separation

Senior Soccer field (Field 2) - Primary Field

Indicative Clubhouse

Senior Soccer field (Field 3) - Primary Field

~~20m~~ Setback from road reserve

~~20m~~ Setback from road reserve

Provide a minimum 30m wide buffer to maximise conveyance of fauna to surrounding locality or unless agreed by Council.

SITE BOUNDARY

SITE BOUNDARY

~~+ RL 13.0~~

~~+ RL 11.0~~

+ RL 9.0

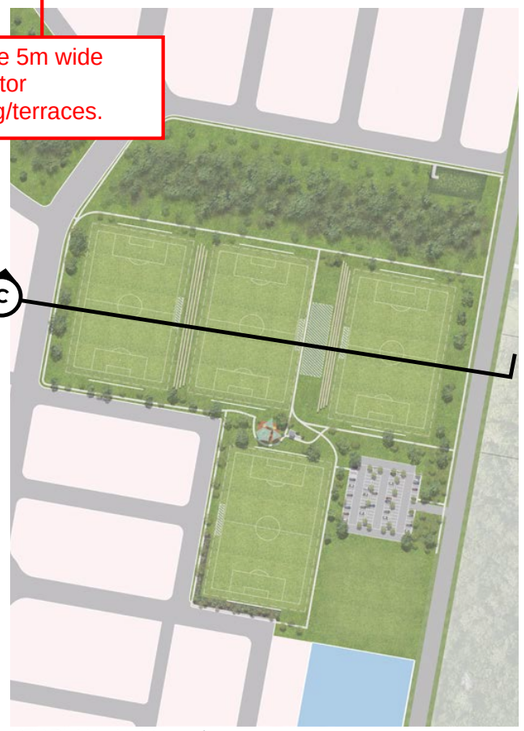
SECTION C

0m 50m

Field separation width subject to detailed design.

Field separation width subject to detailed design.

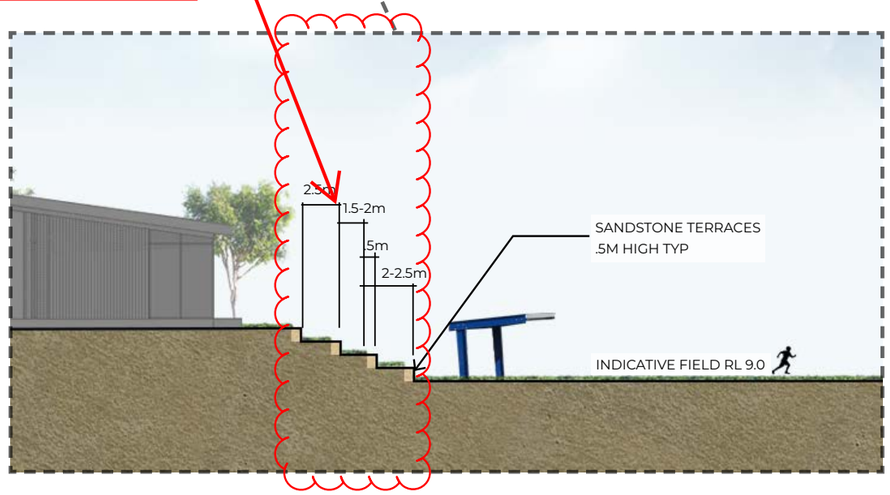
Provide 5m wide spectator seating/terraces.



KEY PLAN - Not to scale.

LEGEND

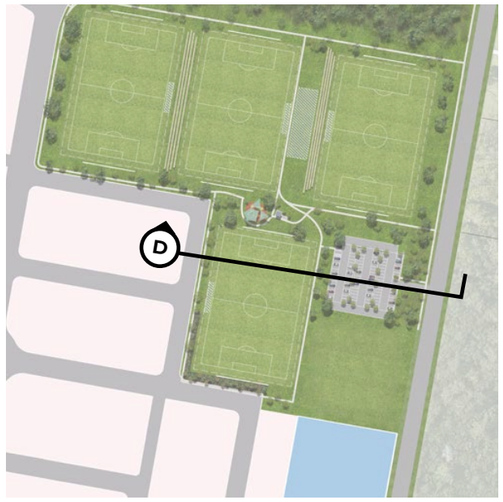
SPECTATOR SEATING / TERRACES	1
FOOTPATH	2
INDICATIVE SHADED TECHNICAL AREA	3
INDICATIVE CLUBHOUSE FACILITIES	4
INDICATIVE SWALE (Refer Civil)	5



Amended in red
1/08/2025

Unconfirmed

05



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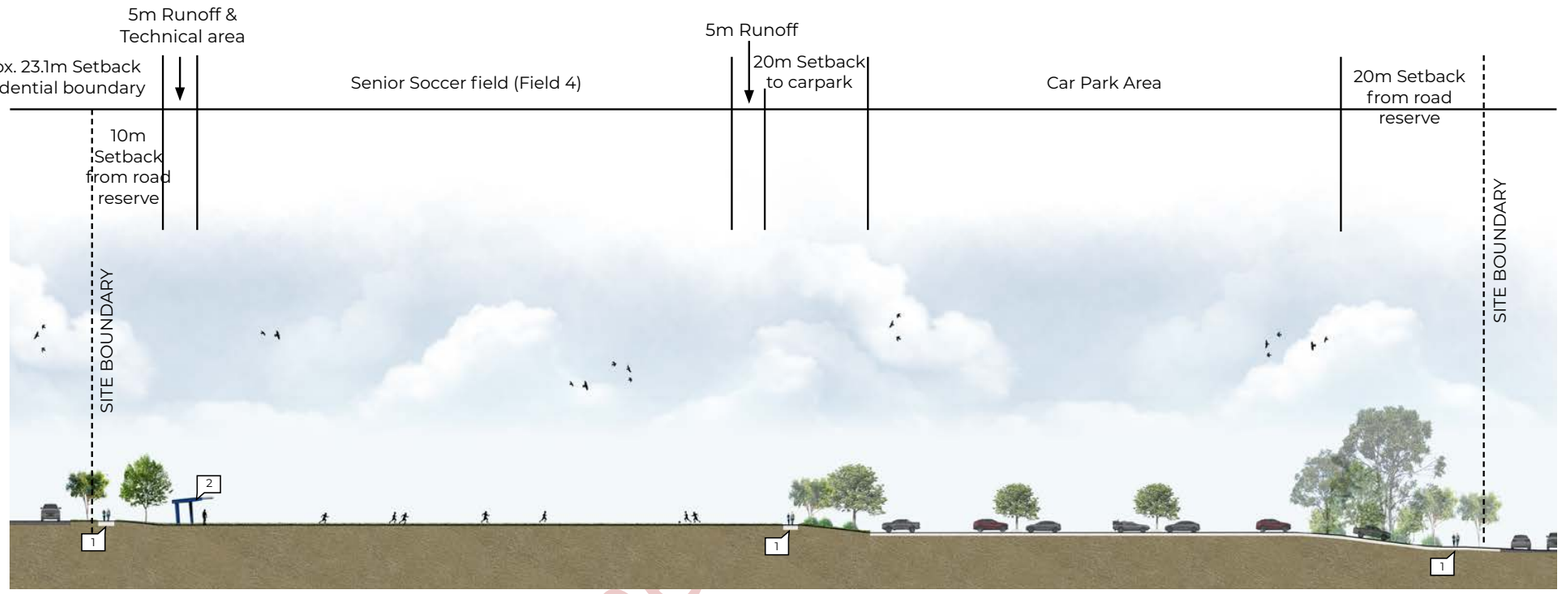
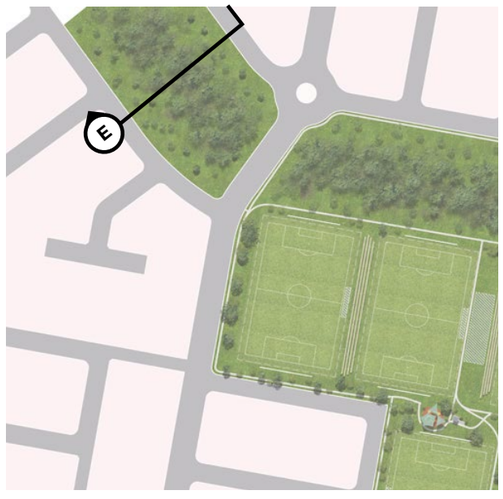


SECTION D

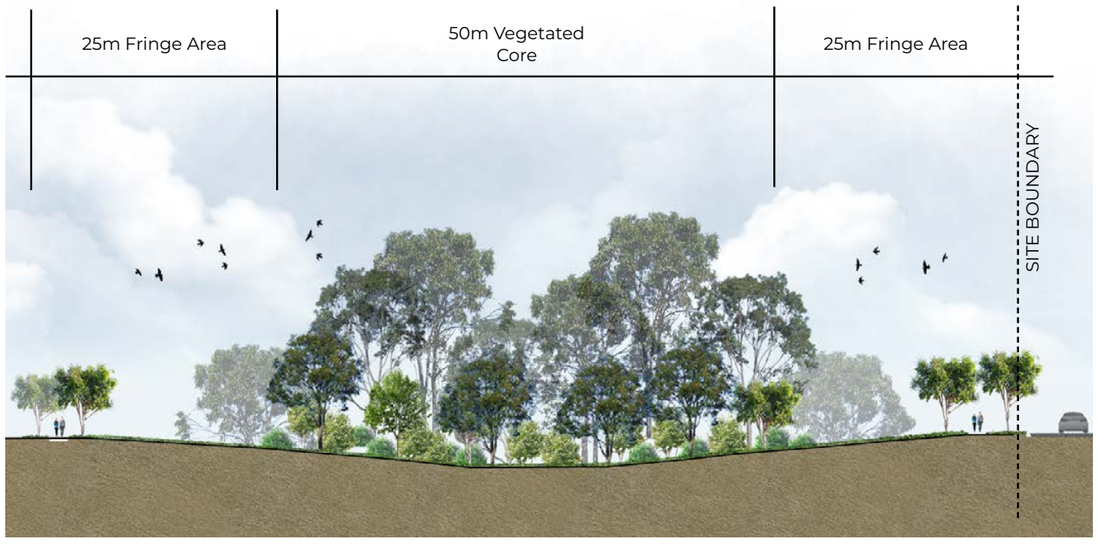
0m 50m

LEGEND

FOOTPATH	1
INDICATIVE SHADED TECHNICAL AREA	2



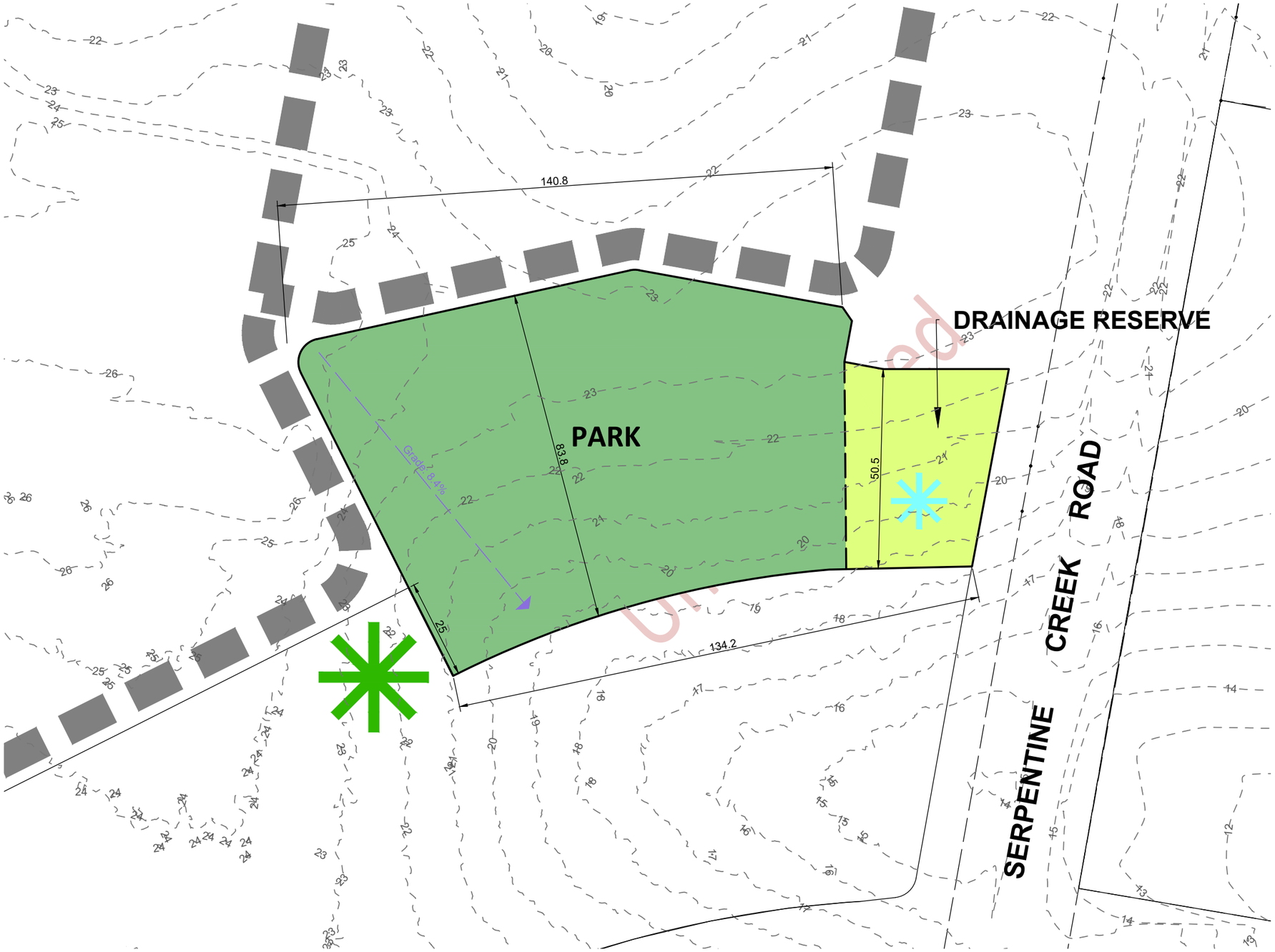
KEY PLAN - Not to scale.



SECTION E

0m 30m

NRP 01



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LEGEND

- Major Contour (1.0m interval)
- Road Network
- Indicative Bio Retention
- Indicative DOLA Location

NRP 01 Total Area - 11,850m²

Park
- Recreation area (NRP) 10,000m²

Site Grade
- Gradient less than 20% (100% of the area)

Flood
- Above 2.4AHD
- Predominately above defined flood event levels (Q100 / 1%AEP).

Other
- The overland drainage functionality of the park is minimal

Potential DOLA subject to detailed design.
- Where accomodating a minimum area of 2,500m², minimum grade of 1:20, positioned at least 40m from the nearest residential property boundaries, and not within the 50m core

and where an appropriate level of parking,

Drainage Reserve (Indicative Location)
- Stormwater Purposes (1850m²)

SCALE @A3 1:1000 - LENGTHS ARE IN METRES
10 0 10 20 30 40 50

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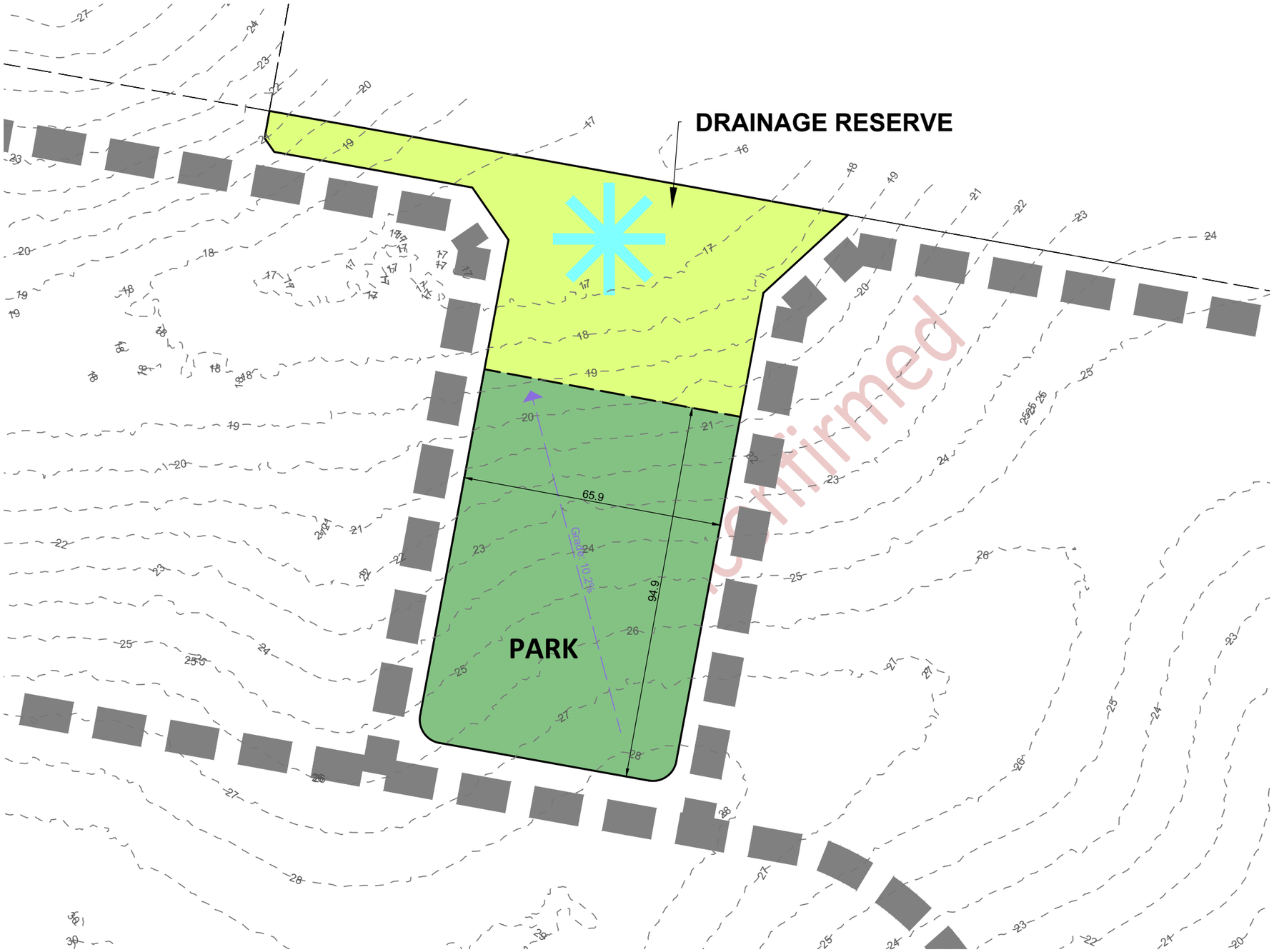
NRP 02



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LEGEND

- Major Contour (1.0m interval)
- Road Network
- Indicative Bio Retention

NRP 02 Total Area - 10,700m²

Park
- Recreation area (NRP) 6,200m²

Site Grade
- Gradient less than 20% (100% of the area)

Flood
- Above 2.4AHD
- Predominately above defined flood event levels (Q100 / 1%AEP).

Other
- The overland drainage functionality of the park is minimal

Drainage Reserve (Indicative Location)
- Stormwater Purposes (4,500m²)

SCALE @A3 1:1000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50

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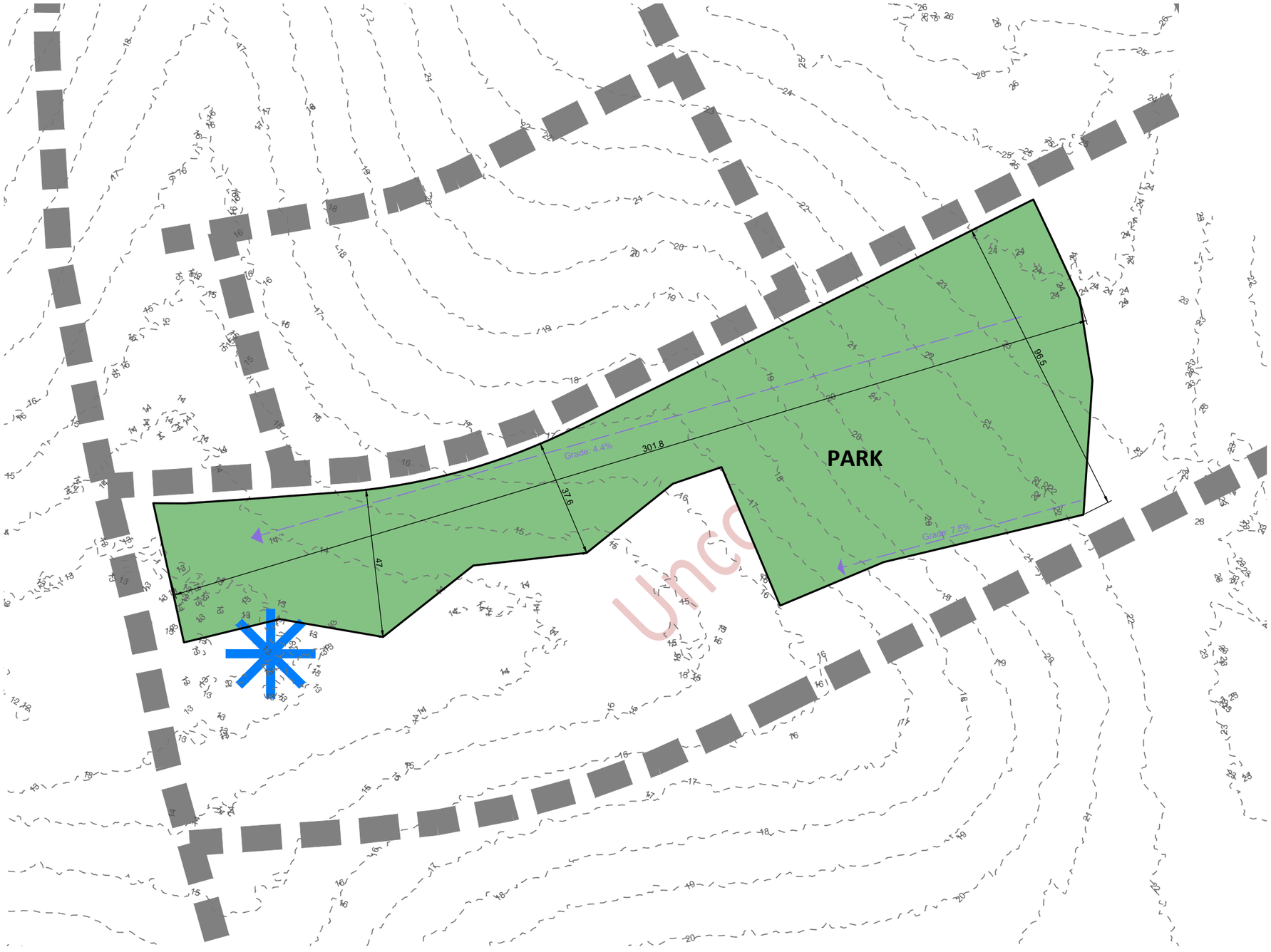
NRP 03



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LEGEND

- Major Contour (1.0m interval)
- Road Network
- Indicative Flood Detention (Outside of NRP)

NRP 03 Total Area - 17,000m²

Park
- Recreation area (NRP) 17,000m²

Site Grade
- Gradient less than 20% (100% of the area)

Flood
- Above 2.4AHD
- Predominately above defined flood event levels (Q100 / 1%AEP).

Other
- The overland drainage functionality of the park is minimal

SCALE @A3 1:1250 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60

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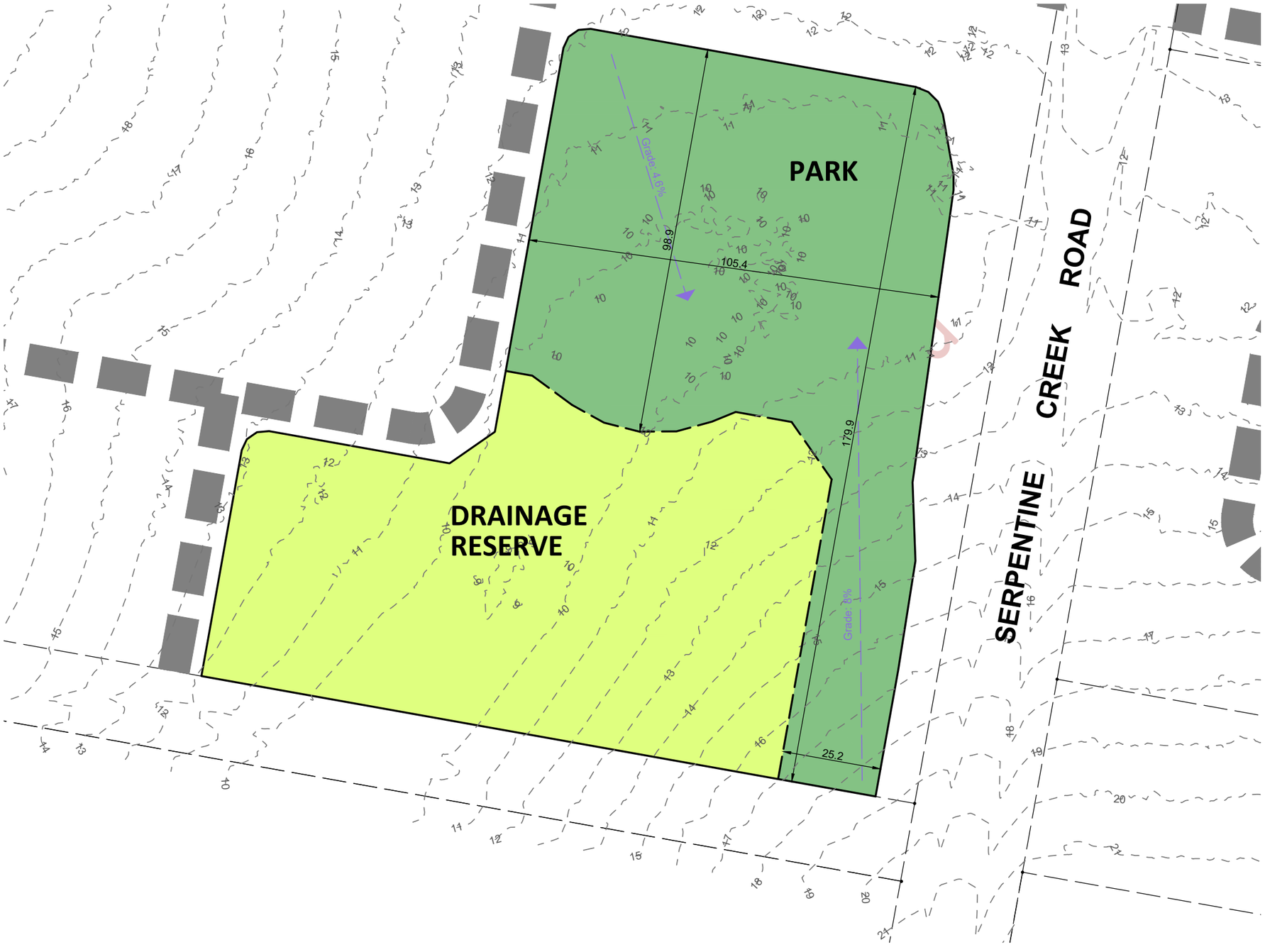
NRP 05



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LEGEND

Major Contour (1.0m interval)
Road Network

NRP 05 Total Area - 23,000m²

Park
- Recreation area (NRP) 11,900m²

Site Grade
- Gradient less than 20% (100% of the area)

Flood
- Above 2.4AHD
- Predominately above defined flood event levels (Q100 / 1%AEP).

Other
- The overland drainage functionality of the park is minimal
- 10+ Play Elements (OPW21/0024)

Drainage Reserve (Indicative Location)
- Stormwater Management and Sewer Infrastructure (11,100m²)

SCALE @A3 1:1000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50

SHORELINE

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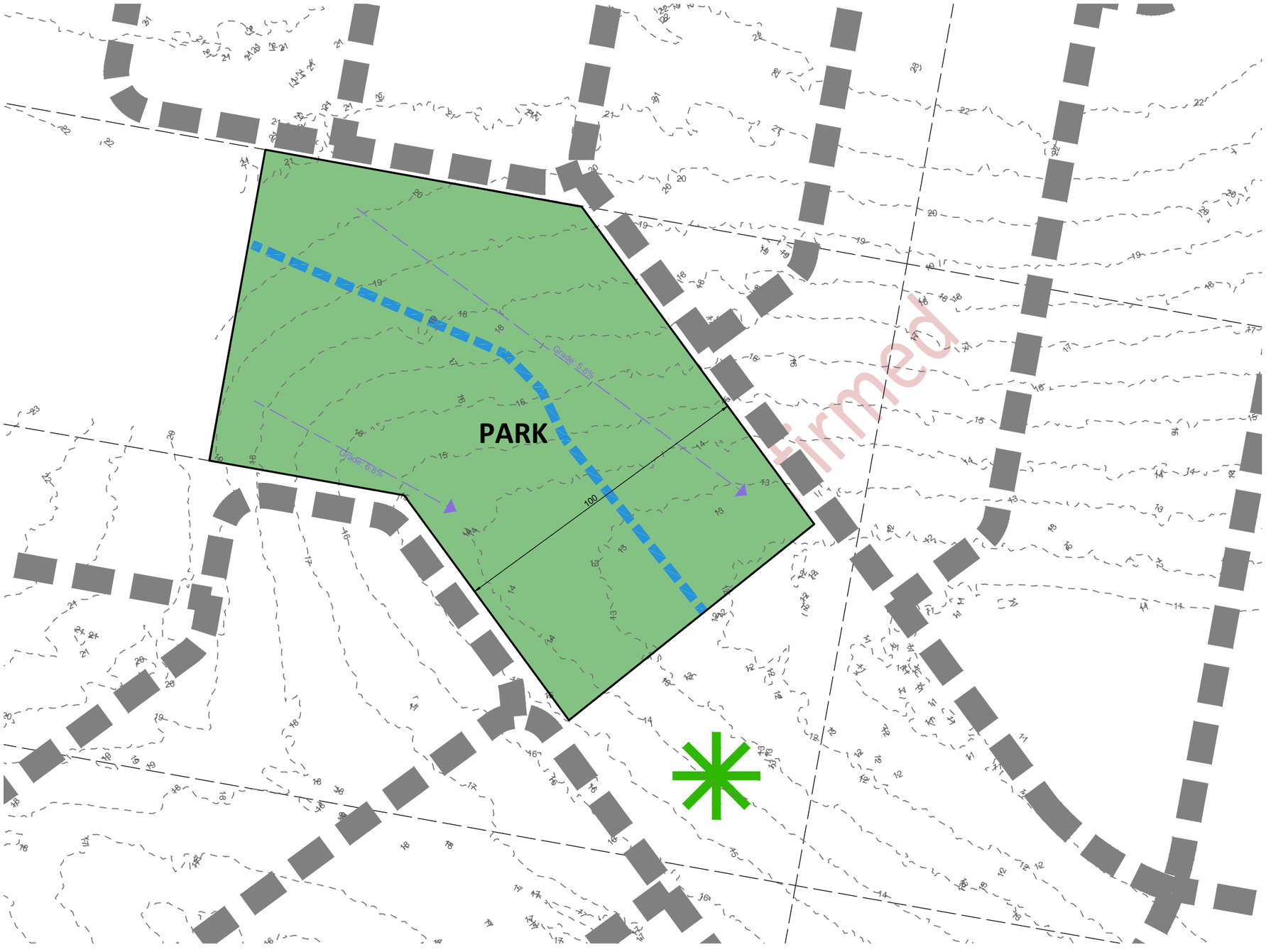
NRP 06



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LEGEND

- Major Contour (1.0m interval)
- Road Network
- Indicative DOLA Location

NRP 06 Total Area - 19,000m²

Park
- Recreation area (NRP) 19,000m²

Site Grade
- Gradient less than 20% (100% of the area)

Flood
- Above 2.4AHD
- Predominately above defined flood event levels (Q100 / 1%AEP).

Other
- The overland drainage functionality of the park is minimal
- Recreation function to be consistent with approved OSLS

Potential DOLA subject to detailed design.
- Where accomodating a minimum area of 2,500m², minimum grade of 1:20, positioned at least 40m from the nearest residential property boundaries, and not within the 50m core

and where an appropriate level of parking,

Overland Flow (Indicative Location)
- Stormwater Management Purposes

SCALE @A3 1:1250 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60

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SHORELINE

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SLR Consulting Australia Pty Ltd
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

August 3, 2023

Attention: Philip Mann
Lendlease Communities (Shoreline) Pty Ltd
Kingsgate, 2 King Street
Bowen Hills QLD 4006

SLR Project No.: 620.V12739

RE: Assessment of Traffic Matters
Shoreline Preliminary Approval - Other Change Application

1.0 Introduction

1.1 Context

SLR Consulting Australia Pty Ltd (**SLR**) has been engaged by Lendlease Communities (Shoreline) Pty Ltd (**Lendlease**) to provide traffic engineering and transport planning advice in relation to an 'other' change application to the existing Preliminary Approval for the Shoreline masterplanned community (**Shoreline**) located at Serpentine Creek Road, Redland Bay.

This report has been prepared to inform Redland City Councils (**RCC** or **Council**) and the Department of Transport and Main Roads' (**DTMR**) assessment of the other change application by identifying and addressing the relevant traffic and transport matters. SLR has undertaken an assessment of the proposed changes to the existing approved development relevant to traffic engineering and transport planning matters. This letter documents that consideration.

1.2 Planning Application

This planning application seeks approval for an 'other' change to MCU18/0220: Preliminary Approval for Material Change of Use to vary the effect of a local planning instrument for a masterplanned urban community comprising town centre, town centre frame, residential and open space precincts (**Shoreline Preliminary Approval**).

1.3 Amended Preliminary Approval Plans

The following plans (**Amended Plans**) have been prepared by Saunders Havill Group (**SHG**), and are included at **Attachment A**, showing the proposed changes to the current Shoreline Preliminary Approval:

- Masterplan.
- Sports, Recreation & Open Space.
- Precinct Plan.
- Conceptual Road Hierarchy Plan.
- Active Transport Network Plan.
- Proposed Sequencing Plan.

Unconfirmed

The following relevant plans (**Civil Plans**) have also been prepared by KN Group (**KNG**) and are included at **Attachment B**:

- Shoreline Typical Cross Sections.
- Serpentine Creek Road functional layout plans.

1.4 Current Preliminary Approval Conditions

Conditions relating to the current Shoreline Preliminary Approval are detailed in the following documents:

- *Minor Change to an Existing Approval* issued by RCC on 13 March 2019 (SARA reference: 2105-22518 SPD) (**Existing RCC Approval**).
- *Changed Referral Agency Response* issued by the State Assessment Referral Agency (**SARA**) on 8 August 2019 (SARA reference: 2105-22518 SPD) (**Referral Agency Response**).

Unconfirmed

2.0 Proposed Changes

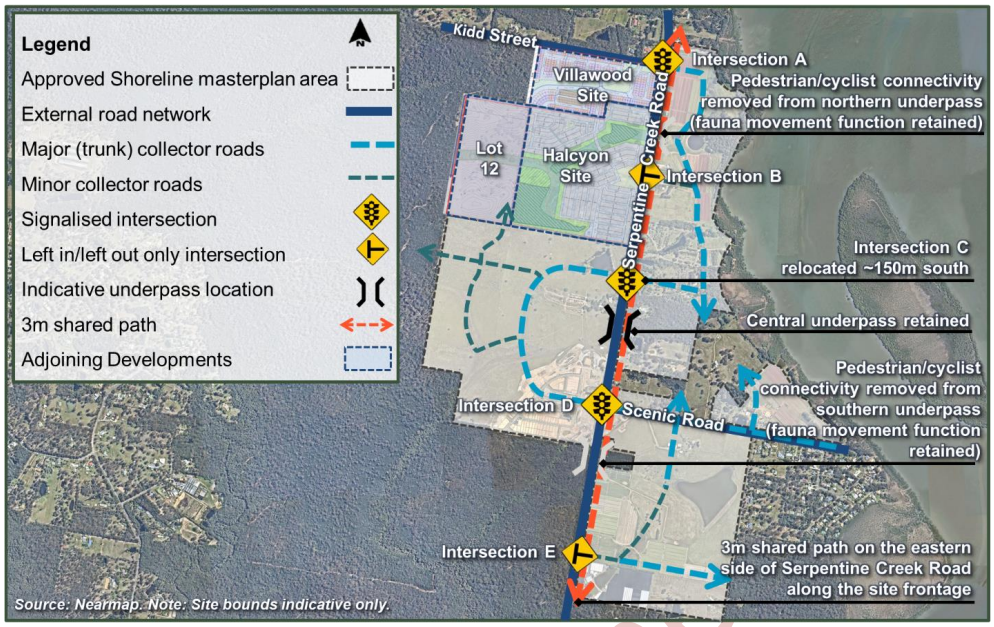
Based on the Amended Plans prepared by SHG, which are included at **Attachment A**, the following changes to the current Shoreline Preliminary Approval are proposed of relevance from a traffic engineering perspective:

- **Relocation of 'Intersection C' and associated trunk collector roads.** It is proposed to relocate signalised Intersection C on Serpentine Creek Road, and the associated trunk collector roads located within Shoreline to the east (i.e. Town Centre entry road) and west of Serpentine Creek Road, approximately 150m to the south of the currently approved location.
- **Provision of a single 3m wide shared path along the eastern side of Serpentine Creek Road.** It is noted that some ambiguity currently exists in the relevant Referral Agency Response conditions relating to the provision of a single shared path on Serpentine Creek Road.
- **Removal of the previously proposed pedestrian/cyclist movements through the northern and southern underpasses across Serpentine Creek Road.** Following review of development masterplanning, including active transport connectivity and the preliminary design of Serpentine Creek Road, and discussions with DTMR and SARA, it is proposed to remove pedestrian/cyclist movements from two underpasses across Serpentine Creek Road as previously indicated on the approved plans. For clarity, these two underpasses will be retained for the purposes of fauna movements. It is noted that a third central underpass will retain the previously proposed active transport connectivity under the current proposal.

The above changes are mapped indicatively on **Figure 1** overleaf for reference.

Unconfirmed

Figure 1 Proposed Changes to Transport Networks



Unconfirmed

3.0 Assessment of Transport Matters

3.1 Relocation of Intersection C and associated trunk collector roads

3.1.1 Background

As masterplanning and design of the internal configuration of Shoreline has progressed, the project team has established that it is necessary to relocate the major (trunk) collector roads located to the east and west of Intersection C (refer to **Figure 1**). Of note, the major collector road to the east of Intersection C leads to the future Town Centre as indicated on the amended Masterplan, Precinct Plan and Proposed Sequencing Plan (refer to **Attachment A**).

Reflective of the above, it is necessary to relocate signalised Intersection C on Serpentine Creek Road approximately 150m to the south of the location indicated on the previously approved plans.

3.1.2 Consideration of Transport Impacts

SLR has considered the traffic and transport implications of the proposed relocation of Intersection C approximately 150m to the south and notes the following:

- The relocation of Intersection C, a signalised intersection, will change the separation of this intersection relative to other adjacent signalised intersections on Serpentine Creek Road; Intersections A and D (refer to **Figure 1**). The proposed separation between Intersection C and these adjacent signalised intersections is compared to the previously approved intersection separation in **Table 1**.

Table 1: Comparison of Serpentine Creek Road Signalised Intersection Separation

Signalised Intersections	Previous Intersection Separation	Proposed Separation
A → C	~990m	~1,140m
C → D	~850m	~700m

- As indicated in **Table 1**, Intersection C will move closer to Intersection D, however, further away from Intersection A. Accordingly, the relocation of Intersection C will not detrimentally impact on the operation of Intersection A.
- With regard to the potential operational impacts on Intersection D, the proposed relocation of Intersection C still maintains a separation distance of approximately 700m between the two signalised intersections, which is still considered to be a generous spacing. Importantly, SLR has considered previous intersection analysis of Intersections C and D as documented within the following relevant traffic assessments:
  - *Assessment of Ultimate Lane Requirements at the Serpentine Creek Road Access Intersections* prepared by HTC dated 21 October 2016 (**HTC report**).
  - *Proposed Staging Amendment: Traffic Impact Assessment* prepared by SLR dated 21 June 2019 (**SLR Staging TIA**).

Unconfirmed

- It is noted that the above traffic assessments consider different scenarios (i.e. the HTC report assesses the ultimate Shoreline development, whereas the SLR Staging TIA assesses various interim development scenarios), however, both assessments are considered relevant. The critical 95th percentile vehicle queues from both assessments are presented in **Table 2** for reference.

Table 2: Comparison of Serpentine Creek Road Signalised Intersection Approaches

Traffic Assessment	Intersection C – Southern Approach 95th %ile Vehicle Queues		Intersection D – Northern Approach 95th %ile Vehicle Queues	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
HTC Report - ultimate development	104m	105m	108m	94m
SLR Staging TIA – interim scenarios	84m (Phase 2)	188m (Phase 2)	260m (Phase 4)	97m (Phase 4)

- As indicated in **Table 2**, the critical 95th percentile vehicle queues (i.e. maximum of 260m for an interim development scenario) are readily accommodated within the proposed 700m separation distance between Intersections C and D. On this basis, the relocation of Intersection C will not impact on the operation of Intersection D. Furthermore, the relocation of Intersection C is not anticipated to result in any other operational impacts.
- For clarity, the relocation of Intersection C to the south will increase separation to Intersection B, a left in/left out priority-controlled intersection located to the north. As such, the relocation of Intersection will not detrimentally impact on the operation or safety of intersection B.
- Further to the above, the associated relocation of the major collector roads to the east and west of Intersection C will not materially impact on the function, connectivity of function or operation of these roads, including for users of private vehicles, public and active transport modes. No further assessment is therefore considered to be warranted for the purposes of the Preliminary Approval other change application.

Reflective of the above, the proposed relocation of Intersection C approximately 150m to the south is considered to be acceptable from traffic engineering and transport planning perspectives.

3.1.3 Requested Changes to Condition

In consideration of the above, it is recommended that the 'condition timing' for Condition 3a) of the Referral Agency Response be amended to reference the amended Proposed Sequencing Plan included at **Attachment A**, which would replace the '*Proposed Development Sequencing Plan, prepared by SLR, dated 07 August 2019*' currently referenced.

Unconfirmed

3.2 Provision of a 3m shared path along the eastern side of Serpentine Creek Road

3.2.1 Background

As per Condition 3 of the Referral Agency Response, the Shoreline development is required to progressively upgrade Serpentine Creek Road along the site frontage. The proposed change seeks to remove ambiguity in the current wording of Condition 3 with regard to the provision of a single shared path on Serpentine Creek (i.e. Condition 3 a) iv.). For reference, Condition 3 is reproduced in **Table 3**.

Table 3: Referral Agency Response Condition 3

No.	Condition	Condition Timing
3	a) Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided by the applicant. The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, including: i. a 6.0m median; ii. 3.5m minimum traffic lanes; iii. 1.5m minimum outer shoulders; iv. 5.0m minimum road verges to allow for an off-road shared use path (3m minimum), and services including pits, poles and street light supports; v. batters as required; and vi. tapering. b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	As shown on Figure 1 Proposed Development Sequencing Plan, prepared by SLR, dated 07 August 2019, reference 620.12739.00000: i. Road works between location D and 1 must be undertaken prior to submitting the Plan of Survey to the local government for the sealing of the 1,900th allotment of the development; and ii. Road works between location D and 2 must be undertaken prior to submitting the Plan of Survey to the local government for the sealing of the 2,500th allotment of the development.

Lendlease and the projects civil engineering consultant, KNG, are progressing the preliminary design of Serpentine Creek Road. Certainty is sought regarding the provision of a shared path, noting that Condition 3 a) iv. is not explicit as to whether a shared path is required on one or both sides of Serpentine Creek Road.

Having considered the active transport connectivity within and external to Shoreline as masterplanning has progressed, including consideration of surrounding developments, Lendlease propose to provide a single 3m shared path on the eastern side of Serpentine Creek Road, and consider that this is an appropriate outcome in the interests of efficient and sustainable infrastructure provision. It is understood that SARA and TMR have indicated 'in principle' support for the single 3m shared path in previous discussions with Lendlease and SLR.

Functional layout plans for Serpentine Creek Road have been prepared by KNG and are included at **Attachment B**, showing the single 3m shared path on the eastern side of the road

Unconfirmed

corridor. Whilst not part of this application, conceptual plans of Intersection A, which have been prepared by others and are included at **Attachment C** for information purposes, also show a single 3m shared path on the eastern side of Serpentine Creek Road.

3.2.2 Consideration of Transport Impacts

SLR has considered the transport implications of the proposed single 3m shared path on the eastern side of Serpentine Creek Road and notes the following:

- The proposed 3m shared path on the eastern side only of Serpentine Creek Road does not specifically conflict with any of the previously approved plans or development conditions. It is noted that the previous Cycleway & Path Network plan did indicate an on-road cycle lane on Serpentine Creek Road, however, this has evidently been superseded by the Condition 3 of the Referral Agency Response. For reference, the conditioned 1.5m shoulders are not intended for use as on-road cycle lanes given the current speed environment of Serpentine Creek Road (i.e. 90km/h posted speed, 100km/h design speed); this is evidenced by a previous change to the conditions whereby the words 'to allow for on road cyclists' were deleted with reference to the shoulders (i.e. condition 3a)iii.).
- Within the extents of Serpentine Creek Road indicated on **Figure 1,** Shoreline abuts the road corridor along the majority of its eastern side, however, only for a relatively short section on the western side. The provision of a 3m shared path on the eastern side of Serpentine Creek only therefore logically aligns with the spatial extents of the Shoreline masterplan, and also aligns with efficient and sustainable infrastructure provision principles, and gives certainty that the entire pathway can be delivered over the life of the Shoreline development.
- Signals are proposed for the intersection of each Shoreline major collector road with Serpentine Creek Road (refer to **Figure 1**), all of which will be provided with signalised crossing facilities. The signalised intersections will provide regular opportunities for pedestrians to cross between residential catchments on the western side of Serpentine Creek Road and the shared path on the eastern side.
- There are no shared paths or even footpaths currently provided on Serpentine Creek Road, Beenleigh Redland Bay Road (southwest), or Cleveland Redland Bay Road (north) within approximately 5km of the subject site in either direction. The existing shared path/footpath provisions currently provided further afield on the above state-controlled road corridor are described as follows:
    - A 2.5m shared path is provided on the southern side of Beenleigh Redland Bay Road for a short section (~225m) along the frontage of Carbrook State school located approximately 6km southwest of the subject site.
    - A 2.0 - 2.5m (width varies) shared path is provided on the northern side of Beenleigh Redland Bay Road approximately 9.5km to the west of the site between the Pacific Highway (west and California Creek Road (east). A short section of this shared path, ~250m in length to the west of California Creek Road, is 3m in width.
    - There are several short, discontinuous sections of 2.0m footpath on the eastern side of Cleveland Redland Bay Road approximately 5km to north of Shoreline.
    - Aside from the above provisions, the existing shared path/footpath provisions along the remainder of the state-road corridor are generally limited. Furthermore, there were no sections of the state-road corridor where a footpath/shared path is provided

Unconfirmed

on either side, aside from various sections of Cleveland Redland Bay Road at Victoria Point approximately 7km to the north.

- As per *Table 6A-2* (Shared path capacity for different widths) of the DTMR *Supplement to Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling*, a 3m wide shared path facilitates significant capacity, accommodating up to 460 cyclists and 200 pedestrians per hour, or higher cyclist volumes if pedestrian volumes are lower (and vice versa). This capacity is expected to be sufficient to accommodate future active transport demands for Serpentine Creek Road in consideration of the surrounding development catchments and connectivity, and also the existing/proposed footpath provisions along the adjoining state-controlled road corridor.

Reflective of the above, the provision of a single 3m shared path on the eastern side of Serpentine Creek Road (i.e. along the site frontage) is considered to be acceptable from a transport planning perspective.

3.2.3 Requested Changes to Conditions

In consideration of the above, it is recommended that *Condition 3a)* of the Referral Agency Response be amended as follows (recommended amendments shown in red):

"Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the* Transport Infrastructure Act 1994 *must be obtained, must be provided by the applicant.

The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices and Functional Layout Plans prepared by KNG dated 23 June 2023 (Drawing numbers: 18-245-02 Rev B, 18-245-03 Rev B, 18-245-14 Rev B, 18-245-25 Rev B, 18-245-26 Rev B), including:

i. a 6.0m median;

ii. 3.5m minimum traffic lanes;

iii. 1.5m minimum outer shoulders;

iv. 5.0m minimum road verges to allow for an off-road shared use path (3m minimum) on the eastern side of Serpentine Creek Road only, and services including pits, poles and street light supports;

v. batters as required; and

vi. tapering."

Unconfirmed

3.3 Removal of northern and southern underpasses across Serpentine Creek Road

3.3.1 Background

The progression of masterplanning for Shoreline and surrounding developments has included review of the planned active transport networks and a benefit/cost analysis. That process has identified that the northern and southern underpasses on Serpentine Creek Road are unlikely to provide significant benefit in terms of active transport network connectivity. Other issues have also been raised in relation to the underpasses by various parties including potential Crime Prevention Though Environmental Design (**CPTED**) issues.

Reflective of the above, in order to provide infrastructure to support the Shoreline development, and adjoining developments, in an efficient and sustainable manner, Lendlease propose to remove pedestrian and cyclist connectivity through two of the three proposed underpasses across Serpentine Creek Road. For clarity, pedestrian and cyclist connectivity will be maintained through the central underpass, and the northern and southern underpasses will be retained for the purposes of fauna movements. The Amended Plans (refer to **Attachment A**) have been adjusted to reflect the above changes.

For reference, the underpasses are not specifically conditioned by either the Existing RCC Approval or the Referral Agency Response, however, the three indicative underpasses/overpasses are shown on a number of the approved plans (i.e. Masterplan, Precinct Plan, Conceptual Road Hierarchy Plan, and Active Transport Network Plan).

3.3.2 Consideration of Transport Impacts

SLR has considered the transport implications of the proposed removal of northern and southern underpasses across Serpentine Creek Road and notes the following:

- The provision of underpasses to accommodate pedestrians and cyclists is typically not preferred by CPTED guidelines, particularly when there is no clear line of sight through the underpass, as would be the case with the northern and southern underpasses, which would need to be in excess of 40m in length to cross the conditioned Serpentine Creek Road reserve (i.e. 40m as per Condition 3 of the Referral Agency Response).
- Specifically relating to the removal of pedestrian/cycle movements from the southern underpass:
  - As indicated on **Figure 1** and the Amended Plans (refer to Attachment A), the land parcels located on either side of Serpentine Creek Road, immediately adjacent to the previously proposed southern underpass, are not within the Shoreline masterplan area. As such, there is limited nexus between the Shoreline development and the provision for crossing movements in this location.
  - A review of current Redlands online mapping (Red-e-Map) indicates that the land parcels to the east and the west of the southern underpass are zoned as ‘Community Facilities’ (Cemetery) and ‘Rural’ respectively. Accordingly, there are expected to be limited active transport demands generated between these two uses.
  - As per the Amended Plans (refer to **Attachment A**), the Shoreline precincts proposed to the east of the southern underpass and ‘Community Facilities’ land parcel are generally residential and open space precincts. Whilst these Shoreline precincts are expected to generate reasonable active transport demands, given the

Unconfirmed

nature of the land uses located to the west, the demands between Shoreline and these uses will be negligible. As such, the function for pedestrian/cyclist movements through an underpass at this location is not considered to be warranted given the low anticipated active transport demands.

- Notwithstanding, Intersection D, a signalised intersection with signalised pedestrian crossing facilities, is located approximately 250m to the north of the previously contemplated southern underpass location. These crossing facilities are anticipated to adequately services the minimal active transport demands for any land uses located to the south of Intersection D on either side of Serpentine Creek Road.

- Specifically relating to the removal of pedestrian/cycle movements from the northern underpass:
  - In this location, Shoreline is located on the eastern side of Serpentine Creek Road (generally residential and open space precincts). The land parcels on the western side of Serpentine Creek Road are currently zoned as 'Rural', however, it is understood that a development application for a retirement living use has recently been lodged over this land.
  - Both of the above residential precincts will have proximate open space on their respective sides of Serpentine Creek Road. Accordingly, the demands for crossing of the corridor by active transport users for the purposes of recreation are anticipated to be limited. Furthermore, this corridor is constrained by ecological limitations to the west, and stormwater/hydraulic issues to the east. On this basis, the significant expense incurred by the provision of an underpass at this location is not justified given the low anticipated active transport demands.
  - Notwithstanding, Intersection A, a signalised intersection with signalised pedestrian crossing facilities, is located approximately 350m to the north of the previously contemplated northern underpass location. These crossing facilities are anticipated to adequately services the minimal active transport demands for any land uses located to the south of Intersection A on either side of Serpentine Creek Road.
- The majority of active transport demands across the Serpentine Creek Road corridor are expected to be concentrated around the central portion of Shoreline, whereby residential precincts are proposed to the west, and town centre and open space precincts are provided to the east. The crossing facilities to be provided in the vicinity of this location (i.e. the central underpass linking open space corridors and signalised crossings at Intersections C and D) are anticipated to be more than adequate to service the future active transport demands across the Serpentine Creek Road corridor as a result of Shoreline.

Reflective of the above, the proposed removal of pedestrian/cyclist movements through the northern and southern underpasses across Serpentine Creek Road is considered to be acceptable from a transport planning perspective.

Unconfirmed

4.0 SDAP Code Responses

The traffic and transport aspects of the development have been assessed against the requirements of the following relevant Queensland State Development Assessment Provision (**SDAP**) codes:

- State Code 1: Development in a state-controlled road environment.
- State Code 6: Protection of state transport networks.

Responses to the above codes have been prepared and are included at **Attachment D**.

Unconfirmed

5.0 Summary and Conclusions

SLR has been engaged by Lendlease to provide traffic engineering and transport planning advice in relation to an 'other' change application to the existing Shoreline Preliminary Approval. Amended plans for the development have been prepared by SHG and KNG and are included at **Attachment A** and **Attachment B** respectively.

Based on the analysis and discussion documented herein, the following is concluded:

- The relocation of signalised Intersection C with Serpentine Creek Road and the associated major collector roads approximately 150m to the south is considered to be acceptable from traffic engineering and transport planning perspectives. Importantly, the relocation of Intersection C will not result in any material impacts to the operational or safety of Serpentine Creek Road, including adjacent intersections.
- The provision of a 3m shared path on eastern side of Serpentine Creek Road is anticipated to be sufficient to accommodate the future active transport demands generated by Shoreline and surrounding land uses and is therefore considered to be acceptable from a transport planning perspective.
- The provision for pedestrian and cyclist movements through the northern and southern underpasses across Serpentine Creek Road is not considered to be warranted based on the limited expected active transport demands across the corridor in these locations. The removal of these pedestrian and cyclist movements from these underpasses is therefore considered to be acceptable from a transport planning perspective, and the remaining Serpentine Creek Road crossing provisions facilitated by the central underpass and three signalised intersections with signalised crossing facilities is considered to be sufficient to accommodate the future active transport demands generated by Shoreline and surrounding land uses.

6.0 RPEQ Certification

This traffic assessment and report has been prepared under the direction of a Registered Professional Engineer of Queensland (**RPEQ**) who is experienced in traffic engineering and transport planning. The report is endorsed by that RPEQ accordingly.

Yours sincerely

SLR Consulting Australia Pty Ltd

Chris Lawlor
Principal – Transport Advisory
RPEQ No. 24052

Attachments
A: Amended Plans
B: Civil Plans
C: Intersection A Concept Plans
D: SDAP Code Responses

Unconfirmed

Attachment A

Amended Plans

Unconfirmed

Masterplan

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NOTES

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Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

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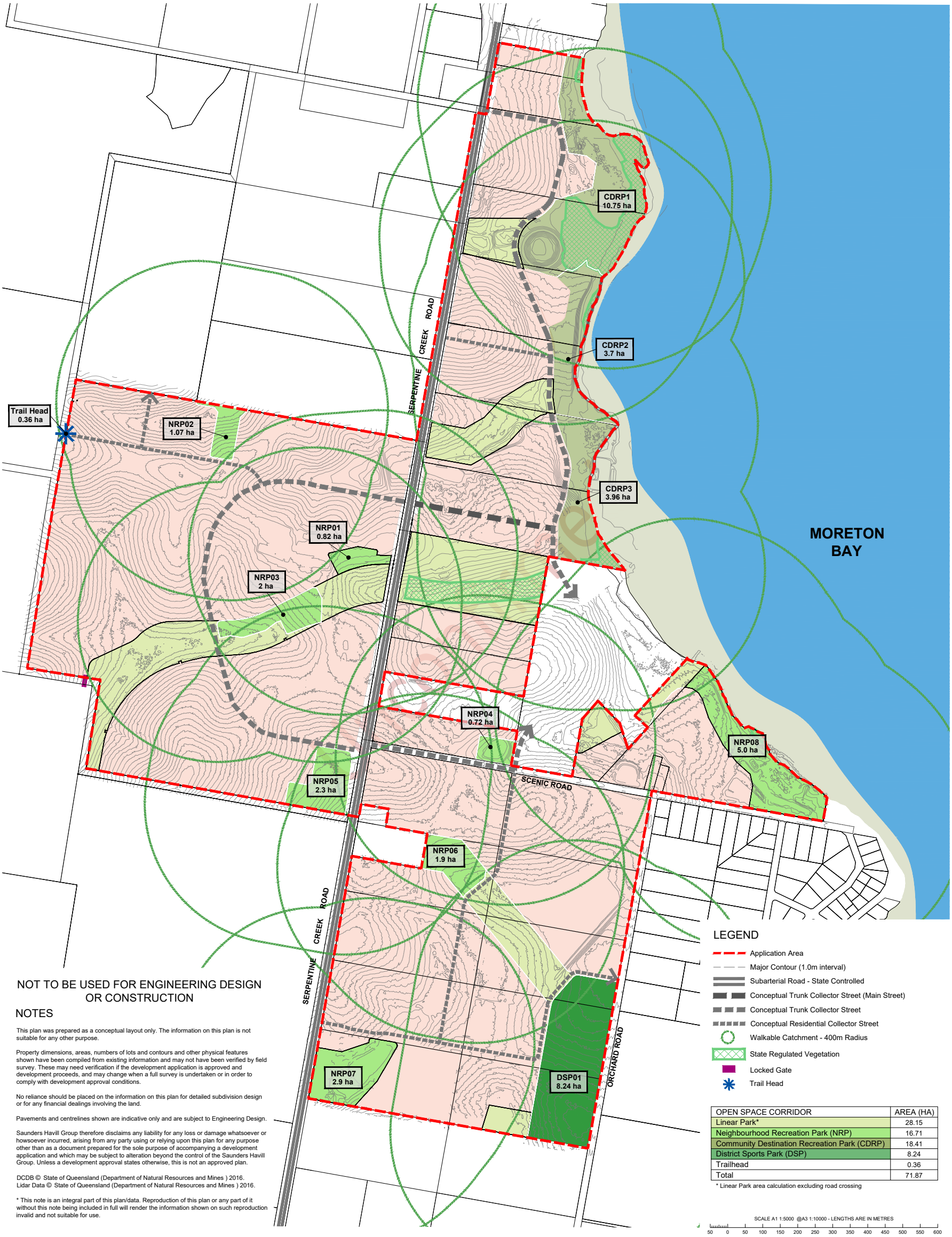
Sports, Recreation & Open Space



OPEN SPACE CORRIDOR	AREA (HA)
Linear Park*	28.15
Neighbourhood Recreation Park (NRP)	16.71
Community Destination Recreation Park (CDRP)	18.41
District Sports Park (DSP)	8.24
Trailhead	0.36
Total	71.87

* Linear Park area calculation excluding road crossing

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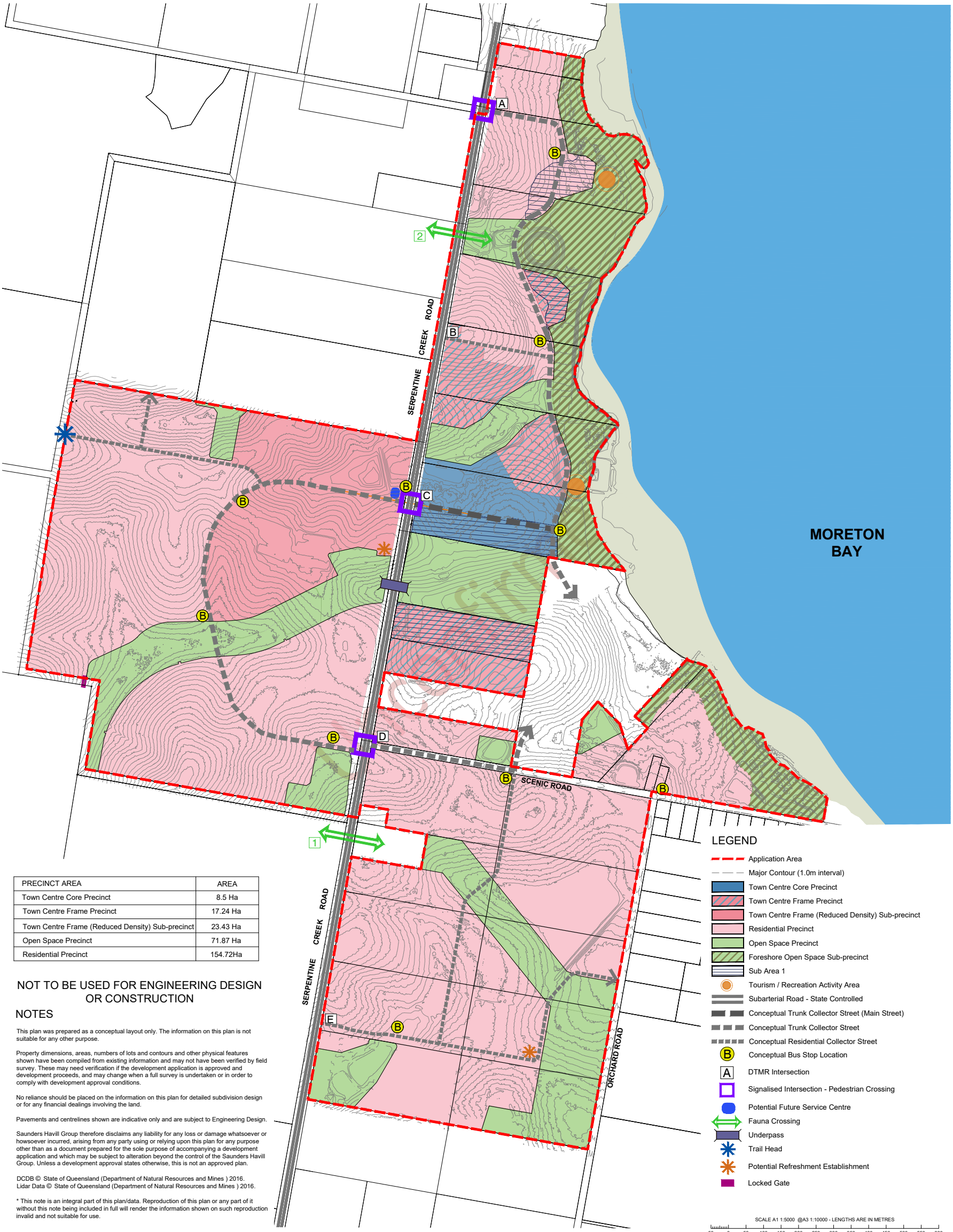
Precinct Plan



PRECINCT AREA	AREA
Town Centre Core Precinct	8.5 Ha
Town Centre Frame Precinct	17.24 Ha
Town Centre Frame (Reduced Density) Sub-precinct	23.43 Ha
Open Space Precinct	71.87 Ha
Residential Precinct	154.72Ha

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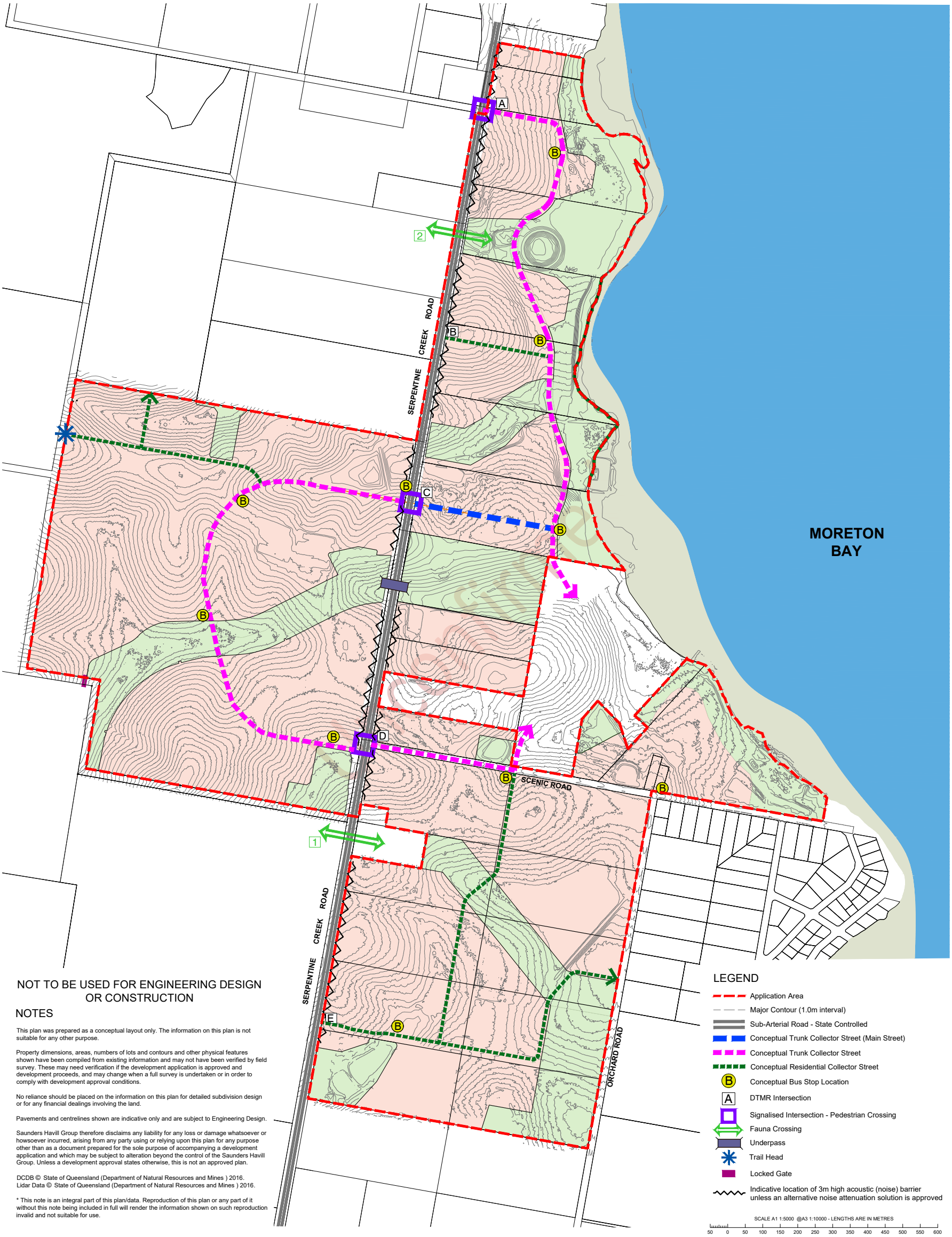
Conceptual Road Hierarchy Plan



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Active Transport Network Plan

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LEGEND

- Application Area
- Major Contour (1.0m interval)
- Sub-Arterial Road - State Controlled
- Conceptual On Road Cycle Lane
- Conceptual Off Road Path
- B — Conceptual Bus Stop Location
- A — DTMR Intersection
- Signalised Intersection - Pedestrian Crossing
- Fauna Crossing
- Underpass
- Trail Head
- Locked Gate
- Indicative location of 3m high acoustic (noise) barrier unless an alternative noise attenuation solution is approved

SCALE A1 1:5000 @A3 1:10000 - LENGTHS ARE IN METRES

50 0 50 100 150 200 250 300 350 400 450 500 550 600

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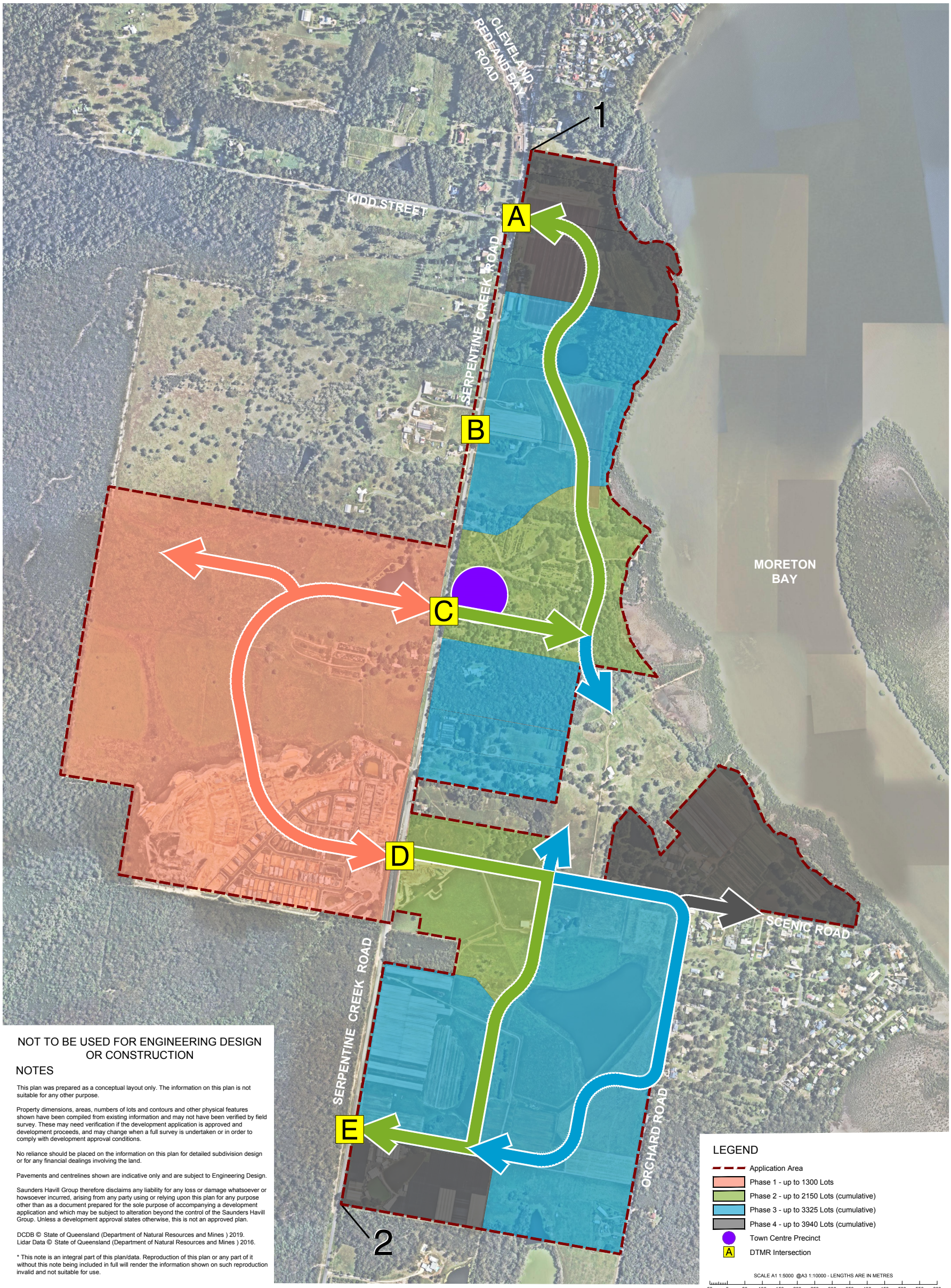
Proposed Sequencing Plan



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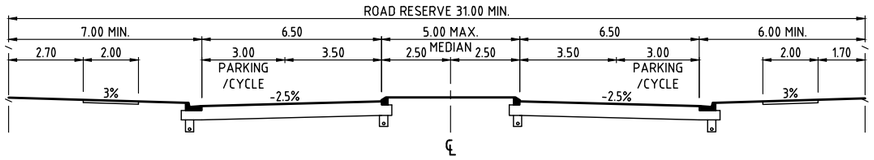
Attachment B

Civil Plans

Unconfirmed



TRUNK COLLECTOR STREET - WITH MEDIAN (MAIN STREET)
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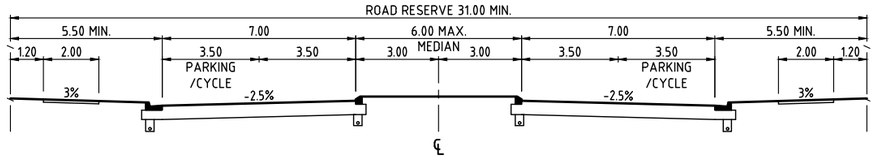
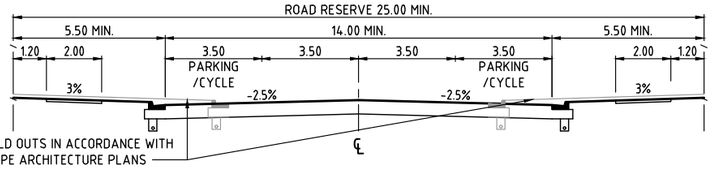
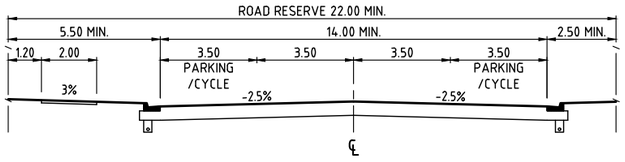


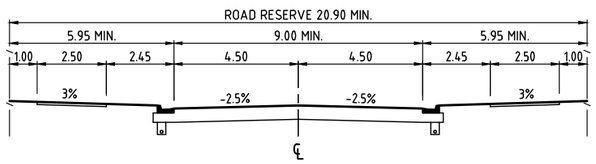
TRUNK COLLECTOR STREET - WITH MEDIAN
SCALE 1:100



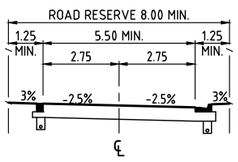
TRUNK COLLECTOR STREET
SCALE 1:100



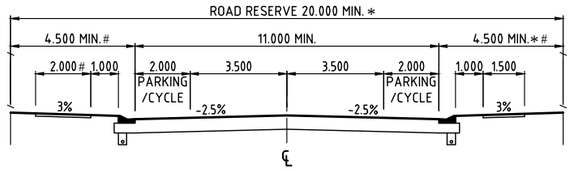
TRUNK COLLECTOR STREET (ESPLANADE)
SCALE 1:100



TRUNK COLLECTOR STREET
(WATERWAY CROSSING)
SCALE 1:100



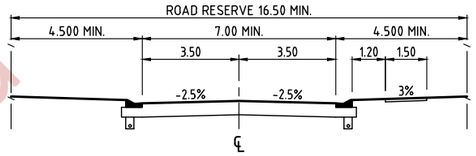
RESIDENTIAL ACCESS LANE
SCALE 1:100



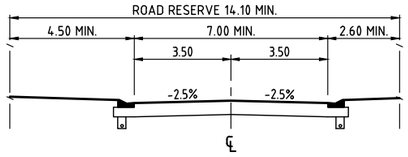
RESIDENTIAL COLLECTOR STREET - WITH PARKING
SCALE 1:100

*RESIDENTIAL COLLECTOR STREET - WITH PARKING (ESPLANADE)
ROAD RESERVE = 18.100m MIN.
VERGE = 2.600m MIN.

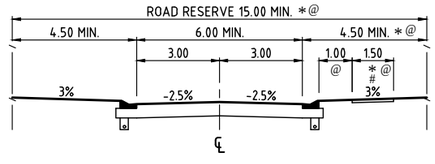
#RESIDENTIAL COLLECTOR STREET - WITH PARKING (BIG GREEN)
VERGES = 5.000m & 4.000m
FOOTPATH = 2.500m



RESIDENTIAL COLLECTOR STREET - NO PARKING
SCALE 1:100



RESIDENTIAL ACCESS STREET - NO PARKING (ESPLANADE)
SCALE 1:100



RESIDENTIAL ACCESS STREET
SCALE 1:100
FOOTPATHS TO BE PROVIDED WITHIN ONE VERGE WHERE REQUIRED IN ACCORDANCE WITH THE TRAFFIC REPORT RECOMMENDATIONS

*RESIDENTIAL ACCESS STREET (ESPLANADE)
ROAD RESERVE = 13.100m MIN.
VERGE = 2.600m MIN.

@RESIDENTIAL ACCESS STREET (HIKE & BIKE)
ROAD RESERVE = 16.500m MIN.
VERGE = 6.500m MIN.
FOOTPATH = 2.500m, 2.200m OFFSET FROM BACK OF KERB

SCALE
1 0.5 0 1 2 3 4 5 6 7 8 9 10m
1 : 100 (A1 UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR INFORMATION	01.08.23	CDB

Client: lendlease

Project: Shoreline

AUTHORITY REFERENCE NUMBER
-

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
SHORELINE DEVELOPMENT
TYPICAL ROAD CROSS SECTIONS

Drawn	Designed	Checked	Date
CDB	AK	SM	AUG '23

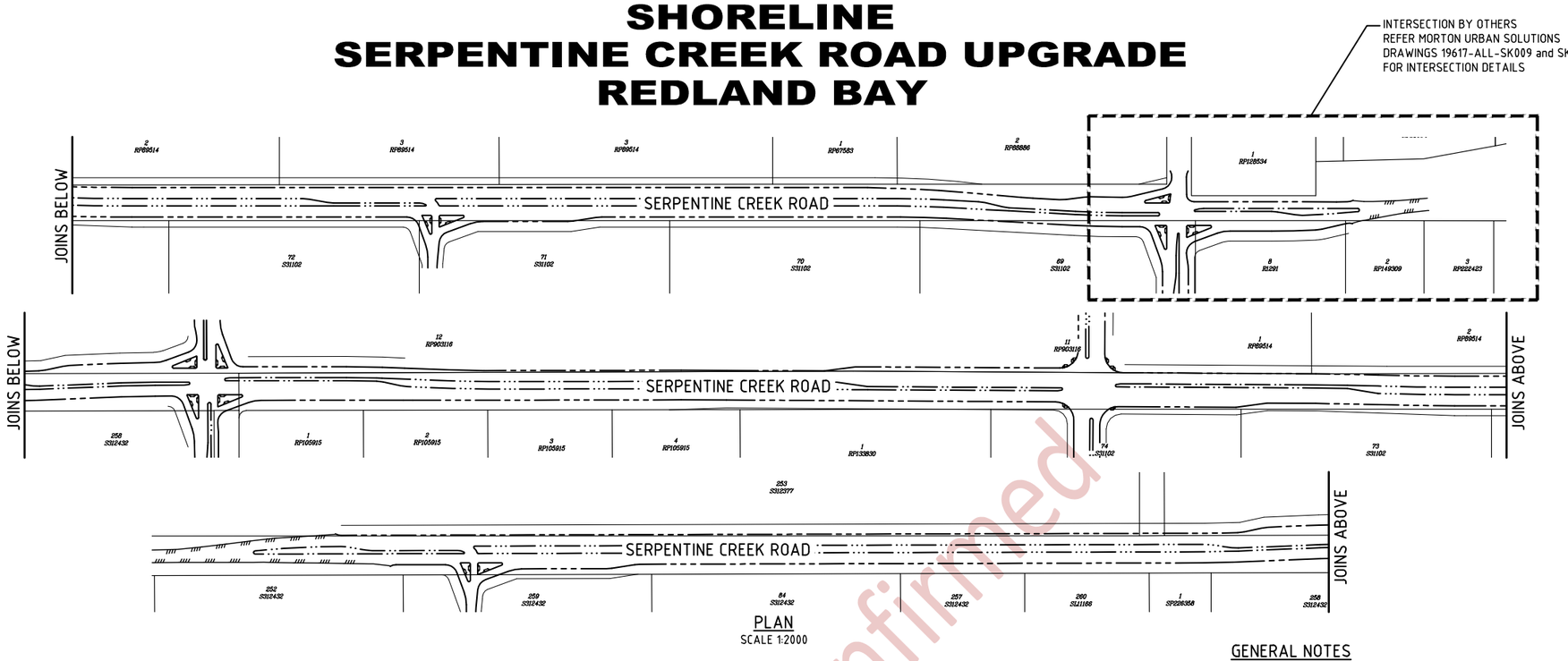
Scale: AS SHOWN
Sheet: of -

Drawing No	Revision
18-187-SK01	A

A1

R:\2018\18187 Shoreline Preliminary Support\Engineering\Acad\SK\Shoreline Road Sections.dwg Plotted by: CB on 2/08/2023 12:57:13 PM

SHORELINE
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY



PLAN
SCALE 1:2000

DRAWING INDEX

DRAWING NO.	DRAWING TITLE
18-245-01	FUNCTIONAL LAYOUTS - LOCALITY PLAN, - DRAWING INDEX AND NOTES
18-245-02	FUNCTIONAL LAYOUTS - LAYOUT PLAN - SHEET 1 OF 2
18-245-03	FUNCTIONAL LAYOUTS - LAYOUT PLAN - SHEET 2 OF 2
18-245-14	FUNCTIONAL LAYOUTS - TYPICAL CROSS SECTIONS
18-245-25	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 1 OF 2
18-245-26	FUNCTIONAL LAYOUTS - INTERSECTION DETAILS & LINEMARKING - SHEET 2 OF 2

GENERAL NOTES

1. ALL WORK SHALL BE JOINED NEATLY TO EXISTING CONSTRUCTION. NOTWITHSTANDING THE LIMITS OF CUTTING AND FILLING SHOWN ON THE DRAWINGS, THE ACTUAL LIMITS SHALL BE DETERMINED ON SITE BY THE ENGINEER AND SIMILARLY THE FINISHED SURFACE CONTOURS MAY BE ADJUSTED BY WRITTEN DIRECTION OF THE ENGINEER DURING CONSTRUCTION.
2. ALL WORKS WITHIN THE STATE CONTROLLED ROAD RESERVE SHALL BE CARRIED OUT IN ACCORDANCE WITH DEPARTMENT OF TRANSPORT AND MAIN ROADS CURRENT SPECIFICATIONS AND STANDARD DRAWINGS.

ROADS

1. WHERE REFERENCE IS MADE ON THESE DRAWINGS TO A KERB LINE, IT SHALL BE TAKEN TO MEAN THE KERB INVERT LINE.
2. LEVELS FOR KERB AND CHANNEL CONSTRUCTION ARE SHOWN AT LIP OF CHANNEL UNLESS SHOWN OTHERWISE. LEVELS FOR KERB ONLY ARE SHOWN AT PAVEMENT LEVEL U.N.O.
3. LIP LEVELS ARE AT QUARTER POINTS AT TURNOUTS AND AT EQUAL POINTS WHERE INDICATED. (=). U.N.O
4. KERBS, KERB AND CHANNEL & SPOON DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEPARTMENT OF MAIN ROADS STANDARD DRAWING 1033
5. IF MACHINE MADE KERB AND CHANNEL IS USED, EXTRA FINES AND PROOF OF 20MM SLUMP IS REQUIRED.
6. THE CONTRACTOR SHALL INITIALLY EXCAVATE THE PAVEMENT BOX TO 225MM BELOW THE FINISHED PAVEMENT LEVEL SHOWN ON THE DRAWINGS. HE SHALL THEN NOTIFY THE ENGINEER WHO WILL FIX THE PAVEMENT THICKNESS TO BE CONSTRUCTED FOLLOWING THE RESULTS OF SUB-GRADE TESTING.
7. FLUSHING POINTS SHALL BE INSTALLED IN ACCORDANCE WITH STD. 1116.
8. PLACING OF THE ASPHALT LAYERS TO BE SEQUENCED TO REDUCE THE NUMBER OF JOINTS TO A MINIMUM. JOINTS ARE TO BE LOCATED UNDER LANE LINES.
9. WHEN PROFILING EXISTING WEARING COURSE - DO NO PROFILE INTO EXISTING SEAL. IF SEAL IS DISTURBED, A THIN LAYER OF ASPHALT IS TO BE APPLIED PRIOR TO THE APPLICATION OF THE STRESS ABSORBING MEMBRANE.
10. CORRECTOR COURSE IS NOT REQUIRED ON ANY PROFILED SURFACES.
11. JOINING NEW KERB AND CHANNEL INTO EXISTING, THE CONTRACTOR SHOULD ENSURE NO LOW SPOTS OCCUR WHICH WOULD RESULT IN WATER PONDING.

DRAINAGE

1. STORMWATER PIPES SHALL BE CLASS '2' RC PIPES UNLESS NOTED OTHERWISE.
2. THE MINIMUM CLEARANCE BETWEEN OUTER WALLS OF PIPES IN MANHOLES SHALL BE 150mm.
3. CONSTRUCTION LOAD CONTROL ON THE INSTALLATION OF REINFORCED CONCRETE STORMWATER PIPEWORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE RECOMMENDATIONS DEFINED IN THE CONCRETE PIPE ASSOCIATIONS OF AUSTRALASIA'S "THE INSTALLATIONS OF STEEL REINFORCED CONCRETE PIPES - MINIMUM PIPE COVER REQUIRED FOR VARIOUS COMPACTORS".

SCALE 20 10 0 20 40 60 80 100 120 140 160 180 200m
1:2000 (AT UNREDUCED)

Unconfirmed

DO NOT SCALE THIS DRAWING
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NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
LOCALITY PLAN,
DRAWING INDEX AND NOTES

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	01 of 27

	Drawing No	Revision
A1	18-245-01	B

Plotted by: SM on 23/06/2023 5:00:24 PM
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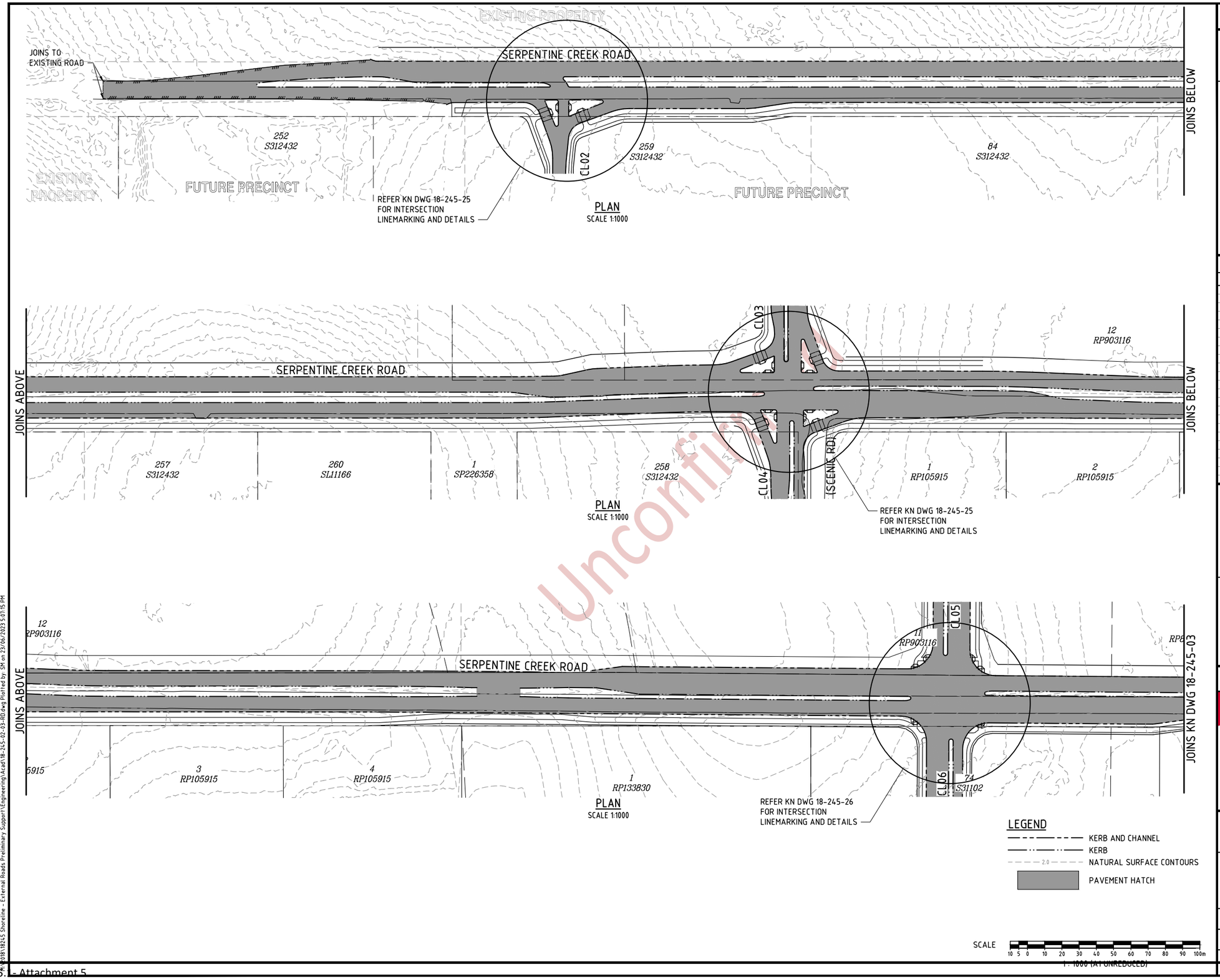

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS

Client: lendlease

Project: Shoreline

SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
LAYOUT PLAN
SHEET 1 OF 2

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	02 of 27

	Drawing No	Revision
A1	18-245-02	B

Uncontrolled

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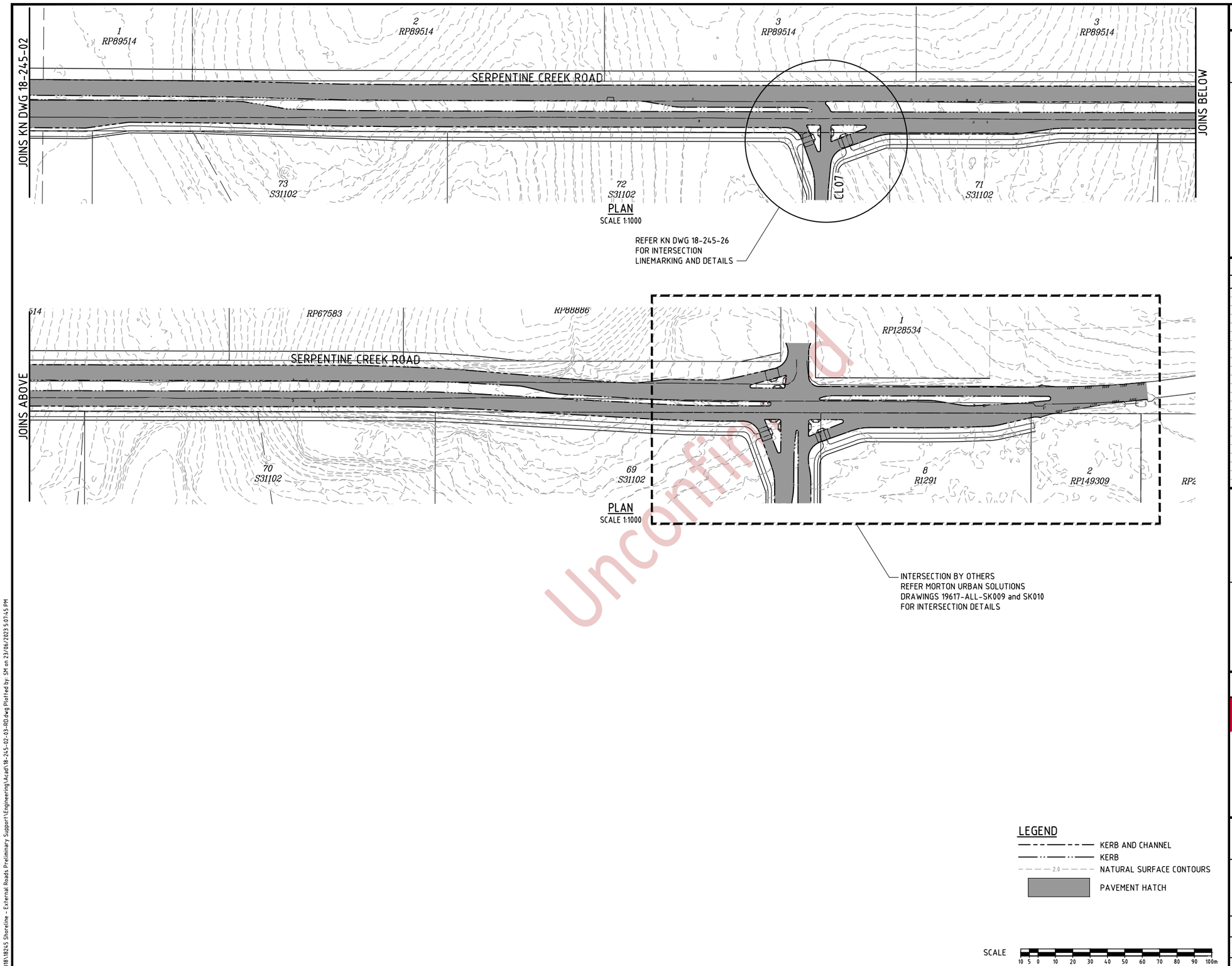

Uncontrolled

DO NOT SCALE THIS DRAWING
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NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR APPROVAL	23.06.23	MJS

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
LAYOUT PLAN
SHEET 2 OF 2

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	03 of 27

Drawing No	Revision
18-245-03	B

A1

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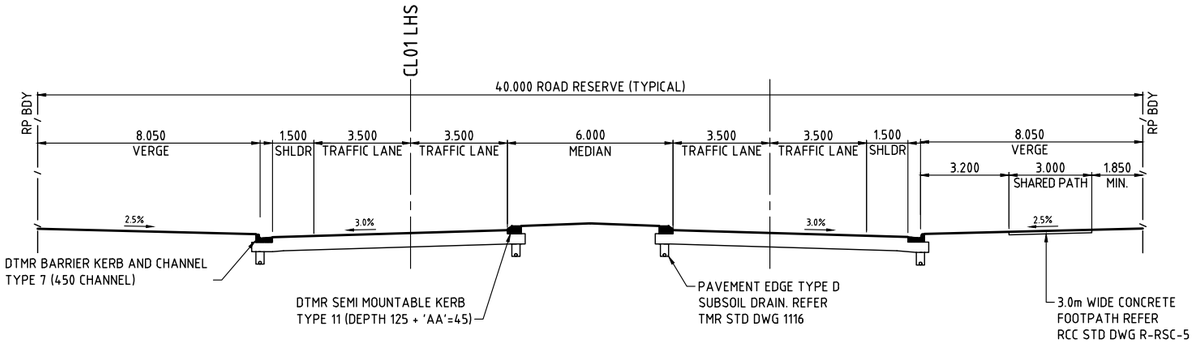
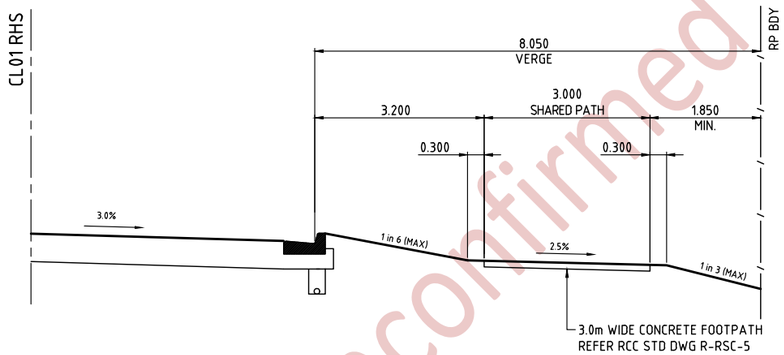
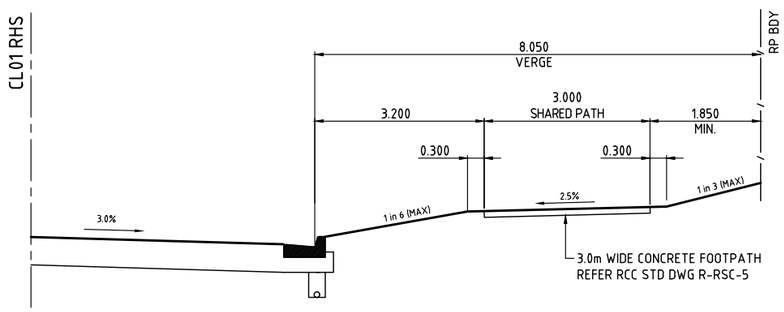


PROPOSED TYPICAL SERPENTINE CREEK ROAD (40.0m MINIMUM)
SCALE 1 : 100



MODIFIED VERGE PROFILE 1
AT EXISTING PRIVATE PROPERTIES
SCALE 1 : 50



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AT EXISTING PRIVATE PROPERTIES
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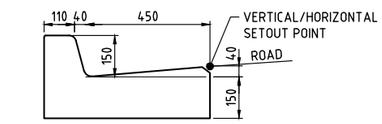
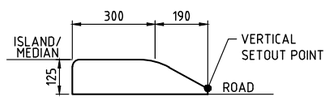
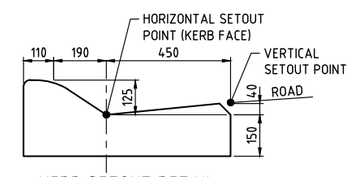


KERB SETOUT DETAIL
KERB AND CHANNEL TYPE 7
SCALE 1:10



KERB SETOUT DETAIL
KERB AND CHANNEL TYPE 15
SCALE 1:10



KERB SETOUT DETAIL
KERB AND CHANNEL TYPE 15
SCALE 1:10

SCALE 0.1 0.05 0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0m
1 : 10 (A1 UNREDUCED)

SCALE 1.0 0.5 0 1.0 2.0 3.0 4.0 5.0m
1 : 50 (A1 UNREDUCED)

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m
1 : 100 (A1 UNREDUCED)

Unconfirmed

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LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR TMR APPROVAL	23.06.23	MJS

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
TYPICAL CROSS SECTIONS

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	14 of 27

Drawing No	Revision
18-245-14	B

A1

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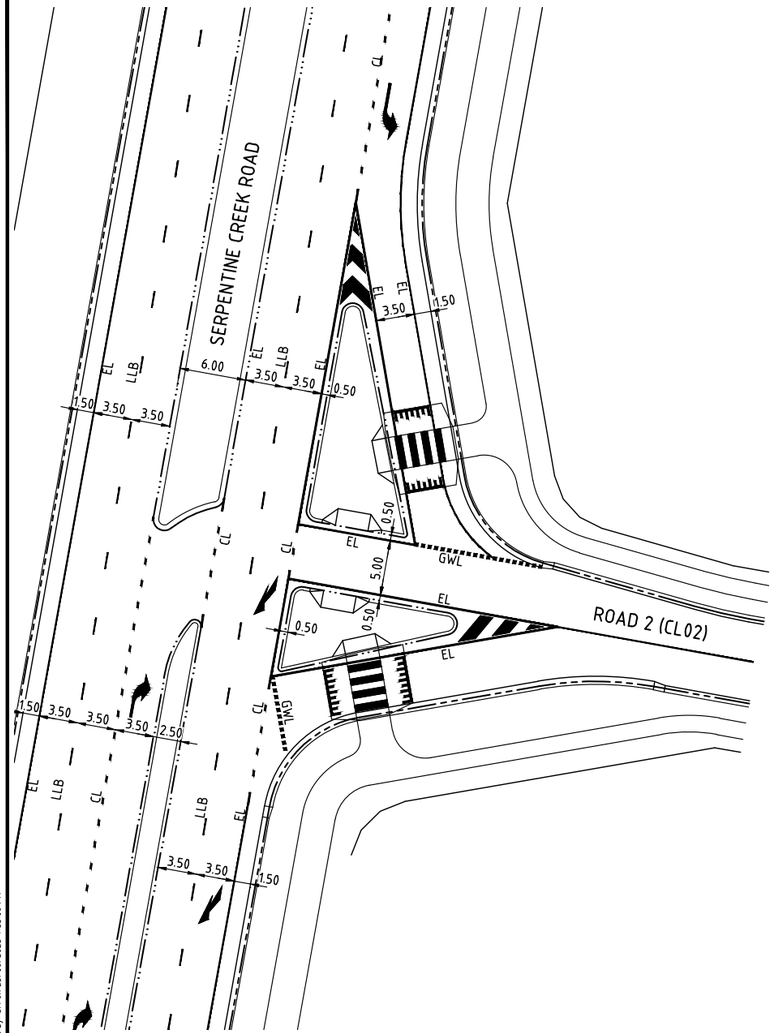
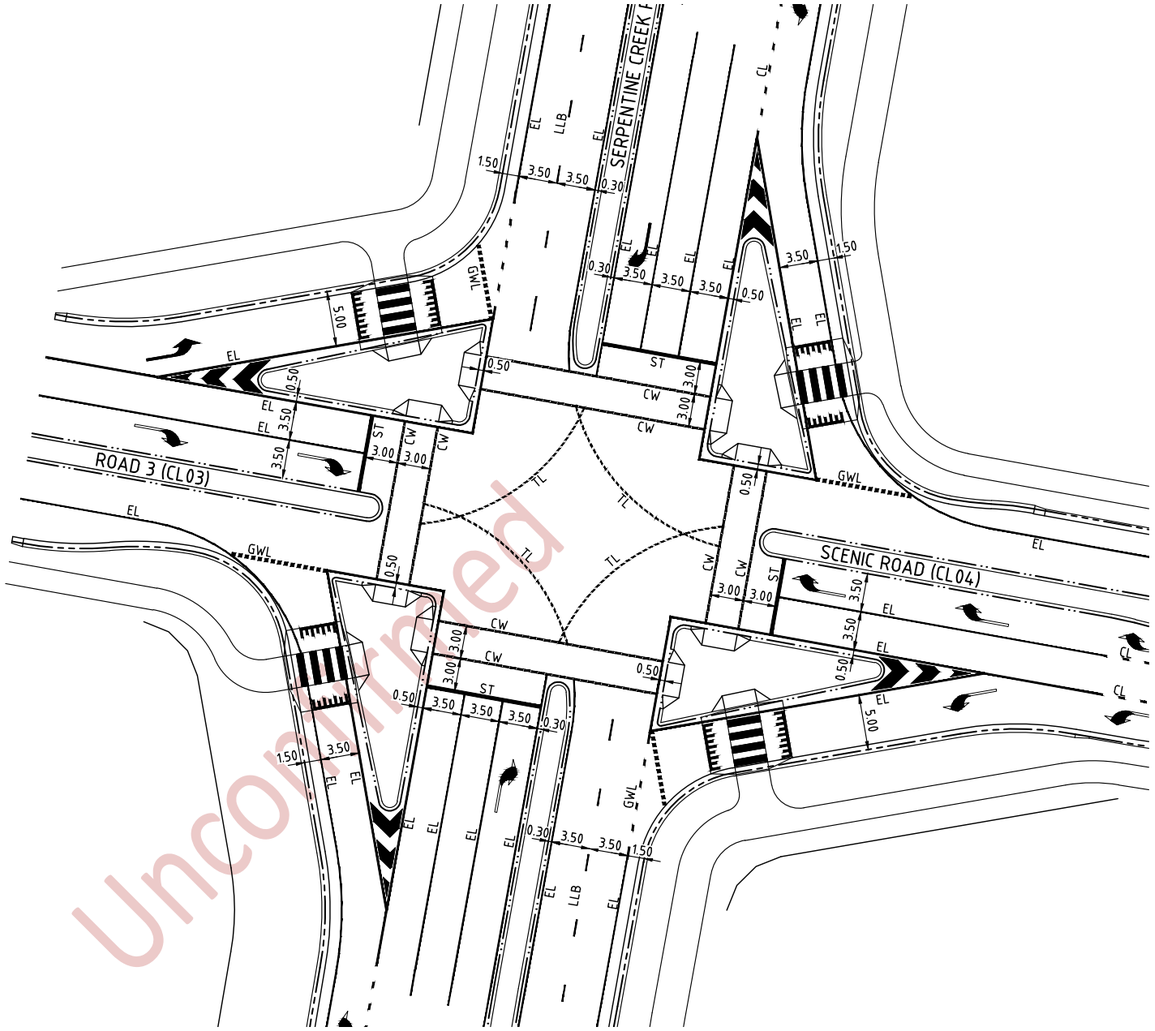


INTERSECTION LINEMARKING DETAILS
SERPENTINE CREEK ROAD & ROAD 2
SCALE 1:250



INTERSECTION LINEMARKING DETAILS -
SERPENTINE CREEK ROAD AND SCENIC ROAD
SCALE 1:250

Uncontrolled

LINEMARKING LEGEND

BROKEN (LLB)

GIVE WAY LINE (GWL)

EDGE LINE (EL)

TURN LINE (TL)

STOP LINE (ST)

CONTINUITY LINE (CL)

CROSSWALK LINE (CW)

LEGEND

KERB AND CHANNEL (TYPE 7)

KERB (TYPE 11)

KERB AND CHANNEL (TYPE 15)

RAISED PEDESTRIAN CROSSING

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

SCALE 5 0 5 10 15 20 25m

1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
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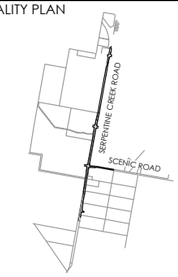
NORTH

LOCALITY PLAN



REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR TMR APPROVAL	23.06.23	MJS

Client: lendlease

Project: Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 1 OF 2

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	25 of 27

Drawing No	Revision
18-245-25	B

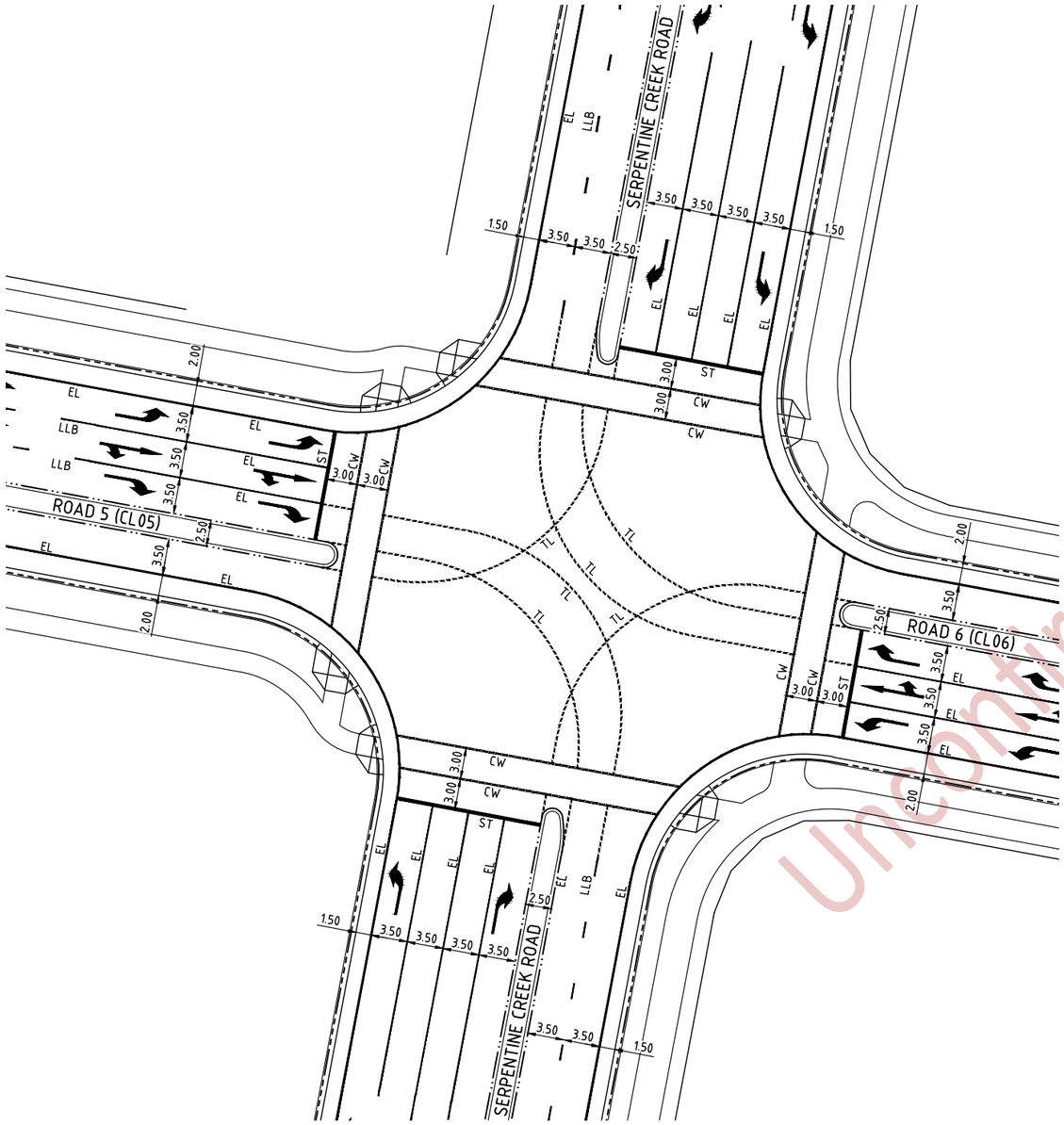
A1

J:\2018\18245 Shoreline - External Roads Preliminary Support\Engineering\Acad\18-245-25-26-RD-DETAIL.dwg Plotted by: SM on 23/06/2023 4:53:08 PM

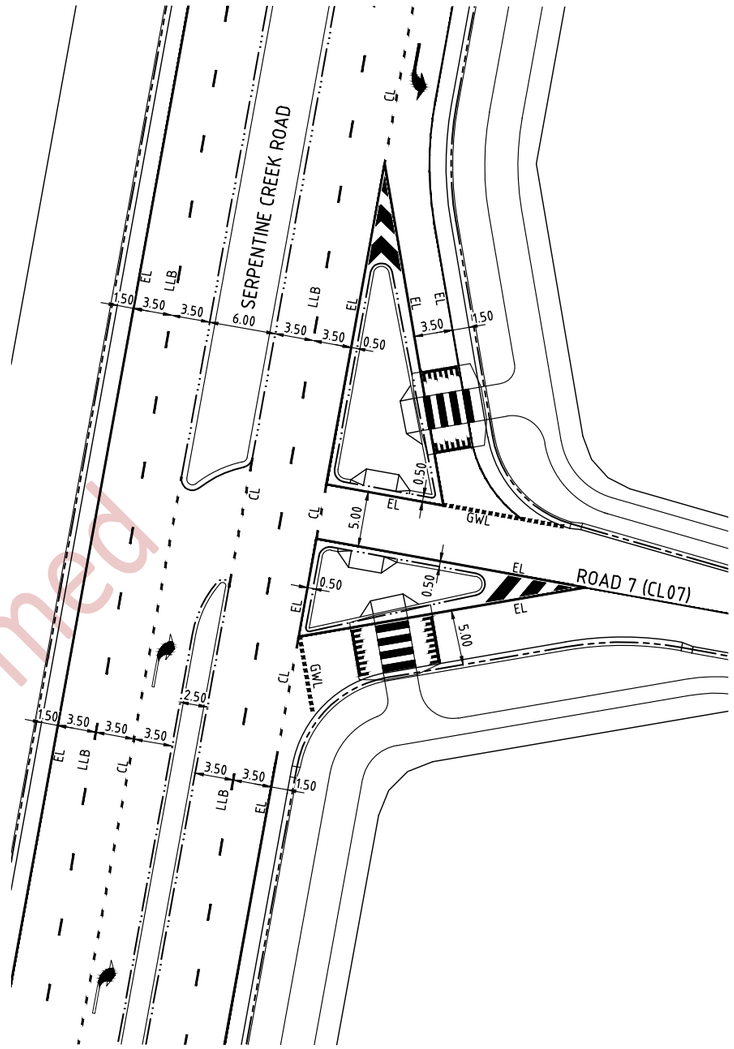
Attachment C

Intersection A Concept Plans

Unconfirmed



INTERSECTION LINEMARKING DETAILS
SERPENTINE CREEK ROAD & ROAD 5/6
SCALE 1:250



INTERSECTION LINEMARKING DETAILS
SERPENTINE CREEK ROAD & ROAD 7
SCALE 1:250

Unconfirmed

LINEMARKING LEGEND

BROKEN (LLB)

GIVE WAY LINE (GWL)

EDGE LINE (EL)

TURN LINE (TL)

STOP LINE (ST)

CONTINUITY LINE (CL)

CROSSWALK LINE (CW)

LEGEND

KERB AND CHANNEL (TYPE 7)

KERB (TYPE 11)

KERB AND CHANNEL (TYPE 15)

RAISED PEDESTRIAN CROSSING

NOTE- RETROREFLECTIVE RAISE PAVEMENT MARKERS (RRPM'S) REQUIRED TO ALL LINEMARKING AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

NOTE- TURN ARROWS AT 30m SPACINGS AS PER MAIN ROADS 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD).

SCALE 5 0 5 10 15 20 25m
1 : 250 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
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NORTH

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR TMR APPROVAL	30.04.19	TJJ
B	FOR TMR APPROVAL	23.06.23	MJS

Client
lendlease

Project
Shoreline
SERPENTINE CREEK ROAD
UPGRADE
REDLAND BAY

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
FUNCTIONAL LAYOUTS
INTERSECTION DETAILS &
LINEMARKING - SHEET 2 OF 2

Drawn	Designed	Checked	Date
TJJ	AK	GBG	APR 19

Scale	Sheet
AS SHOWN	26 of 27

	Drawing No	Revision
A1	18-245-26	B

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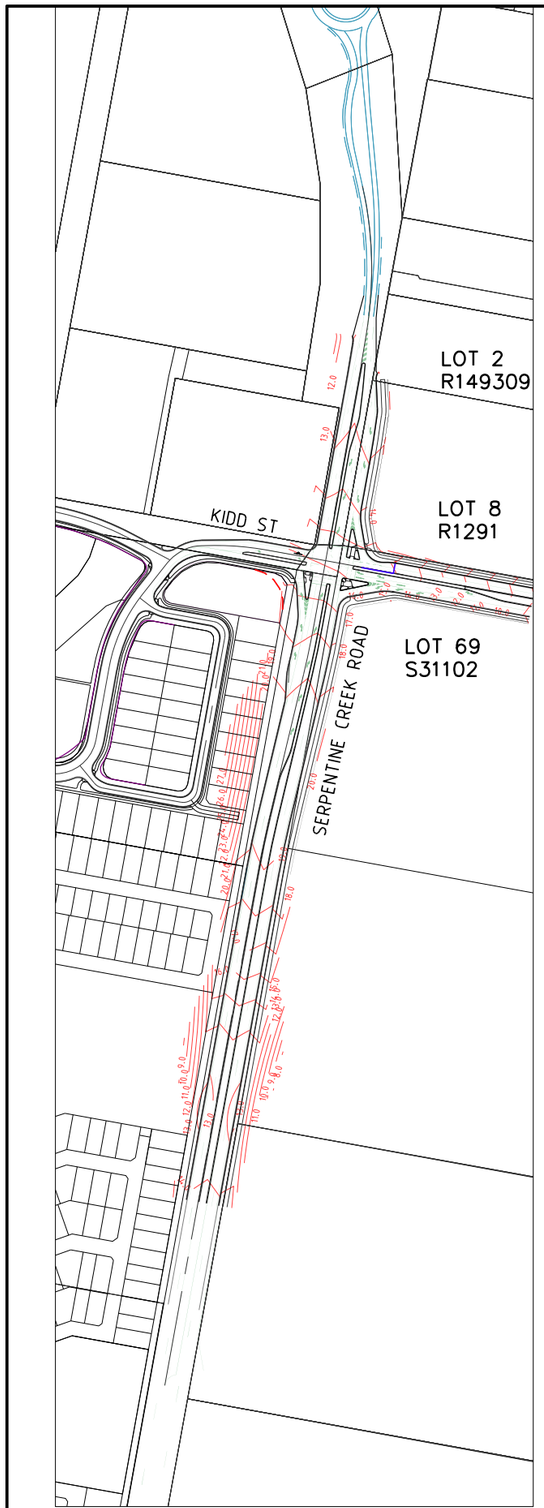
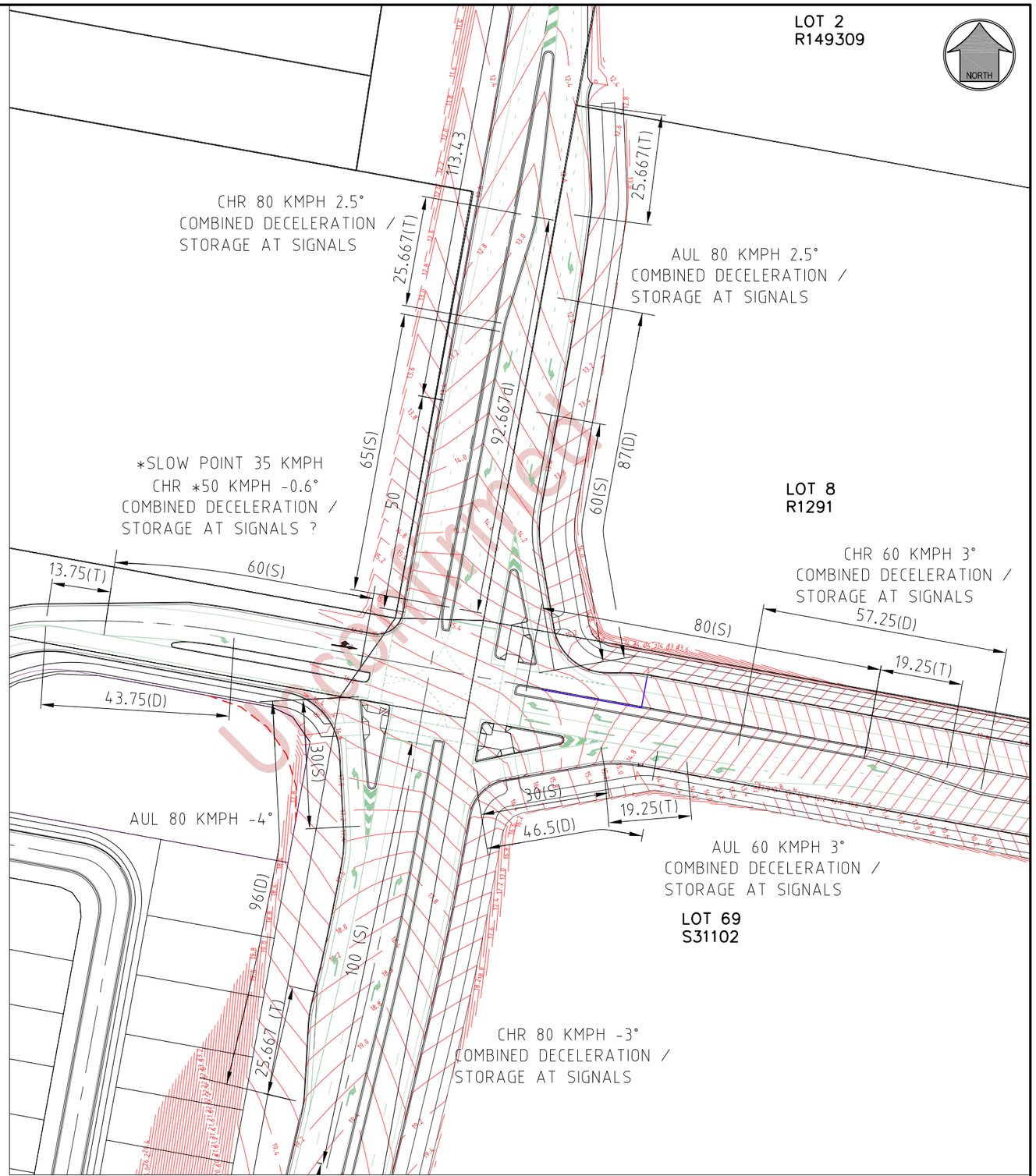


OVERALL PLAN
1:2000 (A1)



DETAIL PLAN
1:500 (A1)

PROJECT NAME

KIDD STREET

RP DESCRIPTION
LOTS 2 RP 88886
LOTS 1 RP88886
KIDD STREET
LOCALITY OF REDLAND BAY

CLIENT

villawood properties
COMMUNITIES DESIGNED FOR LIVING

0 15 30 45 60 75m
Scale 1:1500 - A1 (1:3000 - A3)

0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	2-12-22
CONSTRUCTION	

PRE	DATE	AMENDMENT
B	18-01-23	NORTHERN PEDESTRIAN CROSSING REMOVED
A	2-12-22	ISSUE FOR INFORMATION

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ASSOCIATED CONSULTANTS

DRAWING TITLE

SERPENTINE RD / KIDD ST
ULTIMATE INTERSECTION
CONCEPT PLAN

MORTONS urbansolutions
Urban & Regional Planning
Civil Engineering
Project Coordination
MUS Pty Ltd T/As
Mortons-Urban Solutions
ABN 39 116 375 065
mortons@urbansolutions.net.au
www.urbansolutions.net.au
Tel 07 5571 1099
Postal Address
PO Box 2484
Southport QLD 4215
Gold Coast Office
Suite 9, 19 Short St
Southport QLD 4215

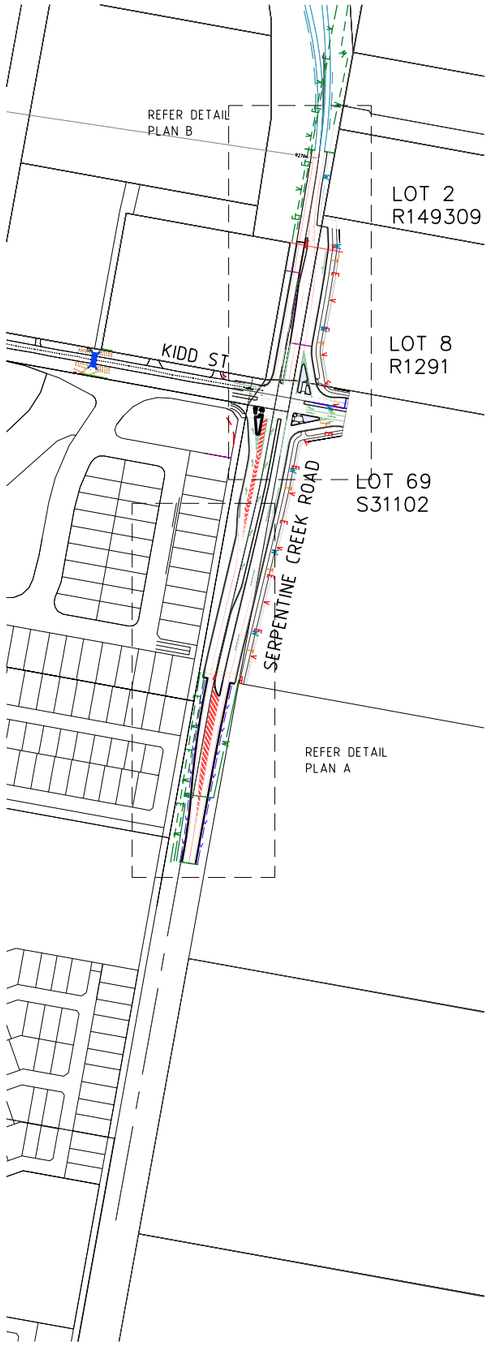
DESIGNED	RB	DRAWN	RB	
APPROVED		RPEQ	DATE	21.10.2022
DRAWING NUMBER				AMEND.
19617-ALL-SK009				B

UNCONTROLLED

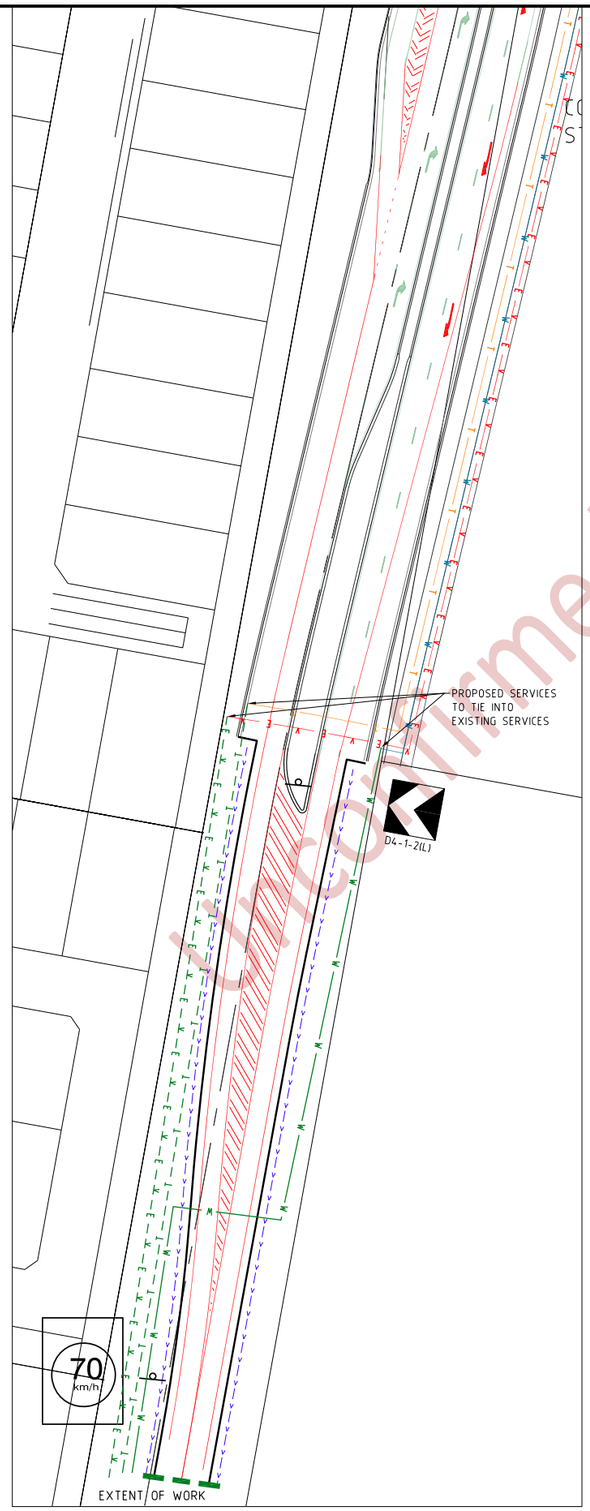
F:\Projects\Client\196 - Villawood\17 - Kidd St\Overall\Sketch\19617-ALL-SK009.dwg, 18/01/2023 12:22:12 PM, 1:2

LEGEND

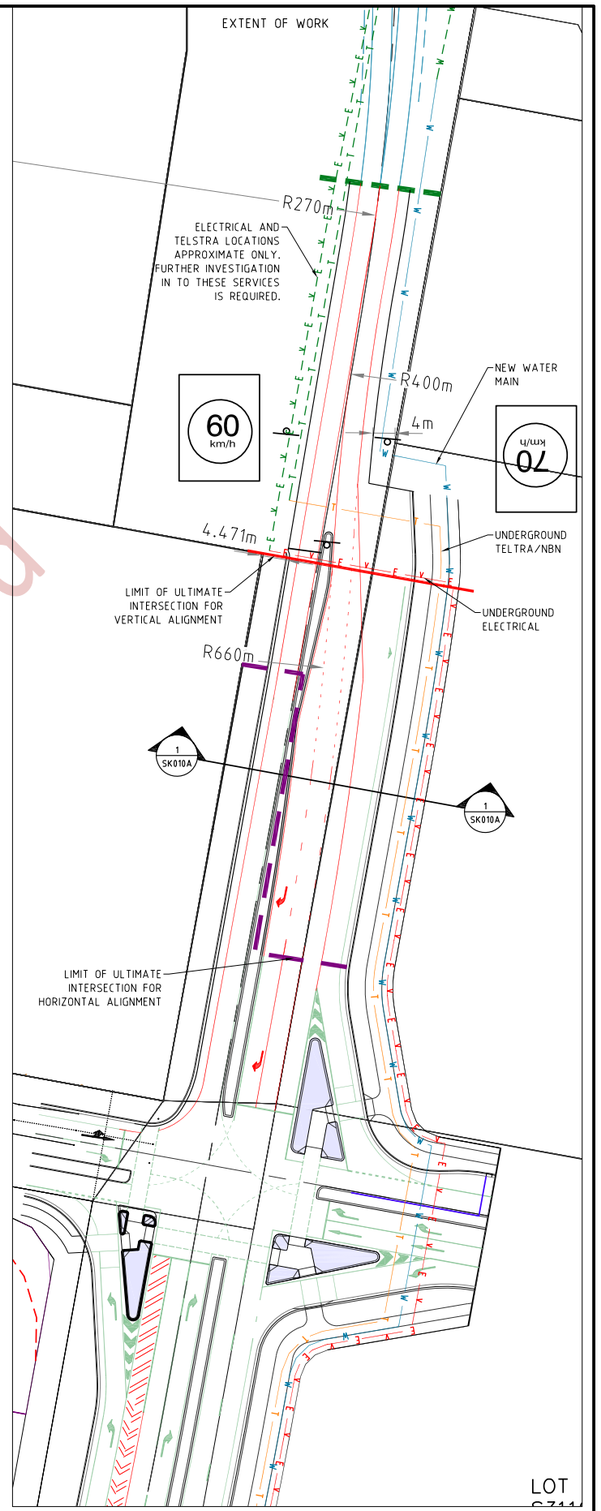
- UNDERGROUND ELECTRICAL
- WATERMAIN
- UNDERGROUND TELSTRA/NBN
- DELIVERABLE LINE WORK
- ULTIMATE LINE WORK



OVERALL PLAN
1:2000 (A1)



DETAIL PLAN A
1:500 (A1)



DETAIL PLAN B
1:500 (A1)

PROJECT NAME

KIDD STREET

RP DESCRIPTION
LOTS 2 RP 88886
LOTS 1 RP88886
KIDD STREET
LOCALITY OF REDLAND BAY

CLIENT

villawood properties
COMMUNITIES DESIGNED FOR LIVING

NORTH

0 15 30 45 60 75m
Scale 1:1500 - A1 (1:3000 - A3)
0 20 40 60 80 100m
Scale 1:2000 - A1 (1:4000 - A3)

ISSUES	DATE
TENDER	
COUNCIL	2-12-22
CONSTRUCTION	

PRE	DATE	AMENDMENT
B	18-01-23	NORTHERN PEDESTRIAN CROSSING REMOVED
A	2-12-22	ISSUE FOR INFORMATION

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ASSOCIATED CONSULTANTS

DRAWING TITLE

SERPENTINE RD / KIDD ST
DELIVERABLE INTERSECTION
CONCEPT PLAN

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Urban & Regional Planning
Civil Engineering
Project Coordination
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DESIGNED	RB	DRAWN	RB
APPROVED		RPEQ	DATE 21.10.2022

DRAWING NUMBER 19617-ALL-SK010 AMEND. B

Unconfirmed

F:\Projects\Client\196 - Villawood\17 - Kidd St\Overall\Sketch\19617-ALL-SK010.dwg, 18/01/2023 12:51:15 PM, 1:2

Attachment D

SDAP Code Responses

Unconfirmed

State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	**Complies with AO1.1 and A01.2** The development is not located in a state-controlled road environment and can be maintained without requiring direct access to a state controlled road.
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO2** The development will not impact on the structural integrity or physical condition of the state-controlled road network or road transport infrastructure. Refer to the attached Assessment of Traffic Matters prepared by SLR Consulting (**SLR Letter**) for further details.
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO3** The location of the development will not obstruct road transport infrastructure or impact on the operating performance of the state-controlled road network. Refer to the SLR Letter for further details.
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a	No acceptable outcome is prescribed.	**Not applicable**

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
safety hazard for users of the **state-controlled road**.		There are no advertising devices which are visible from the state-controlled road network proposed as part of the development.
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials. AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	**Not applicable** No buildings are proposed as part of this application.
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	**Not applicable** No bridges over state-controlled roads are proposed as part of the development.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**.	**Not applicable** No landscaping in a state-controlled road is proposed as part of the development.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND **AO7.3** Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO11.3 Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO11.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering

Unconfirmed

State Development Assessment Provisions v3.0

State code 1: Development in a state-controlled road environment

Page **4** of **18**

Performance outcomes	Acceptable outcomes	Response
	AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	consultant KN Group.
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO15** The proposal to change the location of signalised intersection C will not materially impact on the operation or safety of the state-controlled road compared with that previously approved. Refer to Section 3.1 of the SLR Letter for further details.
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO16** The proposal to change the location of signalised intersection C, requested clarification regarding shared path provision and removal of underpasses will not materially impact on the functional requirements of the state-controlled road compared with that previously approved. Refer to Section 3 of the SLR Letter for further details.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	**Complies with PO17** The proposal to change the location of signalised intersection C is consistent with the future intent of the state-controlled road. Refer to Section 3.1 of the SLR Letter for further details.
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	**Not applicable** No new or changed access to a limited access road is proposed as part of the development.
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** No new or changed access to a local road within 100m of an intersection with a state-controlled road is proposed as part of the development.
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	**Not applicable** No new or changed access to a local road within 100m of an intersection with a state-controlled road is proposed as part of the development.
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO21** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO22** The changed development maintains access to existing active and public transport infrastructure.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO23** The changed development does not impact on the operation of existing active or public transport infrastructure.
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO23** The changed development does not impact on the structural integrity or physical condition of existing active or public transport infrastructure.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies with PO25** The changed development will not impact on the safety of users of the state-controlled road network. Refer to the SLR Letter for further details.
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies with PO26** The changed development will not impact on the operation of the state-controlled road network. Refer to the SLR Letter for further details.
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**Complies with PO27** Where practicable, traffic movements from the development are directed onto the local road network. For clarity, there is no direct property access to the state-controlled road network proposed as part of the development.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The development does not involve haulage.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	**Complies with PO29** The changed development does not impede the delivery of planned upgrades to state-controlled roads.
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	**Complies with PO30** The changed development does not impede the delivery of state-controlled road corridor improvements.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	

Unconfirmed

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures**	**Not applicable** The development does not involve 5 or fewer residential lots.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting previously prepared by the project acoustic consultant SLR Consulting.
Material change of use (accommodation activity)		

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting previously prepared by the project acoustic consultant SLR Consulting.
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with:	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting previously prepared by the project acoust consultant SLR Consulting.

Performance outcomes	Acceptable outcomes	Response
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	**Not applicable** The development does not involve childcare centre, educational establishment or hospital uses.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play**	No acceptable outcome is provided.	**Not applicable**

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.		The development does not involve childcare centre, educational establishment or hospital uses.
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	**Not assessed herein** This matter has not been assessed herein.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND	**Complies with AO52.1** The changed development is not located in a future state-controlled road.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO52.3 The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	**Complies with PO53** The proposal to change the location of signalised intersection C will not materially impact on the operation or safety of the state-controlled road compared with that previously approved. Refer to Section 3.1 of the SLR Letter for further details.
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO56.3 Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	

Unconfirmed

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies with PO1** The changed development does not compromise the safety of users of the state-controlled road network. Further details are provided in Section 5 to the attached Assessment of Traffic Matters prepared by SLR (**SLR Letter**).
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO2** The change development does not adversely impact the structural integrity or physical condition of a state-controlled road or road transport infrastructure.
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	**Complies with PO3** The changed development does not impact on the planned operational performance of the state-controlled road network. Further details are provided in Section 3.1 of the SLR Letter
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	**Complies with PO4** Where practicable, traffic movements from the development are directed onto the local road network. For clarity, there is no direct property access to the state-controlled road network proposed as part of the development.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	**Not applicable** The changed development does not involve haulage exceeding 10,000 tonnes per year.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	**Complies with PO6** The changed development does not require a new railway level crossing.
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to any existing railway crossings.
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to any existing railway crossings.
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to any existing railway crossings.
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to a railway corridor.
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to a railway corridor.
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to a railway corridor or other rail infrastructure.
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	**Not applicable** The changed development is not located within proximity to a railway corridor or other rail infrastructure.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO17.4** Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a **state transport corridor**.	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AND **AO18.2** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**. AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO19.2** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**. *For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport**	**Not assessed herein** This matter has not been assessed herein. Refer to reporting prepared by the project civil engineering consultant KN Group.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	infrastructure is wholly contained within the development site. AND **AO19.4** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO21** The changed development does not impede delivery of planned upgrades of state transport infrastructure.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	**Complies with PO22** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO23** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO24** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO25** The changed development does not impact on the structural integrity or physical condition of existing active or public transport infrastructure.
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	**Complies with PO26** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	**Complies with PO27** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development and avoids creating indirect or inefficient routes for **public passenger services**.	No acceptable outcome is prescribed.	**Complies with PO28** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with:	**Complies with PO29** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO30** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	**Complies with PO31** The proposed changes to the masterplan do not materially impact on the developments active or public transport provisions compared with that previously approved. Refer to the SLR Letter for further details.
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	**Not applicable**

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
		The uses proposed as part of the development will not generate a level of taxi demand that warrants dedicated taxi facilities.
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	**Not applicable** The uses proposed as part of the development will not generate a level of booked hire services that warrants dedicated facilities.
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	**Not applicable** The uses proposed as part of the development will not generate a level of taxi demand that warrants dedicated taxi facilities.
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and cyclist access and **active transport infrastructure**.	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	**Not applicable** The development does not involve an educational establishment.

Unconfirmed

State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO8 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO9 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO10 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	Complies with PO11 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO11.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	Complies with PO12 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	Complies with PO13 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Complies with PO14 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO31 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO32 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO33 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO34 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO35 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	Complies with PO36 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	full extent of the boundary closest to the **state-controlled road**.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;	

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Performance outcomes	Acceptable outcomes	Response
	b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	
Material change of use (other uses)		

Performance outcomes	Acceptable outcomes	Response
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	No acceptable outcome is provided.	
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);	No acceptable outcome is provided.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for	No acceptable outcome is provided.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.		
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO52.3 The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	Complies with PO54 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO55 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**.	Complies with PO56 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	

Unconfirmed

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO14 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO15 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Complies with PO16 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	Complies with PO17 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	AO17.4 Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a **state transport corridor**. AND **AO18.2** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**. AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	Complies with PO18 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained	Complies with PO19 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	within the development site, except at the **lawful point of discharge**. AND **AO19.2** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**. *For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport infrastructure** is wholly contained within the development site. AND **AO19.4** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	Complies with PO20 Refer to the Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice Version 8, prepared by DesignFlow.
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	

Unconfirmed

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	Complies with PO# / AO# Use this column to indicate whether compliance is achieved with the relevant PO or AO (or if they do not apply), and explain why
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development and avoids creating indirect or inefficient routes for **public passenger services**.	No acceptable outcome is prescribed.	
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with:	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
	1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads; 2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	

Unconfirmed

Performance outcomes	Acceptable outcomes	Response
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and cyclist access and **active transport infrastructure**.	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	

Unconfirmed

SLR Consulting Australia
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

2 September 2024

SLR Ref No.: 620.V12739-L14-v1.0 Response to Council Traffic Matters 20240902.docx

Attention: Philip Mann
Lendlease Communities (Shoreline) Pty Ltd
Kingsgate, 2 King Street
Bowen Hills QLD 4006

SLR Project No.: 620.V12739.00400

RE: Shoreline Preliminary Approval - Other Change Application
Council Workshop - Response to Traffic Matters

1.0 Introduction

SLR Consulting Australia Pty Ltd (**SLR**) has been engaged by Lendlease Communities (**Shoreline**) Pty Ltd (**Lendlease**) to provide traffic engineering and transport planning advice in relation to an 'other' change application to the existing Preliminary Approval for the Shoreline masterplanned community (**Shoreline**) located at Serpentine Creek Road, Redland Bay.

A workshop to discuss a variety of matters associated with the other change application was held on 22 March 2024 and attended by Redland City Council (**RCC** or **Council**) officers and members of the Shoreline project team. Minutes from that workshop (**Workshop Minutes**) are included at **Attachment A** for reference.

This document has been prepared to provide formal responses to a number of traffic matters raised in the Workshop Minutes, primarily relating to proposed changes to hierarchy of some roads within Shoreline as part the other change application.

2.0 Amended Plans

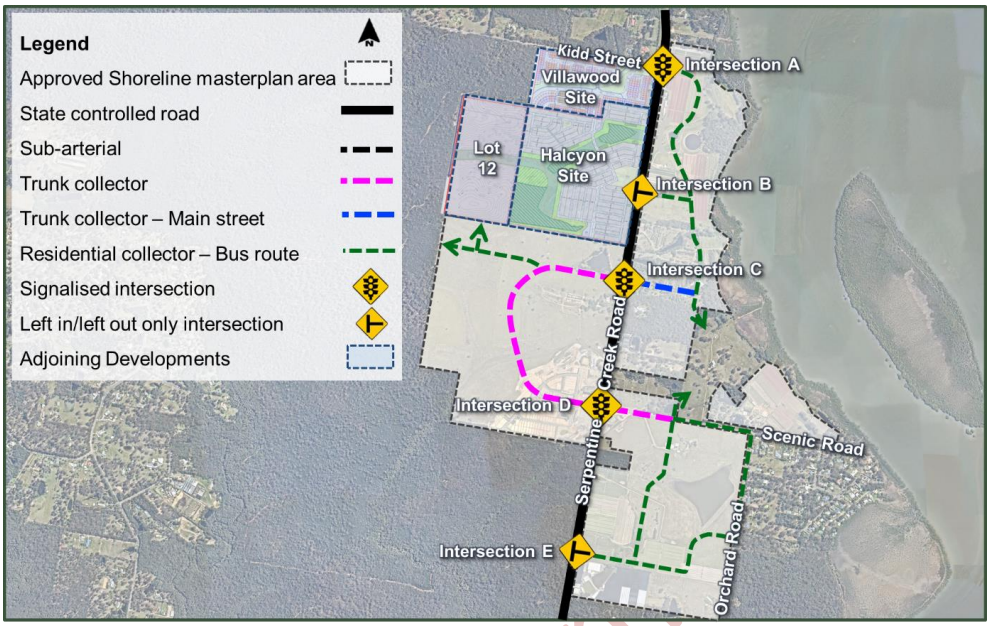
To address a number of issues raised in the Workshop Minutes, the following plans have been amended and are attached:

- An amended conceptual road hierarchy plan has been prepared by Saunders Havill Group (**SHG**) is included **Attachment B**;
- An amended road cross section plans has been prepared by KN Group and is included at **Attachment C**.

For ease of reference, a summary of the amended Shoreline road hierarchy is shown on **Figure 1** overleaf.

Unconfirmed

Figure 1 Amended Shoreline Road Hierarchy



Source: Nearmap. Note: Site bounds indicative only.

3.0 'Residential Collector - Bus Route' Cross Section

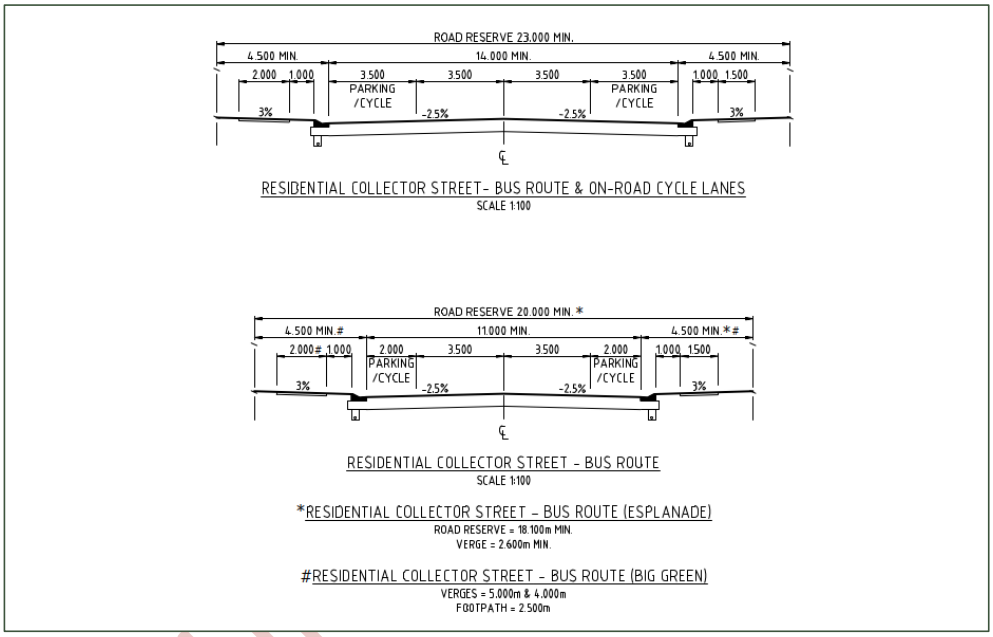
The cross sections proposed for the 'residential collector – bus route' road type have been amended (refer to **Attachment C**), with additional variants proposed depending on the transport functional requirements and specific context. The amended cross sections for 'residential collector – bus route' are presented on **Figure 2** overleaf, with the following of relevance noted:

- This road type is proposed where the ultimate daily traffic volumes are expected to be >3,000vpd and/or provision for a bus route is required as per the existing Shoreline Preliminary Approval. For reference, *Schedule 6* (Movement Network and Road Design) of the Redlands Planning Scheme version 6.2 (**RPS v6.2**) and the relevant standard drawing (R-RSC-15), which is included at **Attachment D** for reference, would normally require provision of a 'trunk collector street' (i.e. trunk infrastructure) for these applications;
- Whilst the 'residential collector – bus route' facilitates a trunk transport network function (i.e. by facilitating daily traffic volumes of >3,000vpd and bus routes), given the bespoke road cross section proposed, which has reduced verge widths compared with Councils standard 'trunk collector street', this road type is proposed as a non-trunk infrastructure;
- The proposed 'residential collector street – bus route' has different variants to be applied depending on whether frontage access is proposed, and other specific situations, as follows:
  - Where no frontage access is proposed, the 'Residential collector street – bus route' road type would be applied, requiring a 20m road reserve and providing an 11m carriageway. The 11m carriageway is identical to that facilitated by Council's

standard 'trunk collector street – type C (no residential frontage access)' and facilitates up to 10,000vpd, bus routes and on-road cycle lanes;

- Where frontage access is proposed, the 'residential collector street – bus route and on-road cycle lanes' road type would be applied, requiring a 23m road reserve and providing a 14m carriageway. The 14m carriageway is identical to that facilitated by Council's standard 'trunk collector street – type C (with frontage access)' and facilitates up to 10,000vpd, bus routes, kerbside parking lanes and on-road cycle lanes;
- Other variants would be applied where the road abuts open space (i.e. 'esplanade') and an off-road shared path is proposed (i.e. 'big green').

Figure 2 Amended Cross Section: Residential Collector – Bus Route



Source: KN Group

4.0 Responses to Council Traffic Matters

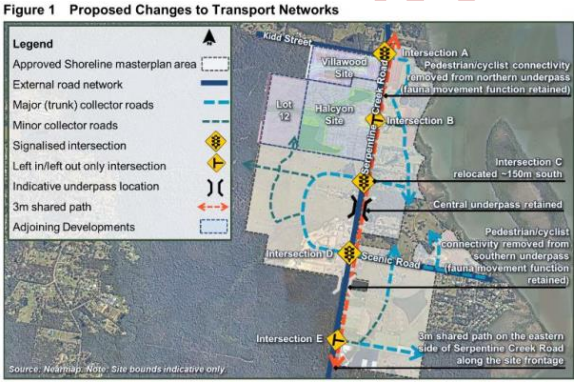
4.1 'Conceptual Road Hierarchy'

The Workshop Minutes raise a number of issues in relation to proposed changed to the proposed road hierarchy of certain roads with Shoreline. Those issues are reproduced below followed by a response addressing the traffic engineering aspects.

4.1.1 Scenic Road

The road hierarchy issues raised by Council in relation to Scenic Road in the Workshop minutes are reproduced in **Table 1** below.

Table 1 Conceptual Road Hierarchy Issues – Scenic Road

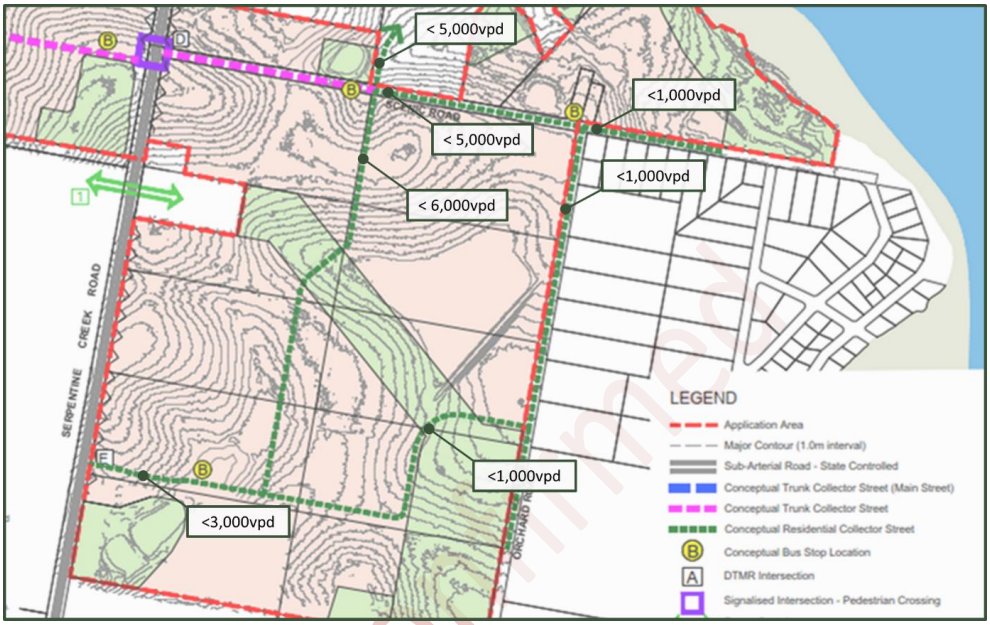
Item discussed	Action
There remain inconsistencies between the approved and amended conceptual road hierarchy plans, which have not been explained or justified in the accompanying traffic report. *Scenic Road:* a) The residential collector does not extend along the full extent of Scenic Road as shown on previously approved master plan. b) The road connection through to this land on the northern side of Scenic Road has also been removed. c) Road has been downgraded to a residential collector rather than 'trunk' collector. d) The changes are not consistent with the traffic report, which shows: **Figure 1 Proposed Changes to Transport Networks** 	a) The proposed conceptual hierarchy plan has eliminated collector streets along Scenic Road extend (sic) and their connection to the northern side of Scenic Road. Justification for this removal is required to demonstrate compliance with specific outcomes S7, S8, S9, and S10 of the infrastructure works code. c) Provide an updated traffic report to include the latest changes to the conceptual Road hierarchy.

The following is noted in response to Council's concerns with respect to the proposed changes to the hierarchy of Scenic Road:

- It is acknowledged that there was no assessment of the proposed changes to the Shoreline road hierarchy in the *Assessment of Traffic Matters* prepared by SLR dated 3 August 2023 (**SLR Assessment**), as SLR was not aware of the changes. Notwithstanding, the proposed changes to road hierarchy, compared to that previously approved, are assessed herein;

- The road hierarchy proposed along various sections of Scenic Road has been revisited in consideration of the future traffic demands likely to be generated by existing dwellings, Shoreline and other planned developments within the Scenic Road catchment. **Figure 3** shows the road hierarchy now proposed along Scenic Road and daily traffic volume estimates at critical locations, with commentary in relation to the road type proposed for each segment of Scenic Road provided below.

Figure 3 Proposed Scenic Road Hierarchy and Expected Daily Traffic Volumes



Source: SHG

- **Eastern Segment (east of Orchard Road):**
  - Daily traffic volumes on Scenic Road to the east of Orchard Road are expected to be <1,000vpd. In accordance RPSv6.2, provision of a 'residential access place' road type (15m road reserve) would be required. This road type is comfortably accommodated within the existing ~20m road reserve provided in this locale and has no specific property access restrictions etc. which would warrant inclusion of this road type on the road hierarchy plan;
  - It is noted that the Amended Road Hierarchy Plan (and other plans) indicatively shows a 'conceptual bus stop location' on Scenic Road immediately to the east of Orchard Road. In reality, the bus stop would need to provided west of Orchard Road or on Orchard road, noting that Translink would not operate a bus route on a non-continuous route (i.e. the road network east of Orchard Road could not practically facilitate a bus route.
- **Middle Segment (west of Orchard Road):**
  - Daily traffic volumes on Scenic Road to the west of Orchard Road are expected to be 3,000vpd-5,000vpd. A bus route and on-road cycle lanes are also required;

- The proposed 'Residential collector street – bus route', proposed as non-trunk infrastructure, would facilitate all of the transport functional requirements as per the commentary provided in **Section 3.0** herein.

With respect to the removal of some lower order road types from the road hierarchy plan (refer to Council issues in **Table 1**), these are all roads with ultimate traffic volumes of <3,000vpd (i.e. non-trunk roads), for which there is no fixed planning (i.e. this is subject to development of staging layouts, which will be subject to further development applications) and hence their removal from the road hierarchy plan is inconsequential. The road hierarchy plan is only required to show critical roads (i.e. higher order or trunk function roads) and road around which the locations are relatively certain, or where there are particular constraints, in order to allow coordination with surrounding developments. The amended road hierarchy plans show all such roads.

Based on the above commentary, the proposed changes to the road hierarchy of Scenic Road as per the amended plan included at **Attachment B** meets all relevant transport functional requirements and furthermore, the proposed road types would readily satisfy the RPSv6.2 *Infrastructure Works Code* assessment benchmarks (i.e. S7, S8, S9, and S10) referenced by Council, to the extent possible for a Preliminary Approval.

4.1.2 Orchard Road

The road hierarchy issues raised by Council in relation to Orchard Road in the Workshop minutes are reproduced in **Table 2** below.

Table 2 Conceptual Road Hierarchy Issues – Orchard Road

Item discussed	Action
e) The residential collector does not extend along the frontage of the proposed district sports park.	b) Provide an updated conceptual hierarchy plan to incorporate the extension of residential collector (Orchard Road) along the frontage of the proposed district sports park. Alternatively, provide justification to demonstrate compliance with specific outcomes S7, S8, S9, and S10 of the infrastructure works code if this extension is no longer proposed. c) Provide an updated traffic report to include the latest changes to the Conceptual Road hierarchy. Additionally, include details of external road works in Orchard Rd in front of the proposed district sports park, street parking specifics for the proposed district sports park, and entry and exit points for the proposed district sports park to demonstrate compliance with specific outcomes S7, S8, S9 and S10 of the infrastructure works code.

The following is noted in response to Council's concerns with respect to the proposed changes to the hierarchy of Orchard Road:

- As indicated on **Figure 3**, daily traffic volumes on Orchard Road along the frontage of the district sports park are expected to be <1,000vpd, including consideration of traffic associated with the district sports park car park access (i.e. this would only generate up to several hundred trips per day at worst), which would only warrant provision of an 'residential access place' road type in accordance with RPSv6.2;

Unconfirmed

- Notwithstanding, given that a bus route is required for a portion of the site frontage to Orchard Road (i.e. up to the district sports park), allowance for provision of a 'residential collector street – bus route' has been made along this segment. Given that existing rural residential uses are provided along the eastern side of Orchard Road (i.e. and will remain for the foreseeable future), it would be reasonable for Shoreline to upgrade the western portion of Orchard Road only. This would entail providing the required land dedication and verge required to accommodate the appropriate 'residential collector street – bus route' cross-section variant, and also provide a suitable pavement width to accommodate the functional requirements (e.g. buses, on-road cycle lanes). The rural verge would be maintained on the eastern side of Orchard Road along this segment until such time as urban development is implemented, whereby landowners on the eastern side of Orchard Road would upgrade their respective site frontages as required;
- Traffic volumes to the south of the district sports park are expected to be <1,000vpd, also including consideration of traffic associated with the district sports park car park access, which would also only warrant provision of an 'residential access place' road type in accordance with RPSv6.2. No bus route is proposed as part of Shoreline along this road segment, and hence there would be no reason why the Shoreline frontage (i.e. western side only) should be upgraded to anything more that a 'residential access place' cross section type. For clarity, it is proposed that only the western verge of Orchard Road would be upgraded to the south of the entrance to the district sports park.

Based on the above commentary, the proposed changes to the road hierarchy of Orchard Road as per the amended plan included at **Attachment B** meets all relevant transport functional requirements and furthermore, the proposed road types would readily satisfy the RPSv6.2 *Infrastructure Works Code* assessment benchmarks (i.e. S7, S8, S9, and S10) referenced by Council, to the extent possible for a Preliminary Approval.

Unconfirmed

4.1.3 Medians

There were several issues raised by Council in the Workshop minutes in relation to the provision of medians in various locations, which are reproduced in **Table 3** below.

Table 3 Conceptual Road Hierarchy Issues – Medians

Item (not) discussed	Action
Please note: although not discussed in the meeting, the following additional feedback is provided. • A central median is now proposed as part of 'Trunk Collector Street – with Median (Main Street)' and 'Trunk Collector Street – with Median'. It is noted that previous RAL applications have only approved a small section of road with a central median at the entrance to Shoreline Avenue, and not across the remaining stages. • The road profile which includes a central median is non-standard and has implications to Council in terms of its long-term maintenance requirements and costs, which are likely to be significantly higher and more onerous than a standard road design. • The conceptual road hierarch (sic) plan does not make it clear which roads are proposed to have the central median (other than Main Street).	d) Provide further information on the conceptual road hierarch (sic) plan to clarify which roads are proposed to include the central median. In doing so, also demonstrate that the road type proposed will be cost effective and minimise whole-of-life cycle costs, in accordance with overall outcomes of the infrastructure works code.

Unconfirmed

The following is noted in response to Council's concerns with respect to medians:

- With respect to medians, SLR expects that these would need to be provided on various segments of the trunk standard roads (i.e. trunk collector street and sub-arterial road) reflected on the amended conceptual road hierarchy plan included at **Attachment B**. Other than the medians already constructed on Shoreline Avenue, from a traffic engineering perspective, medians are likely to be required:
  - On the western segment of Scenic Drive on the approach to Serpentine Creek Road and other locations where access movements should be restricted (i.e. at some point in time) given the expected daily traffic volumes (i.e. whereby safety issues could be introduced by continuing to allow all-movements property access). Examples where the provision of a median would be appropriate would include to the west of the proposed Intersection C (i.e. Shoreline Avenue extension), and along the school site frontage (i.e. Scenic Drive), which is located in close proximity to a major signalised intersection, and whereby future traffic volumes are expected to be significant and therefore warrant provision of a median;
  - On the trunk collector (main street), particularly on the approaches to intersections with Serpentine Creek Road to the west and the 'residential collector – bus route' to the east.
- If medians are required to support the hierarchy of that road (i.e. whereby access restrictions may be warranted to protect the safety and efficiency of the trunk road), then these are considered to serve a trunk infrastructure purpose. However, if medians are proposed for individual property access (i.e. turning lanes) or for

aesthetic reasons, these would not serve a trunk purpose from a traffic engineering perspective (although they may from other perspectives e.g. creation of place);

- For any medians which did not serve a trunk purpose, it would be reasonable for Council to not allow offset credits for trunk infrastructure, however, only for the proportion that is not considered to be trunk infrastructure (e.g. median if not providing a trunk purpose).

Unconfirmed

4.2 'Main Street'

The road hierarchy issues raised by Council in relation to 'Main Street' in the Workshop minutes are reproduced in **Table 4** below.

Table 4 Main Street Issues

Item discussed	Action
Further information was requested to demonstrate whether the relocation of the town centre would result in a change the function of the previously approved 'trunk collector c' road. The information request response states that "traffic volumes on this road are anticipated to remain unchanged despite the town centre relocation. As such, the road will generally have the same form and function of the approved road." The response to this item is considered to be insufficient and has not addressed Councils concerns. Under the original 2015 Shoreline Infrastructure Agreement, offsets for 'trunk collector c' were provided on the basis that the primary purpose of this road was to provide access to the town centre via Serpentine Creek Road, comprising co-located centre uses providing foreshore recreational and commercial opportunities including cafes and dining, and to support traffic from the broader community. There is still a clear intent to provide a 'town centre', however, by moving the town centre to the western end of this road, the remaining extent of this road to the east of the town centre will provide access to residential areas within Shoreline, and the foreshore area. The purpose and function of this road has therefore changed. The function of the road should continue to be assessed on the basis that its primary purpose is to provide access to the town centre. It should be noted that the potential for commercial uses alone along the remaining stretch of the road, which is also intended to accommodate residential uses, would not be considered sufficient justification for this road to be considered trunk infrastructure.	Further information is required to confirm the extent of the main street that will serve a trunk road function and purpose. This may be supported by a traffic impact assessment and/or further information about how the town centre will function and continue to provide a mix of consolidated uses (including community and recreational uses within the centre as originally intended). Please note: The IA is required to be amended to adjust the offsets applicable for the road network as required and will be informed by the applicants response to this item. Any review of offsets would be seeking to determine the percentage of the previously agreed offsets which are no longer applicable due to changes in the function of the road, and this would inform a reduced offset amount. Without the above matters being addressed, the proposed change to the town centre and change in road function is considered to be inconsistent with the existing IA.

Unconfirmed

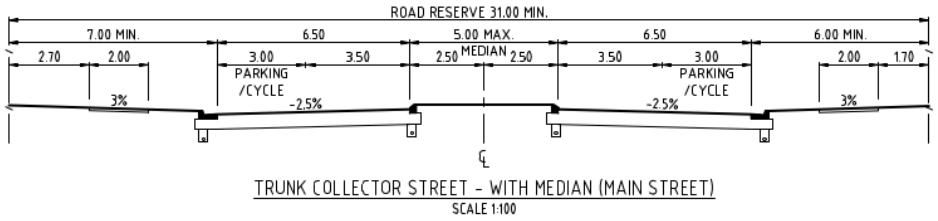
The following is noted in response to Council's concerns with respect to the proposed relocation of the town centre and the trunk function of 'main street':

- SLR has considered the likely changes to daily traffic volumes on Main Street in consideration of the relocation of the local centre (i.e. from the western end to the eastern end) and considers that ultimate traffic demands are still likely to be in the order of 5,000-10,000vpd along the entire length of this road (i.e. towards 10,000vpd at the western end and closer to 5,000vpd at the eastern end), and hence the required road function has not materially changed due to the proposed relocation of the local centre;
- For the benefit of Council, it is highlighted that whilst the local centre will service a substantial trade catchment to the west and areas to the north and south accessed via Serpentine Creek Road, it will also service a significant catchment to the east of Serpentine Creek Road (i.e. for which the predominant transport access route is to the east of the local centre);

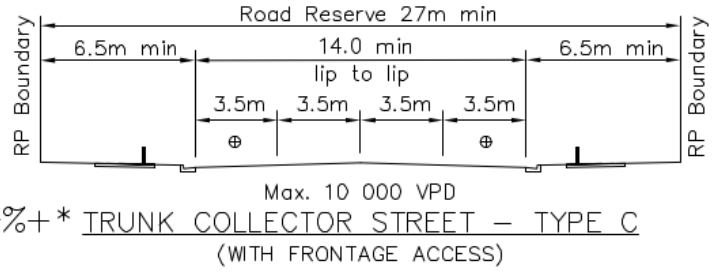
- Accordingly, a 'trunk collector street – type c' is still warranted in accordance with RPSv6.2, as it is for any road with daily traffic volumes >3,000vpd. This road type is irrefutably trunk infrastructure.
- Notwithstanding, it is acknowledged that an alternative cross section is proposed for 'Main Street'. The proposed cross section type is compared to Council's standard cross section for a 'trunk collector street – type c' on **Figure 4.**

Figure 4 Trunk Collector Street Cross Section Comparison

Proposed Trunk Collector Street – with median (Main Street)



RPSv6.2 Trunk Collector Street – Type C (with frontage access)



- In comparing the proposed cross section to Councils standard cross section, it is noted that:
  - The proposed verge widths are very similar;
  - The proposed total carriageway widths are similar;
  - The road reserve required for the proposed cross section is 4m wider than Councils standard cross section due to the proposed 5m median.
- As per the commentary provided in **Section 4.1.3** herein, medians can serve trunk infrastructure purposes and also non-trunk infrastructure purposes. Medians along some segments of Main Street will serve a trunk function (i.e. on the approaches to intersections at either end of Main Street), and medians along other sections of Main Street would not serve a trunk function from a traffic engineering perspective;
- For any medians which did not serve a trunk purpose, it would be reasonable for Council to not allow offset credits for trunk infrastructure, however, only for the proportion that is not considered to be trunk infrastructure.
- Alternatively, it is highlighted that many roads within Shoreline have been provided and are planned to be provided as non-trunk roads (i.e. for which no offsets against

infrastructure charges levied on the development have been paid by Council), but do deliver a trunk transport network function and have subsequently provided significant economic benefit to Council (i.e. Council has not been required to fund what is essentially trunk infrastructure). When taking this into consideration, it is reasonable for Council to offset the same provision of Main Street as trunk infrastructure, as per the current IA.

Should you have any queries in relation to this response, please do not hesitate to contact the undersigned.

Yours sincerely

Chris Lawlor
Principal – Transport Advisory
RPEQ No. 24052

Attachments
A: Workshop Minutes
B: Amended Road Conceptual Road Hierarchy Plan
C: Amended Road Cross Section Plan
D: RPSv6.2 Road Cross Section Standard Drawing

Unconfirmed

SLR Consulting Australia
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

Attachment A

Workshop Minutes

Unconfirmed

MCU18/0221: Shoreline Other Change: Workshop on 22 March 2024

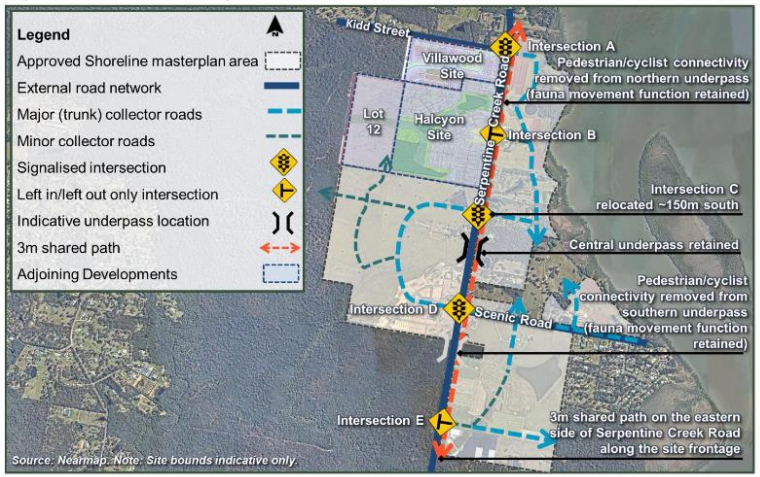
Attendees:

Council	Applicant
Charlotte Hughes – Planning Assessment Justin Leach – Planning Assessment Dominc Al-Mudaris – Environmental Assessment Glenn Ward - Environmental Assessment Juan Pardo Cortes – Engineering Assessment Kellie Maine – Infrastructure Planning and Charging	Michael Forwood – Saunders Havill Sarah Valentine – Saunders Havill Philip Mann – Lendlease Phillip Ng - Lendlease

ITEMS DISCUSSED	ACTION
Conceptual road hierarchy	
There remain inconsistencies between the approved and amended conceptual road hierarchy plans, which have not been explained or justified in the accompanying traffic report. *Scenic Road:* a) The residential collector does not extend along the full extent of Scenic Road as shown on previously approved master plan. b) The road connection through to this land on the northern side of Scenic Road has also been removed. c) Road has been downgraded to a residential collector rather than 'trunk' collector. d) The changes are not consistent with the traffic report, which shows:	a) The proposed conceptual hierarchy plan has eliminated collector streets along Scenic Road extend and their connection to the northern side of Scenic Road. Justification for this removal is required to demonstrate compliance with specific outcomes S7, S8, S9, and S10 of the infrastructure works code. b) Provide an updated conceptual hierarchy plan to incorporate the extension of residential collector (Orchard Road) along the frontage of the proposed district sports park. Alternatively, provide justification to demonstrate compliance with specific outcomes S7, S8, S9, and S10 of the infrastructure works code if this extension is no longer proposed.

Unconfirmed

Figure 1 Proposed Changes to Transport Networks



Orchard Road:

e) The residential collector does not extend along the frontage of the proposed district sports park.

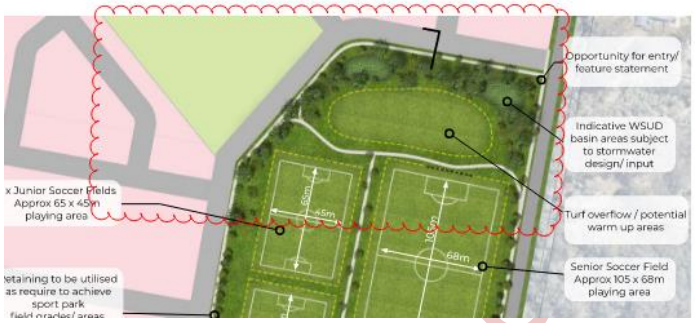
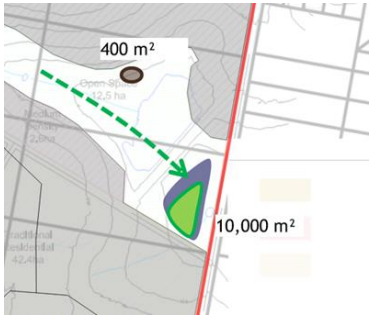
Please note: although not discussed in the meeting, the following additional feedback is provided.

- A central median is now proposed as part of 'Trunk Collector Street – with Median (Main Street)' and 'Trunk Collector Street – with Median'. It is noted that previous RAL applications have only approved a small section of road with a central median at the entrance to Shoreline Avenue, and not across the remaining stages.
- The road profile which includes a central median is non-standard and has implications to Council in terms of its long-term maintenance requirements and costs, which are likely to be significantly higher and more onerous than a standard road design.
- The conceptual road hierarch plan does not make it clear which roads are proposed to have the central median (other than Main Street).

c) Provide an updated traffic report to include the latest changes to the Conceptual Road hierarchy. Additionally, include details of external road works in Orchard Rd in front of the proposed district sports park, street parking specifics for the proposed district sports park, and entry and exit points for the proposed district sports park to demonstrate compliance with specific outcomes S7, S8, S9 and S10 of the infrastructure works code.

d) Provide further information on the conceptual road hierarch plan to clarify which roads are proposed to include the central median. In doing so, also demonstrate that the road type proposed will be cost effective and minimise whole-of-life cycle costs, in accordance with overall outcomes of the infrastructure works code.

Unconfirmed

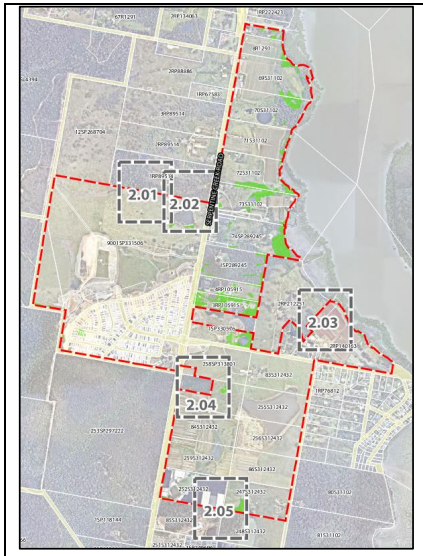
Impact of park location/road/SW devices on functionality of the corridor	
The Shoreline Open Space Landscape Strategy outlines the purpose of the open space corridors and the strategies for achieving the purpose. Open space corridors are to be no less than 100m in width, with a central core of 50m, unless otherwise approved. Strategy c) states: *'Design and layout of the Open Space Corridors should provide continuity of core habitat and natural waterway channels that supports safe fauna movement opportunities and prevents fragmentation of habitat, ensuring that the siting and design of infrastructure (including recreation areas, pathways/cycleways, stormwater facilities, maintenance access etc) in these areas does not inhibit safe fauna movement (e.g. road underpasses / overpasses.'* The park layout at the northern end does not appear to achieve these outcomes. An additional road crossing and the location of stormwater infrastructure would seem to restrict fauna movement and compromise the ability of achieving a 100m wide corridor and 50m wide core in this location.  It was noted in the meeting that the new Water Sensitive Urban Design (WSUD) strategy document suggests that this area will contain multiple basins instead of the originally proposed/approved wetland. The wetland could potentially serve as a better outcome for the habitat values of the corridor as it would typically suggest habitat trees and a waterbody with ecological value, in contrast to a bioretention basin.	a) Provide an amended layout or further justification to demonstrate how the proposal complies with the Shoreline Open Space Landscape Strategy. b) Provide further commentary on the changes proposed to the WSUD strategy in the following areas:  **MCU18/0220 currently approved WSUD strategy**

Unconfirmed

Parking	
The plans show 50 parking spaces; however the Infrastructure Agreement (IA) requires 50 off-road car parking spaces per sports park (100 total). *Please note: Park design to be the subject of a separate workshop.*	Demonstrate that the park can accommodate 100 car parking spaces as required by the IA.
Biting insects	
Council's Pest Management Team advise that the Orchard Road bushland is impacted by significant harbourage of both mosquito and midge. This not only presents a health risk to the community but significant nuisance particularly during dawn and dusk. Given the proposed use is a sports field, it would be anticipated that this would encourage people to congregate likely during peak mosquito activity in the late afternoon/early evening. The response from John Thorogood (Senior Principal Ecologist) does not provide supporting evidence (from an entomologist) to demonstrate that the location does not present an unacceptable nuisance or risk to public health from arboviruses. It is noted that as part of the original application, the Biting Insect Management Plan was externally peer reviewed on behalf of Council by an entomologist. That review recommended there be no formal playing fields within the buffer zone.	Further information is required (with supporting evidence i.e., monitoring data) from a suitably qualified person (entomologist) to demonstrate that the use is acceptable in this location does not present in unacceptable nuisance or risk to public health from arboviruses. This includes any proposed changes required to the Shoreline Biting Insect Plan, as a result of the proposed amendments.
Naming conventions	
It is stated in the information request response that the road naming conventions have been kept consistent the original approval. However, the master plan approved for Shoreline (MCU18/0220) clearly identifies trunk and non -trunk roads. The road naming convention used are not consistent with the road types in the Infrastructure Planning Scheme Policy, and the road cross sections show an increased road reserve width for various non-trunk roads. The use of terminology to describe non trunk roads as 'trunk' is misleading.	For the sake of clarity and consistency, the following amendments are requested: a) The road cross sections be amended to refer to the 'esplanade collector street – Type C2' and remove reference to trunk from the description. b) The legend shown on the structure plans (Appendix A) should also be amended to remove references to 'trunk collector street', and re-labelled as 'minor collector road (non-trunk road) consistent with the previously approved master plan (refer MCU18/0220)

Confirmed

	c) The conceptual road hierarchy plan should be updated to reflect this and remove references to 'trunk collector streets' shown as the pink dashed line on the proposed road hierarchy plan.
Main Street	
Further information was requested to demonstrate whether the relocation of the town centre would result in a change the function of the previously approved 'trunk collector c' road. The information request response states that "*traffic volumes on this road are anticipated to remain unchanged despite the town centre relocation. As such, the road will generally have the same form and function of the approved road*." The response to this item is considered to be insufficient and has not addressed Councils concerns. Under the original 2015 Shoreline Infrastructure Agreement, offsets for 'trunk collector c' were provided on the basis that the primary purpose of this road was to provide access to the town centre via Serpentine Creek Road, comprising co-located centre uses providing foreshore recreational and commercial opportunities including cafes and dining, and to support traffic from the broader community. There is still a clear intent to provide a 'town centre', however, by moving the town centre to the western end of this road, the remaining extent of this road to the east of the town centre will provide access to residential areas within Shoreline, and the foreshore area. The purpose and function of this road has therefore changed. The function of the road should continue to be assessed on the basis that its primary purpose is to provide access to the town centre. It should be noted that the potential for commercial uses alone along the remaining stretch of the road, which is also intended to accommodate residential uses, would not be considered sufficient justification for this road to be considered trunk infrastructure.	Further information is required to confirm the extent of the main street that will serve a trunk road function and purpose. This may be supported by a traffic impact assessment and/or further information about how the town centre will function and continue to provide a mix of consolidated uses (including community and recreational uses within the centre as originally intended). *Please note:* The IA is required to be amended to adjust the offsets applicable for the road network as required and will be informed by the applicants response to this item. Any review of offsets would be seeking to determine the percentage of the previously agreed offsets which are no longer applicable due to changes in the function of the road, and this would inform a reduced offset amount. Without the above matters being addressed, the proposed change to the town centre and change in road function is considered to be inconsistent with the existing IA.
Environmental matters	
Condition 26 – Matters of Local Environmental Significance mapping The supplied MLES mapping ('Redland City Council Mapped MLES – Shoreline Masterplan Area' dated 8/2/2024; Obj ref: A8175549) has inaccurately represented the MLES overlay.	A revised and accurate version of the MLES mapping to be submitted.

 ***Left: Inaccurate MLES mapping submitted by applicant. Right: Actual MLES mapping per Red-e-map.***	
Birdlife submission/migratory shorebirds	
A submission (petition) containing 538 signatures has been provided by Birdlife. The submission reports that approximately 120 bird species have been recorded at the Orchard Road and Scenic Road dams, including migratory shorebirds, some of which are listed as threatened under the *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) and are Matters of National Environmental Significance.	<u>Advice</u> The EPBC Act referral associated with the development (ref: EPBC 2016/7776) is still current, but only appears to have considered conditions for managing impacts to the Far Eastern Curlew in shorebird foraging habitats outside of the development footprint. A number of species, which have since been uplisted under the EPBC Act (e.g. Greenshank, Sharp-tailed sandpiper, Latham's snipe), have been recently recorded using the dams within the development footprint and may not have been considered by the original EPBC Act referral. It

	is recommended that advice is sought from the federal Department of Climate Change, Energy, the Environment and Water (DCCEEW) to determine whether there are any further requirements under the EPBC Act for impacts to a protected matter that may not have been previously foreseen. The DCCEEW website contains guidance on 'new or increased impact' relating to changes to approved management plans under EPBC Act environmental approvals. Approval holders may request advice on this by emailing postapproval@dcceew.gov.au.
Plan of development (POD)	

A summary of the discussion of the following items is provided below:
• Terrace housing in town centre core:
  ○ Overall outcomes of the town centre core code seek a limited range of residential uses that are designed and integrated as part of a mixed-use development and provide active frontages.
  ○ The changes proposed mean there is no certainty on the number of dwellings to be provided or the built form outcomes.
  ○ The amendments proposed to the dwelling house code are not considered to be suited to a terrace product.
• Childcare centres.
  ○ No qualifiers have been added for code assessment relating to building height/gross floor areas (GFA) to restrict the number being provided.
• Refreshment establishments in town centre frame/reduced density sub-precinct:
  ○ Floor area of 400m^2 is considered to be too high for a code assessable use. No justification for this floor area has been provided.
  ○ The POD seeks 'small' commercial developments only in town centre frame.
  ○ It is noted that the City Plan Medium Density Residential code allows a GFA of 250m^2 as a code assessable use. It is considered that this floor area would therefore be more appropriate.
• Refreshment establishments in residential precinct:
	Further comments have been added to the POD for consideration. If required, a separate workshop on the POD can be arranged.

○ The low density residential code in City Plan states that: 'shops, offices and food and drink outlets are not established' in this zone. ○ Further justification for the use being code assessable is therefore required, as this is not usually an intended use within a residential the precinct. • Hotel. ○ A hotel is considered to be appropriate use in the town centre core/frame but not within the open space precinct. ○ It is not considered that a 'hotel' was an intended land use within the open space precinct – rather the code seeks a 'meeting place and venue for community and private events'. • Home Based Business (HBB) in rear loaded product. ○ Concern remains over a HBB being reliant on on-street parking – particularly for a rear loaded terrace house product and is not considered acceptable as a probable solution. It is considered in this scenario an assessment against the corresponding specific outcome would be required e.g. S2*: 'Traffic generated by a home business is consistent with the expected level of traffic for the area.'*	

Uncon

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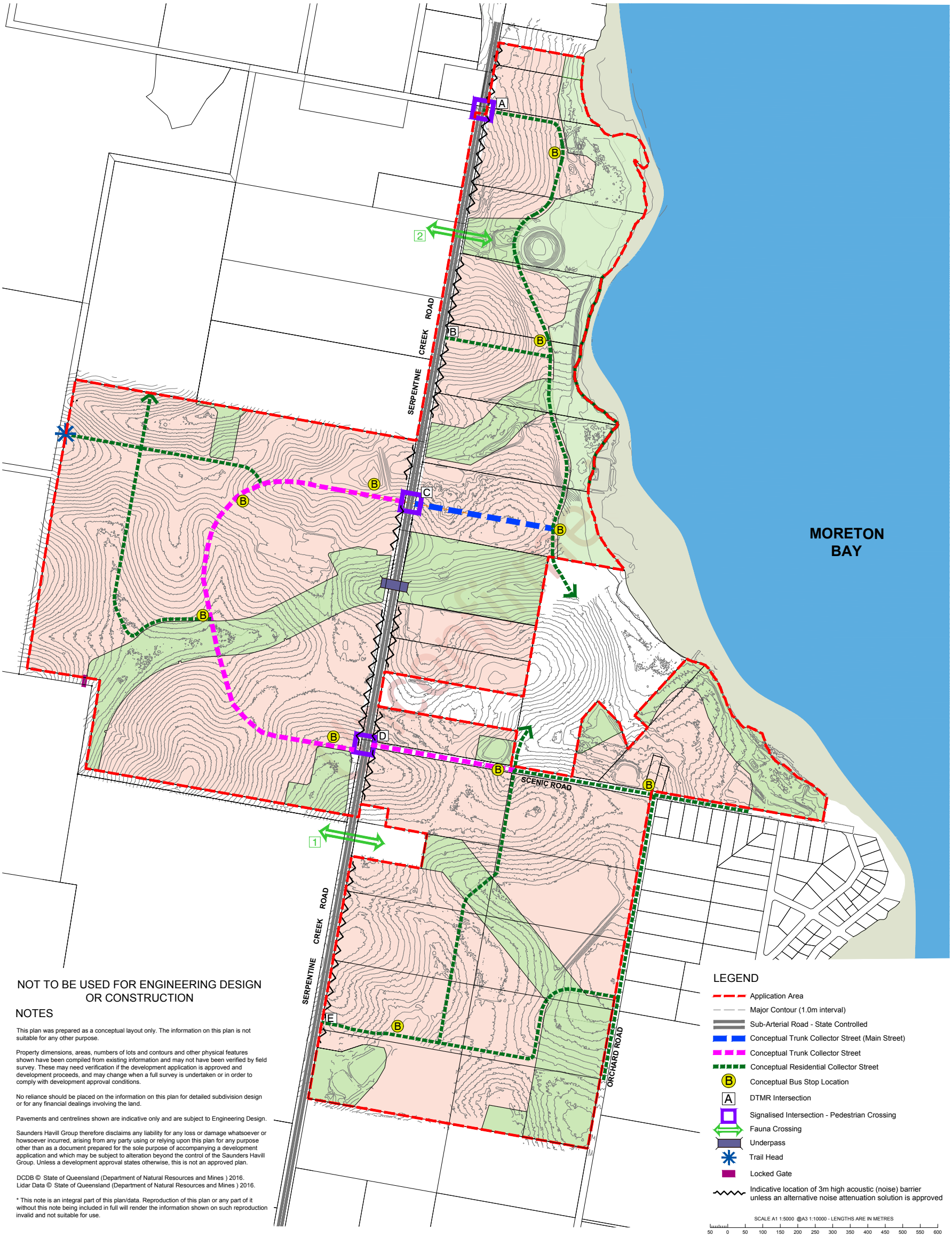
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

Attachment B

Amended Conceptual Road Hierarchy Plan

Unconfirmed

Conceptual Road Hierarchy Plan



NOT TO BE USED FOR ENGINEERING DESIGN OR CONSTRUCTION

NOTES

This plan was prepared as a conceptual layout only. The information on this plan is not suitable for any other purpose.

Property dimensions, areas, numbers of lots and contours and other physical features shown have been compiled from existing information and may not have been verified by field survey. These may need verification if the development application is approved and development proceeds, and may change when a full survey is undertaken or in order to comply with development approval conditions.

No reliance should be placed on the information on this plan for detailed subdivision design or for any financial dealings involving the land.

Pavements and centrelines shown are indicative only and are subject to Engineering Design.

Saunders Havill Group therefore disclaims any liability for any loss or damage whatsoever or howsoever incurred, arising from any party using or relying upon this plan for any purpose other than as a document prepared for the sole purpose of accompanying a development application and which may be subject to alteration beyond the control of the Saunders Havill Group. Unless a development approval states otherwise, this is not an approved plan.

DCDB © State of Queensland (Department of Natural Resources and Mines) 2016.
Lidar Data © State of Queensland (Department of Natural Resources and Mines) 2016.

* This note is an integral part of this plan/data. Reproduction of this plan or any part of it without this note being included in full will render the information shown on such reproduction invalid and not suitable for use.

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lendlease

Shoreline

SOUTHERN REDLAND BAY 27/08/2024 10724 P 01 Rev AD

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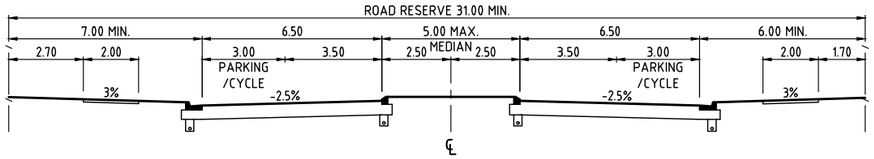
Attachment C

Amended Road Cross Section Plan

Unconfirmed



TRUNK COLLECTOR STREET - WITH MEDIAN (MAIN STREET)
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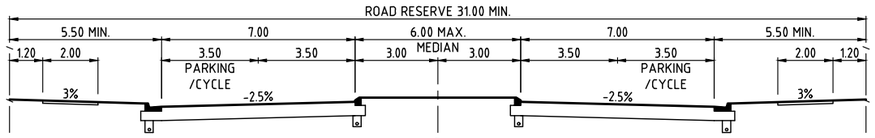

TRUNK COLLECTOR STREET - WITH MEDIAN
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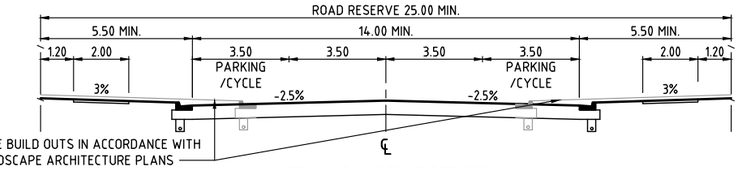
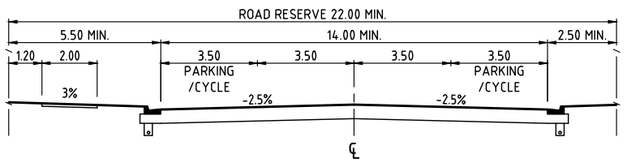
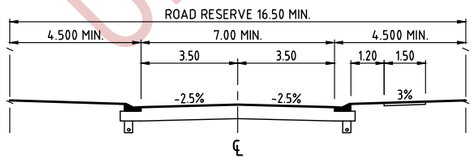


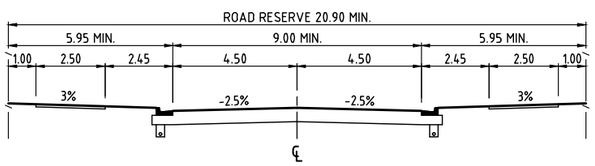
TRUNK COLLECTOR STREET
SCALE 1:100



TRUNK COLLECTOR STREET (ESPLANADE)
SCALE 1:100



RESIDENTIAL COLLECTOR STREET
SCALE 1:100



TRUNK COLLECTOR STREET (WATERWAY CROSSING)
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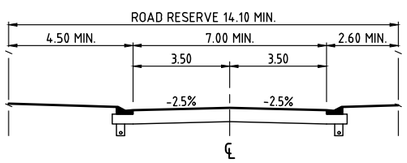
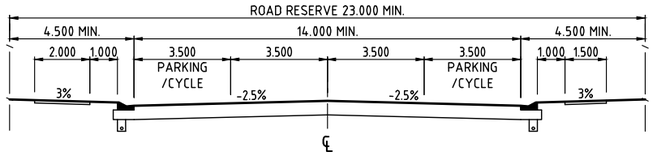
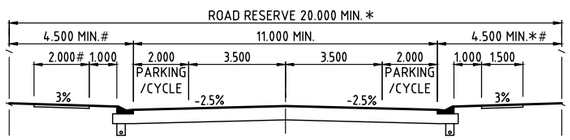


RESIDENTIAL COLLECTOR STREET (ESPLANADE)
SCALE 1:100



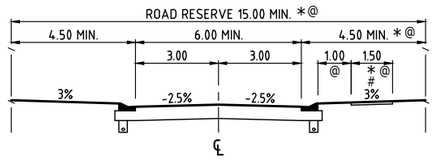
RESIDENTIAL COLLECTOR STREET- BUS ROUTE & ON-ROAD CYCLE LANES
SCALE 1:100



RESIDENTIAL COLLECTOR STREET - BUS ROUTE
SCALE 1:100

*RESIDENTIAL COLLECTOR STREET - BUS ROUTE (ESPLANADE)
ROAD RESERVE = 18.100m MIN.
VERGE = 2.600m MIN.

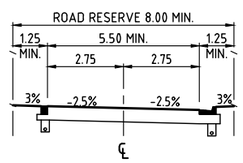
#RESIDENTIAL COLLECTOR STREET - BUS ROUTE (BIG GREEN)
VERGES = 5.000m & 4.000m
FOOTPATH = 2.500m



RESIDENTIAL ACCESS STREET
SCALE 1:100
FOOTPATHS TO BE PROVIDED WITHIN ONE VERGE WHERE REQUIRED IN ACCORDANCE WITH THE TRAFFIC REPORT RECOMMENDATIONS

*RESIDENTIAL ACCESS STREET (ESPLANADE)
ROAD RESERVE = 13.100m MIN.
VERGE = 2.600m MIN.

@RESIDENTIAL ACCESS STREET (HIKE & BIKE)
ROAD RESERVE = 16.500m MIN.
VERGE = 6.500m MIN.
FOOTPATH = 2.500m, 2.200m OFFSET FROM BACK OF KERB



RESIDENTIAL ACCESS LANE
SCALE 1:100

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m
1 : 100 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR INFORMATION	01.08.23	CDB
B	TYP. SECTIONS AMENDED	07.2024	AK

Client: lendlease

Project: Shoreline

AUTHORITY REFERENCE NUMBER
-

kn group
ABN 35 112 53 611
L1, 62 Astor Tce
Spring Hill Q 4000
07 3017 1900
www.kngroup.com.au

Approved

Drawing Title
SHORELINE DEVELOPMENT
TYPICAL ROAD CROSS SECTIONS

Drawn	Designed	Checked	Date
CDB	AK	SM	AUG '23

Scale	Sheet
AS SHOWN	of -

Drawing No	Revision
18-187-SK01	B

A1

Unconfirmed

R:\2018\18187 Shoreline Preliminary Support\Engineering\Acad\SK\Shoreline Road Sections.dwg Plotted by: AK on 31/07/2024 - 4:10:11 PM

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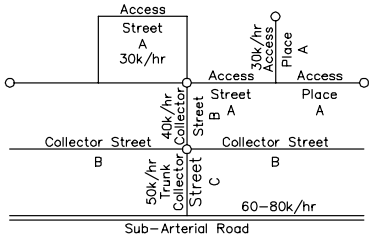
Level 16, 175 Eagle Street, Brisbane QLD 4000, Australia

Attachment D

RPSv6.2 Road Cross Section Standard Drawing

Unconfirmed

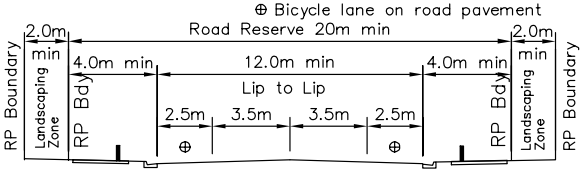


STREET CLASSIFICATIONS

NOTES

1. Median may be narrowed to 2.4 minimum away from intersections to ensure safe staging for pedestrians and cyclists.
2. All lanes adjacent to kerb and channel except or type A and B streets, are multipurpose Bicycle lanes, Breakdown lanes and may be used for Bus stops which can be indented where insufficeint width is available.

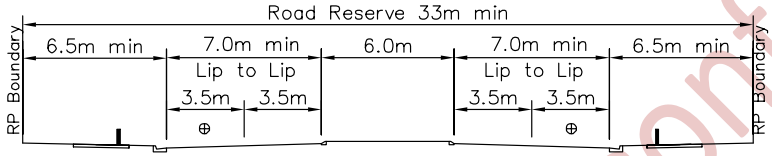
* The reserve width and carriageway configuration are variable and subject to road classification and planning layout requirements, including bikeway alignments and bus setdown areas.
\+ Bus Route
% Barrier Kerb & Channel
\# Residential Path and or bikeway on both verges
ø Excludes schools, commercial sites etc (Min frontage 50m)
Shared use path on verge
⊕ Bicycle lane on road pavement



Max. 15 000 VPD

#%+*2 LANE SUB–ARTERIAL ROAD – UNDIVIDED

ø (NO RESIDENTIAL FRONTAGE ACCESS)



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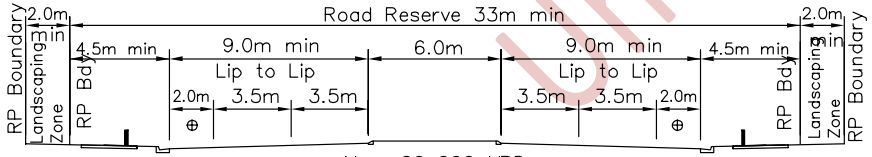

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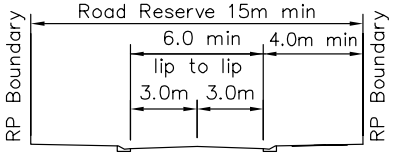

Max. 1000 VPD

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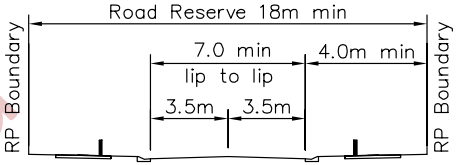

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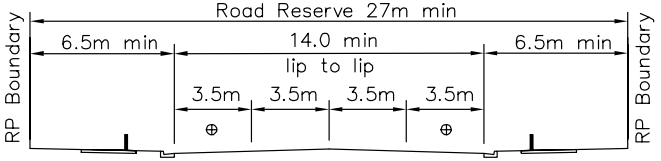

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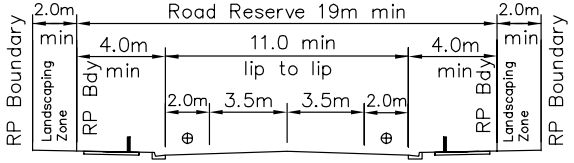

Max. 10 000 VPD

#%+* TRUNK COLLECTOR STREET – TYPE C

ø (NO RESIDENTIAL FRONTAGE ACCESS)

Unconfirmed

B	AMENDED	2/05	
A	ORIGINAL ISSUE	1/02	
REVISIONS		DATE	APPROVED

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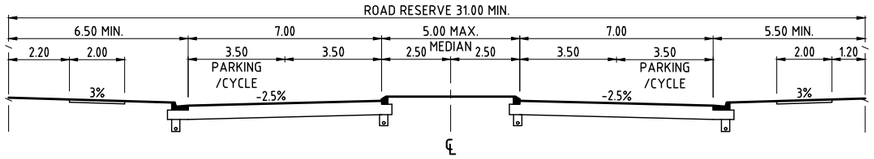
Redland SHIRE COUNCIL

ROAD TYPES AND MINIMUM ROAD WIDTHS

ROAD/STREET
Standard Drawing
R–RSC–15
A B



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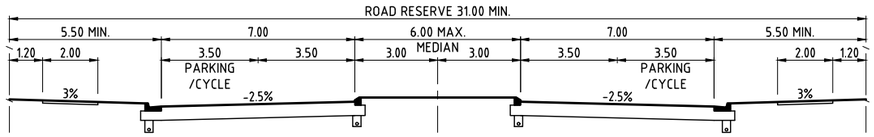

TRUNK COLLECTOR STREET - WITH MEDIAN
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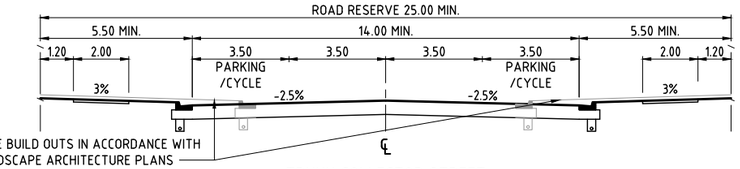

TRUNK COLLECTOR STREET
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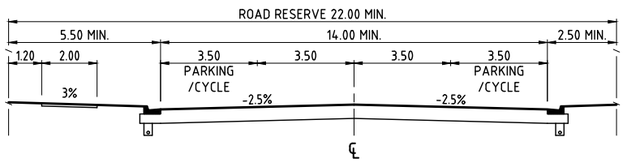

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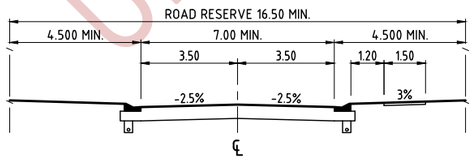
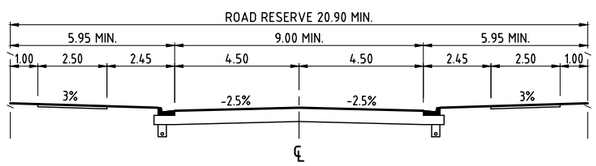


RESIDENTIAL COLLECTOR STREET
SCALE 1:100



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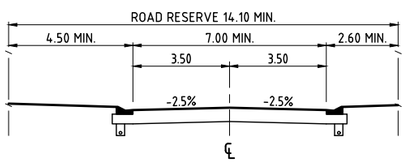

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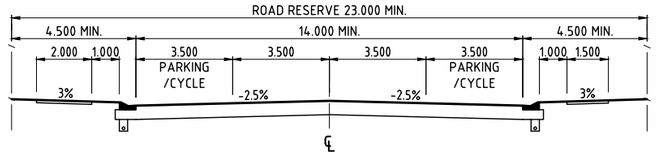

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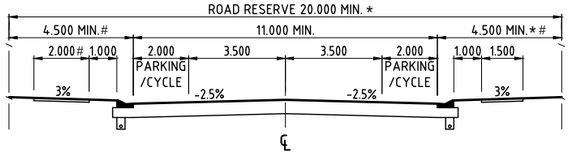
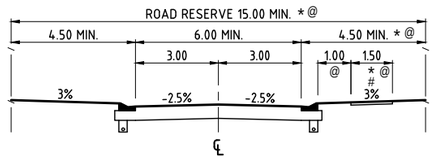
SCALE 1:100



RESIDENTIAL COLLECTOR STREET - BUS ROUTE
SCALE 1:100

*RESIDENTIAL COLLECTOR STREET - BUS ROUTE (ESPLANADE)
ROAD RESERVE = 18.100m MIN.
VERGE = 2.600m MIN.

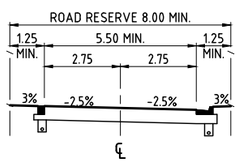
#RESIDENTIAL COLLECTOR STREET - BUS ROUTE (BIG GREEN)
VERGES = 5.000m & 4.000m
FOOTPATH = 2.500m



RESIDENTIAL ACCESS STREET
SCALE 1:100
FOOTPATHS TO BE PROVIDED WITHIN ONE VERGE WHERE REQUIRED IN ACCORDANCE WITH THE TRAFFIC REPORT RECOMMENDATIONS

*RESIDENTIAL ACCESS STREET (ESPLANADE)
ROAD RESERVE = 13.100m MIN.
VERGE = 2.600m MIN.

@RESIDENTIAL ACCESS STREET (HIKE & BIKE)
ROAD RESERVE = 16.500m MIN.
VERGE = 6.500m MIN.
FOOTPATH = 2.500m, 2.200m OFFSET FROM BACK OF KERB



RESIDENTIAL ACCESS LANE
SCALE 1:100

SCALE 1 0.5 0 1 2 3 4 5 6 7 8 9 10m
1 : 100 (A1 UNREDUCED)

DO NOT SCALE THIS DRAWING
IF IN DOUBT - ASK!

LOCALITY PLAN

REVISIONS

No	Description	Date	By
A	FOR INFORMATION	01.08.23	CDB
B	TYP. SECTIONS AMENDED	07.2024	AK
C	TYP. SECTIONS AMENDED	06.2025	SA

Client: Stockland

Project: SHORELINE

AUTHORITY REFERENCE NUMBER: -

kn group
L1, 62 Astor Terrace, Spring Hill, QLD 4000
www.kngroup.com.au | 07 3017 1900

Approved

Drawing Title: SHORELINE DEVELOPMENT
TYPICAL ROAD CROSS SECTIONS

Drawn	Designed	Checked	Date
SA	AK	SM	JUN '25

Scale	Sheet
AS SHOWN	of -

	Drawing No	Revision
A1	18-187-SK01	C

Unconfirmed

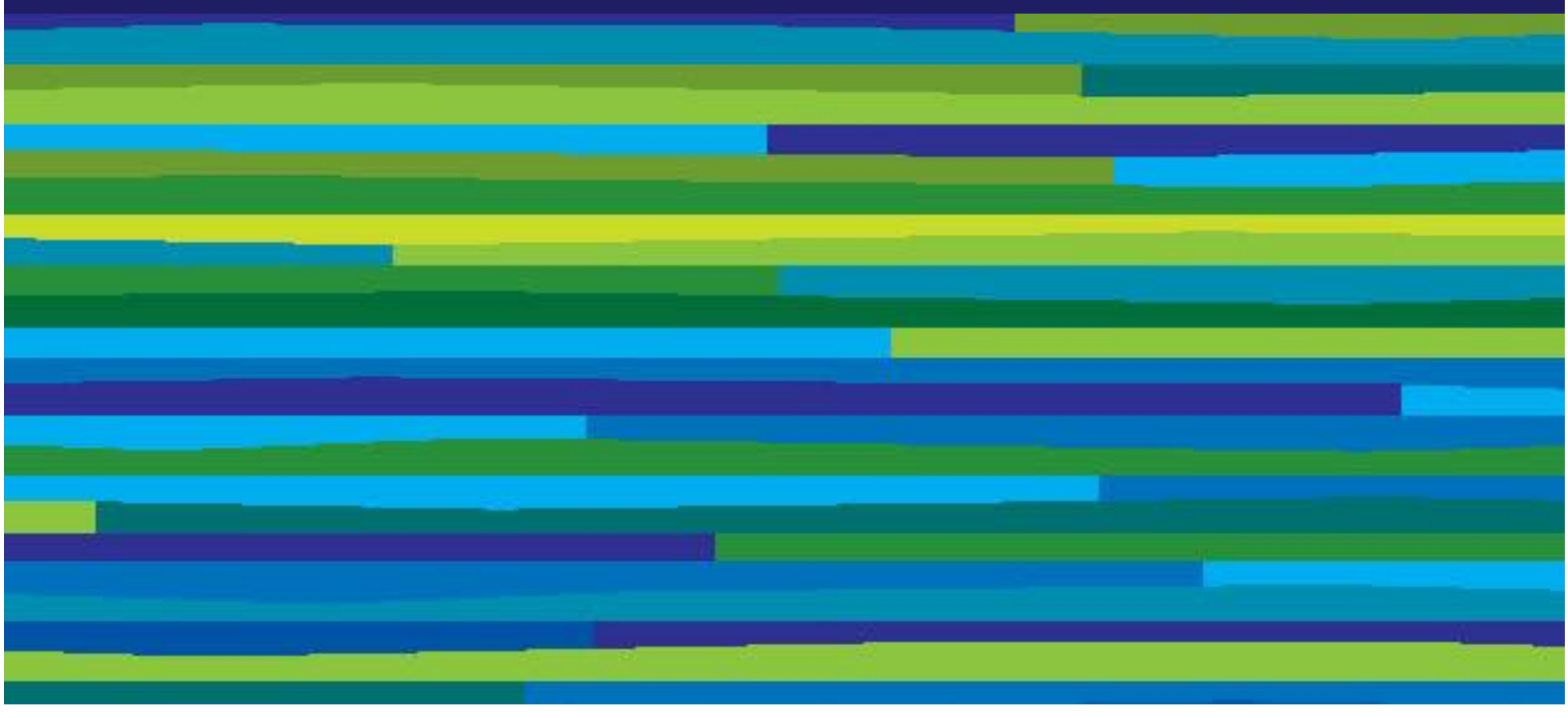
C:\Users\sa\AppData\Local\Temp\AcPublish_18092\Shoreline Road Sections.dwg Plotted by SA on 26/06/2025 9:20:51 AM

1

Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice

DesignFlow

Version 9 – 13 September 2024

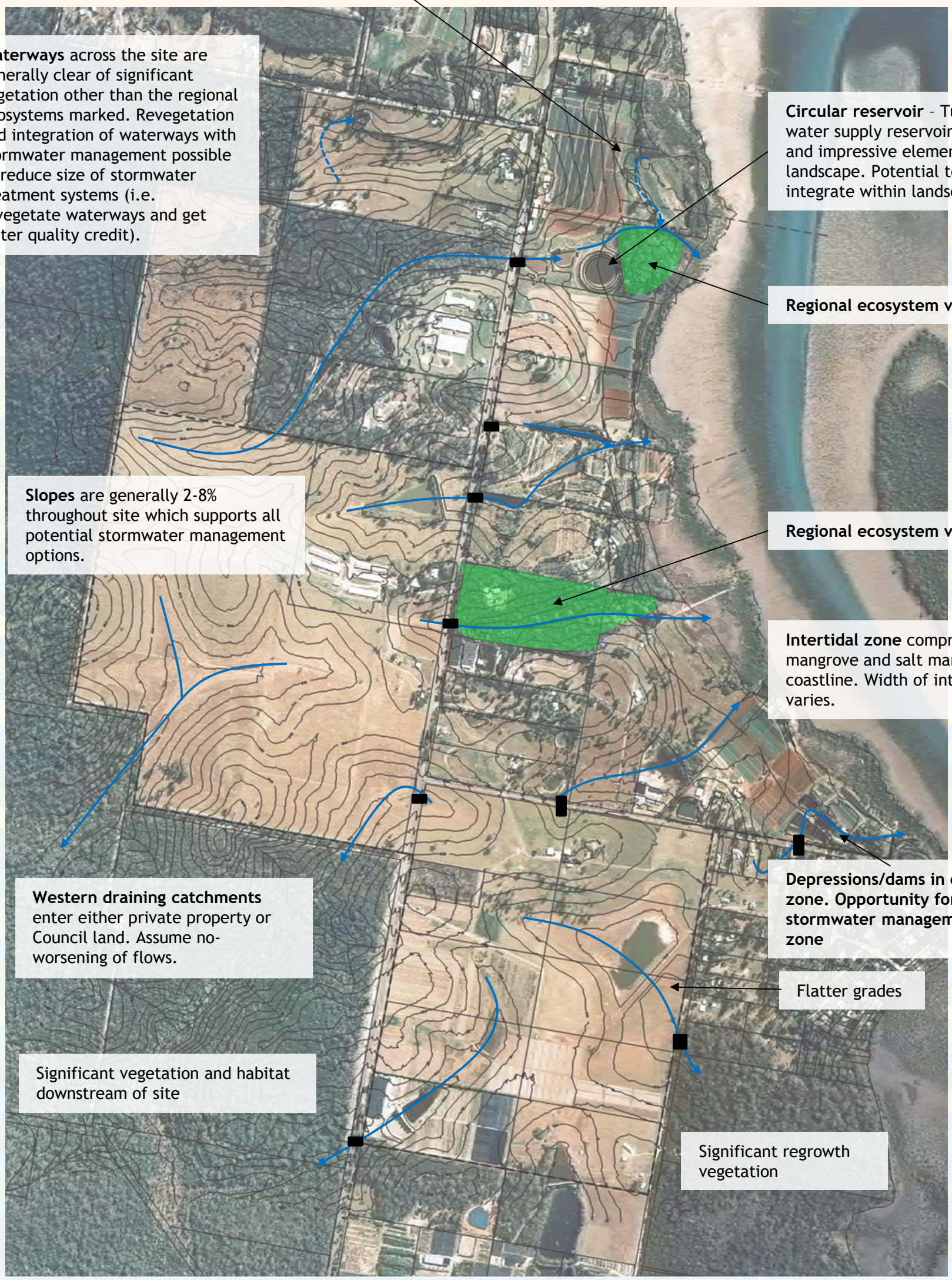


CONTENTS

Site appraisal
Catchment Discharges & Objectives
Landuse Plan
WSUD objectives
Conceptual Sizing
Catchments
WSUD Strategy
Images

3

SITE APPRAISAL

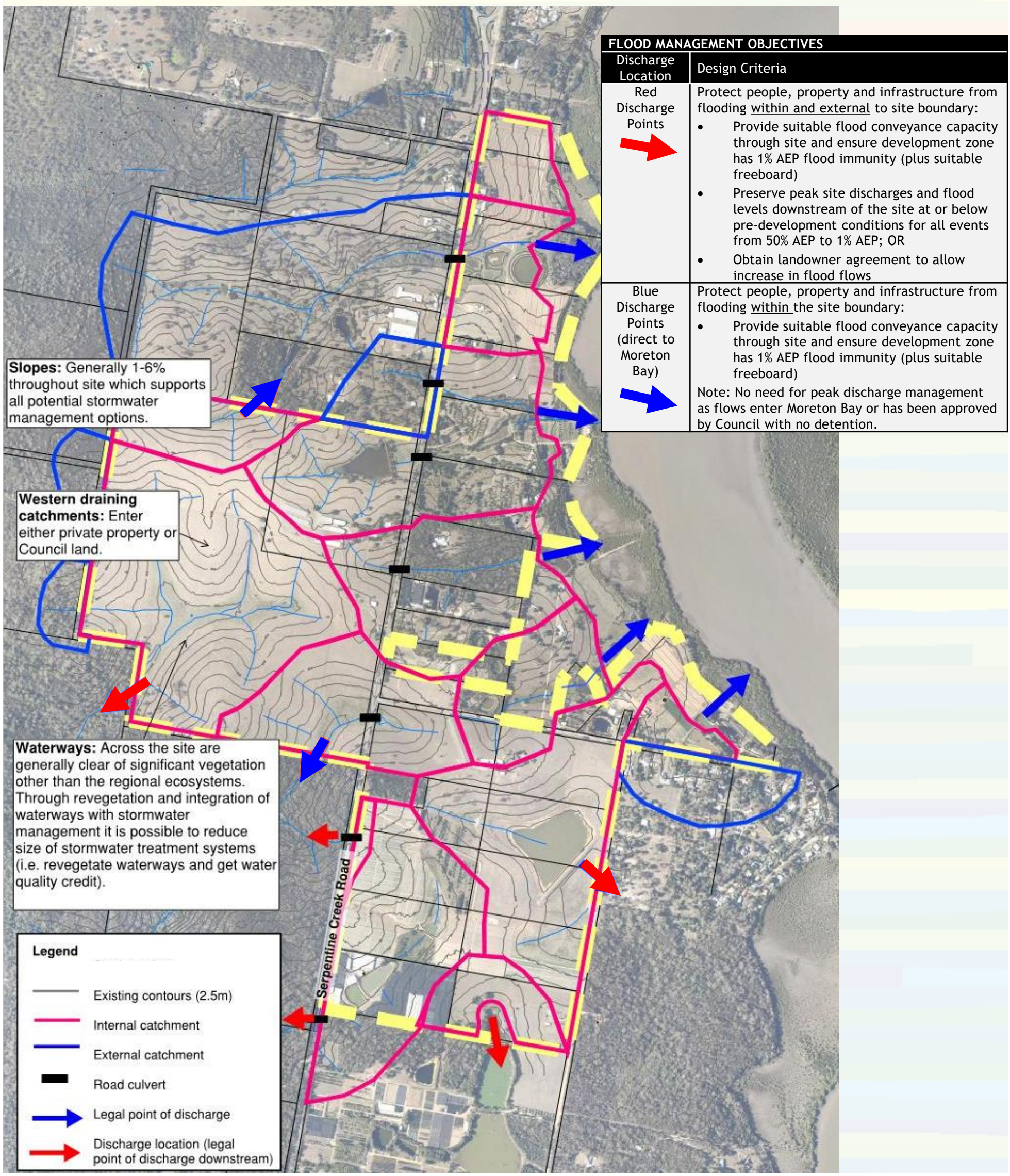


REFER DAMS + WATERWAYS SCHEMATIC FOR LOCATION AND MANAGEMENT OF EXISTING DAMS

4

CATCHMENT DISCHARGES & FLOOD OBJECTIVES

FLOOD MANAGEMENT OBJECTIVES	
Discharge Location	Design Criteria
Red Discharge Points →	Protect people, property and infrastructure from flooding within and external to site boundary: • Provide suitable flood conveyance capacity through site and ensure development zone has 1% AEP flood immunity (plus suitable freeboard) • Preserve peak site discharges and flood levels downstream of the site at or below pre-development conditions for all events from 50% AEP to 1% AEP; OR • Obtain landowner agreement to allow increase in flood flows
Blue Discharge Points (direct to Moreton Bay) →	Protect people, property and infrastructure from flooding within the site boundary: • Provide suitable flood conveyance capacity through site and ensure development zone has 1% AEP flood immunity (plus suitable freeboard) Note: No need for peak discharge management as flows enter Moreton Bay or has been approved by Council with no detention.



5

MASTERPLAN PLAN

6

WSUD OBJECTIVES

Objectives are consistent with the State Planning Policy.

Stormwater quality

- TSS 80% reduction in post development load
- TP 60% reduction in post development load
- TN 45% reduction in post development load
- Gross pollutants 90% reduction in post development load

Waterway stability

- Preserve the 1yr ARI flows downstream of the site
- Minimise risk of erosion for internal waterways (keep flow velocity to 1m/s where possible and stabilise in areas where velocity is greater than 1m/s with vegetation or scour protection)

Flooding (refer Page 4)

- Preserve the peak flood flows exiting the site to private property
- Does not apply to catchments draining to Moreton Bay directly from site (or where Council has already approved no detention)

7

CONCEPTUAL SIZING

Waterway re-vegetation will occur in all reaches of the waterway corridor which are clears of vegetation at the moment. Additionally existing dams will be decommissioned and the waterway re-established. This provides an opportunity for stormwater treatment to occur within the waterways (i.e. the re-vegetated waterway provide treatment of nutrients and fine sediment) and for stormwater treatment system to be located in waterway corridors as well provided they do not block fauna movement.

Note where the waterways are to form part of the treatment system, all coarse sediment, litter and some fine sediment will be removed prior to stormwater entering the waterways. Coarse sediment represents the largest quantity of pollution from urban catchments (0.6m^3/ha/yr) which is an order of magnitude greater than fine sediment and nutrients.

Stormwater treatment based on a average size of treatment Redland rainfall in MUSIC:

RESIDENTIAL

- Bio = 0.9-1.0% of catchment
- Wetland = 5% of catchment

COMMERCIAL

- Bio = 1.1-1.2% of catchment
- Wetland = 5% of catchment

When combining the treatment systems with waterway rehabilitation, the sized can decrease by up to 50% due to the treatment provided by the waterway.

Flood storage requirement to preserve downstream flows 1% AEP is approximately 400-500m^3/ha of development (depending on % impervious cover). This is subject to flood modelling.

Flood storage to generally be designed in accordance with QUDM (Queensland Urban Drainage Manual) which allows deeper flooding (>1.5m) provided risk management is incorporated into the design to warn of the risk and allowance access out of the basin.

Total footprint area

The treatment sizes described above do not allow for batters, embankments, sediment basins and hydraulic structures. To properly assess the spatial requirements of the stormwater management systems, these elements need to be considered when defining the total footprint. The total footprint factor relative to the required treatment area has been defined based on extensive experience in delivered bioretention and wetland systems in Queensland:

Wetlands

- Treatment Area is 500 m^2 to 5,000 m^2 then Footprint = 350% x treatment area
- Treatment Area of 6,000 m^2 to 10,000 m^2 then Footprint = 300% x Treatment Area
- Where Treatment Area of 10,000 m^2 and greater then Footprint = 200% x Treatment Area

Bioretentions

- Bioretention treatment only (no flood storage) then Footprint = 300% x Treatment Area

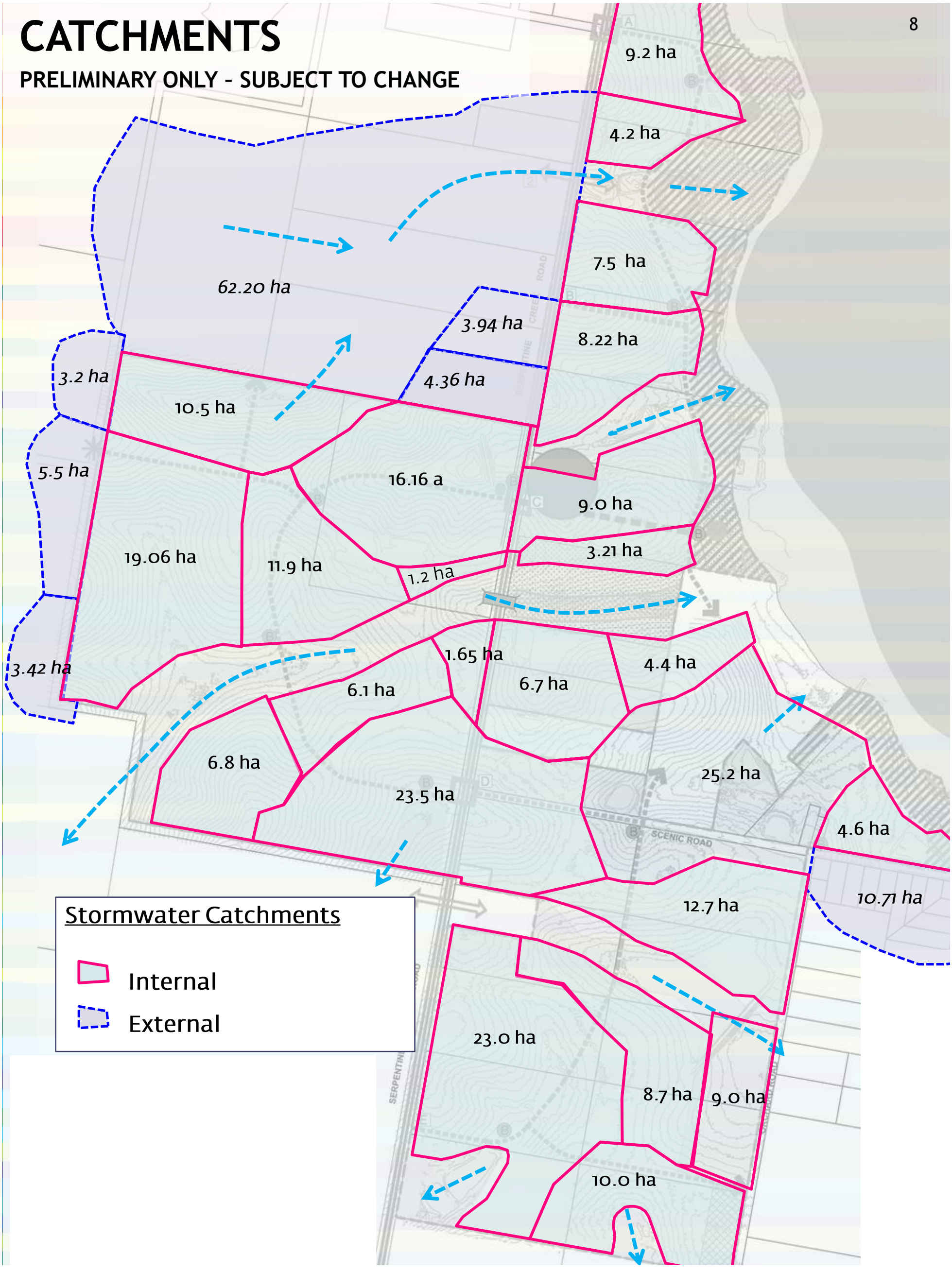
Flood storage

- Flood storage is 100 m^3 to 2,000m^3 then Footprint area (m^2) = 200% of Flood storage
- Flood storage is 2,000 – 10,000m^3 then Footprint area (m^2) = 170% of flood storage
- Flood storage is greater than 10,000 m^3 then Footprint area (m^2) = 150% of flood storage

The structure plan design has allowed for the total footprints. Further consideration of the total footprint will be required as part of future technical work or development assessment for reconfiguration of lot to ensure that adequate land is retained for stormwater management during urban design phases.

CATCHMENTS

PRELIMINARY ONLY - SUBJECT TO CHANGE



WSUD STRATEGY

Note: Treatment system size and location are approximate only and subject to change upon competition of a detailed stormwater management plan for each catchment

Traditional drainage within development catchments. The lengths of pipe will be minimised through careful design of the road layout.

Rehabilitate waterways with well structured endemic mix of groundcover, shrubs and trees. The waterways will provide part treatment of fine sediment and nutrients.

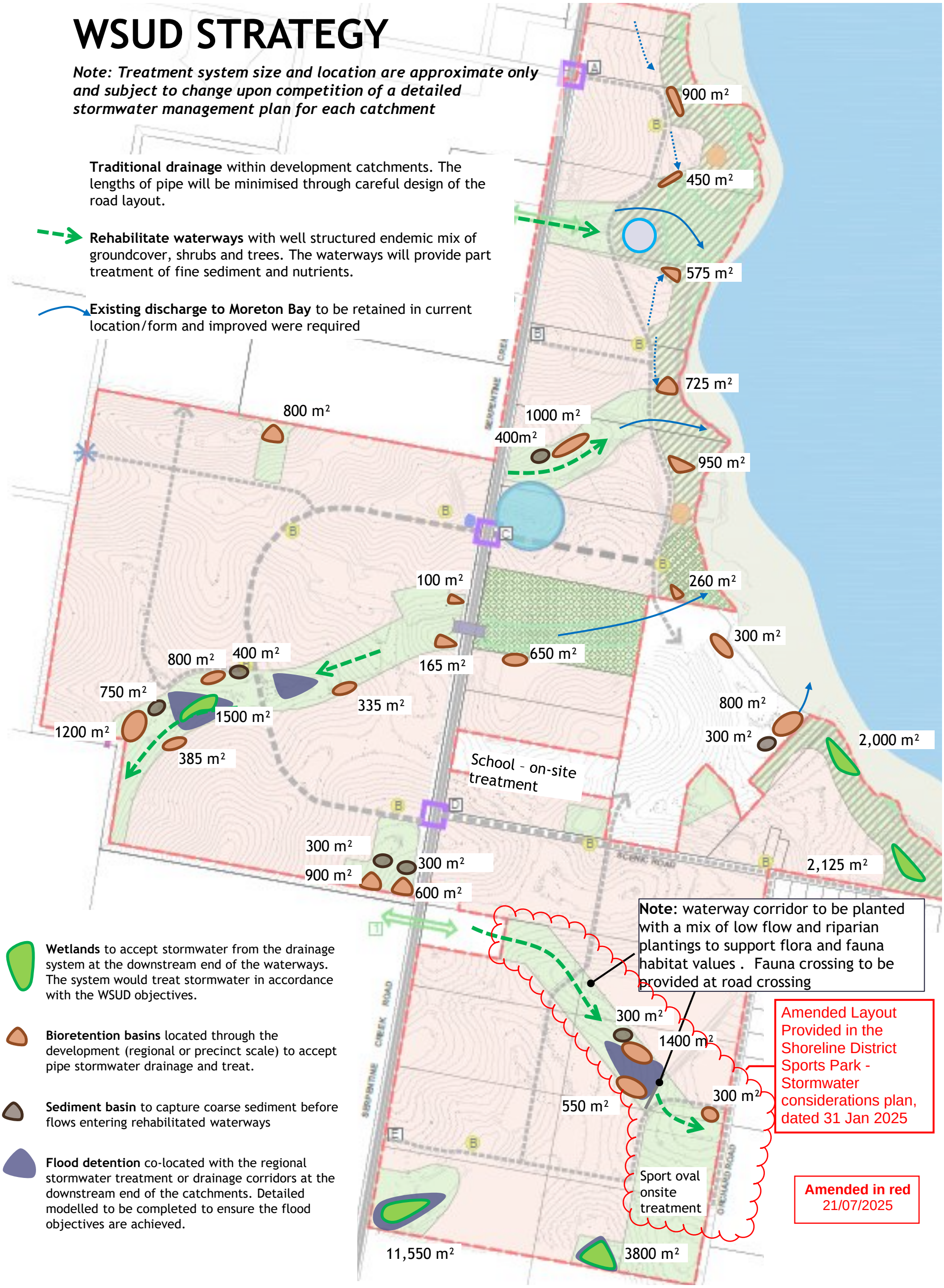
Existing discharge to Moreton Bay to be retained in current location/form and improved were required

Wetlands to accept stormwater from the drainage system at the downstream end of the waterways. The system would treat stormwater in accordance with the WSUD objectives.

Bioretention basins located through the development (regional or precinct scale) to accept pipe stormwater drainage and treat.

Sediment basin to capture coarse sediment before flows entering rehabilitated waterways

Flood detention co-located with the regional stormwater treatment or drainage corridors at the downstream end of the catchments. Detailed modelled to be completed to ensure the flood objectives are achieved.



10

DesignFlow

31 January 2025

Stockland
Level 4, 99 Melbourne Street
South Brisbane QLD 4101

Dear Sir/Madam

RE: SHORELINE DISTRICT SPORTS PARK – STORMWATER CONSIDERATIONS

Stockland are planning the district sport park for the Shoreline development, Redland Bay. Originally to be located in the west of the development, the park is now proposed to be located within the east of the development adjacent to Orchard Road as illustrated in Figure 1.

Figure 1: Proposed District Sports Park Location, Shoreline

Design Flow Consulting P/L
ATF Design Flow Unit Trust
ABN: 50 978 863 990

T/ 07 5528 1148
PO Box 1250 Southport BC,
Southport QLD 4215 Australia

Stockland (previously Lendlease) have been in discussion with Council regarding the new park location. One of the issues for consideration has been how the parkland integrates with the waterway corridor and stormwater management.

DesignFlow has completed of review of the stormwater strategy for the parkland, waterway and adjacent catchments with the project team (Stockland, Saunders Havill Group and KN Group). This involved the development of a conceptual stormwater management strategy and assessing the design (i.e. space and levels) for the infrastructure. The stormwater management strategy for the proposed district sports park and surrounding waterway and development is provided in Figure 2. The strategy involves:

- Precinct scale stormwater treatment systems (i.e. sediment basin and 3 bioretention systems) integrated into the outer 25m of the waterway corridor. The systems will be vegetated with riparian species to support the function of the corridor.
- At source treatment (i.e. bioretention raingardens) to treat the sports park carparking and commercial centre.
- Flood detention (x2) along the waterway corridor behind a road cross and a bund to manage flood flows downstream.
- Revegetated waterway to create a naturalised waterway and ecological corridor.

High level conceptual review of levels and earthworks for the stormwater management systems, waterway corridor and interface with the sports park and surrounding development has been completed. The review confirmed the strategy in Figure 2 will function (suitable space and levels are possible) which will be further explored and refined as part of future development assessment. Where required the urban design (road and levels) will be adjusted to make allowance for the stormwater management systems proposed.

Please call me on 07 55281148 if you would like to discuss any aspect of this letter.

Yours sincerely

Shaun Leinster (RPEQ)
DesignFlow

Unconfirmed

Note:
- Strategy is conceptual and will be refined as part of future development application.
- Stormwater treatment systems integrated into outer 25m of waterway corridor

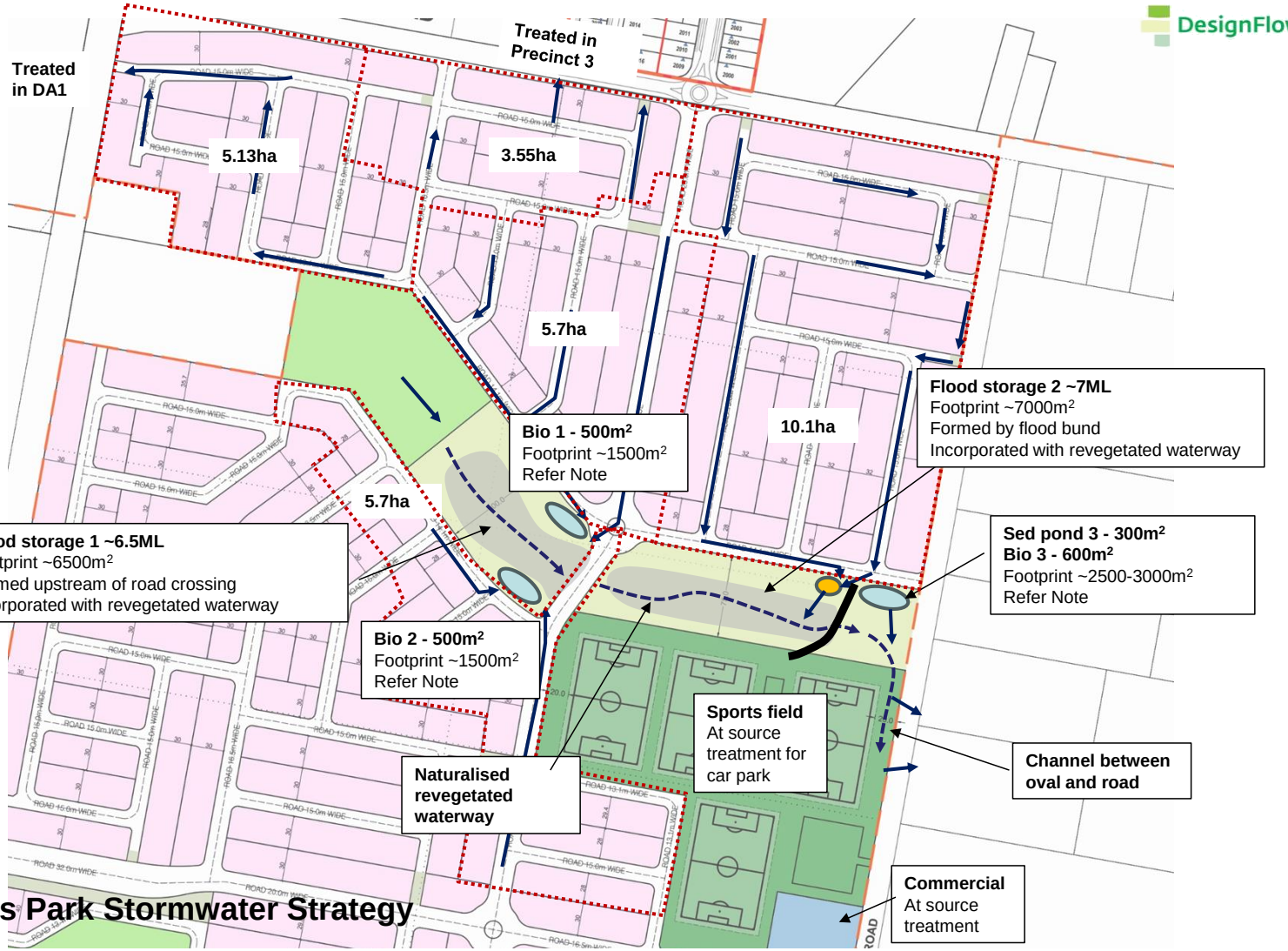
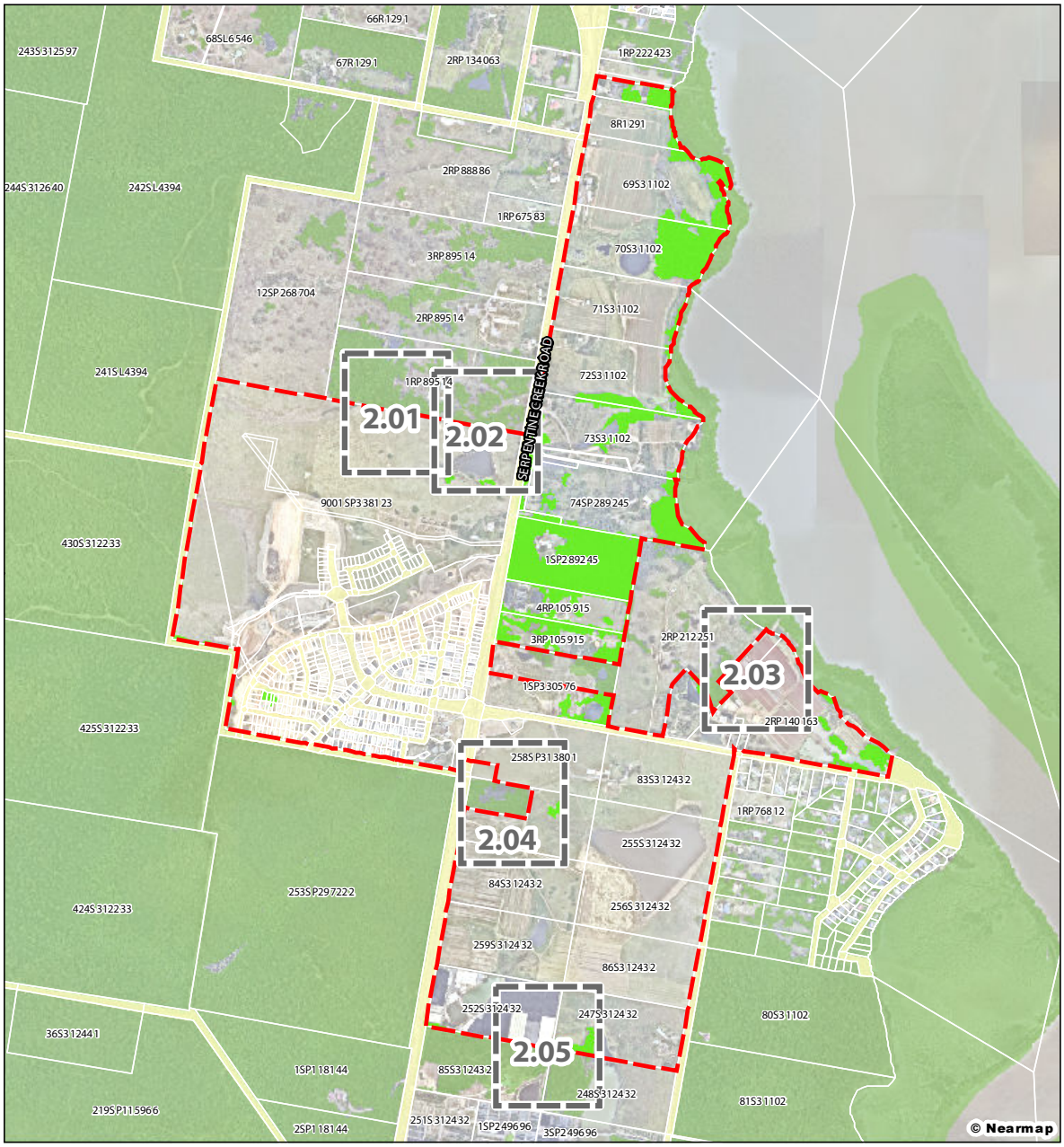


Figure 2: District Sports Park Stormwater Strategy



Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Redland City Council Matters of Local Environmental Significance on-site as of 25 May 2023
- Redland City Council Matters of Local Environmental Significance off-site as of 25 May 2023

**Note: Council-mapped MLES values shown on this map are subject to future ground-truthing assessments and interpretation of these results. Subsequent additions (if any) to the Council-mapped MLES published by Redland City Council do not supersede this version.*

Plan 2.00

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 100 200 300 400 500 m

Scale (A4): 1:17,500 [GDA 1994 MGA Z56]

N

Lendlease Communities (Shoreline) Pty Limited

saunders havill group

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Layer Source: © State of Queensland 2024

Legend

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Plan 2.01

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02_1 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

N

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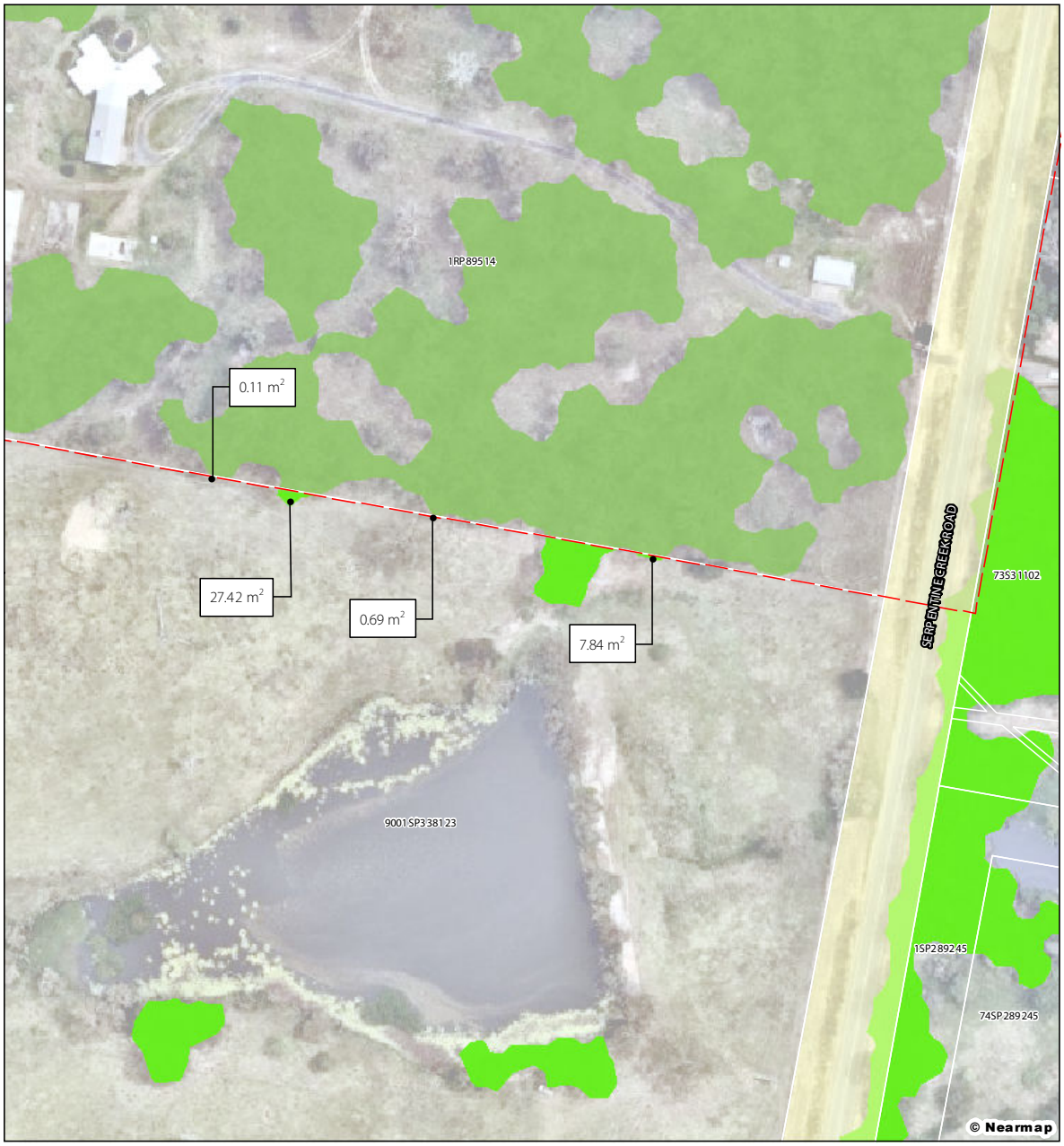

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Redland City Council Matters of Local Environmental Significance on-site as of 25 May 2023
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Plan 2.02

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02_1 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

N

Lendlease Communities (Shoreline) Pty Limited

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Layer Source: © State of Queensland 2024

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Redland City Council Matters of Local Environmental Significance on-site as of 25 May 2023
- Redland City Council Matters of Local Environmental Significance off-site as of 25 May 2023

**Note: Council-mapped MLES values shown on this map are subject to future ground-truthing assessments and interpretation of these results. Subsequent additions (if any) to the Council-mapped MLES published by Redland City Council do not supersede this version.*

Plan 2.03

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02_1 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

N

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Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Redland City Council Matters of Local Environmental Significance on-site as of 25 May 2023
- Redland City Council Matters of Local Environmental Significance off-site as of 25 May 2023

**Note: Council-mapped MLES values shown on this map are subject to future ground-truthing assessments and interpretation of these results. Subsequent additions (if any) to the Council-mapped MLES published by Redland City Council do not supersede this version.*

Plan 2.04

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02_1 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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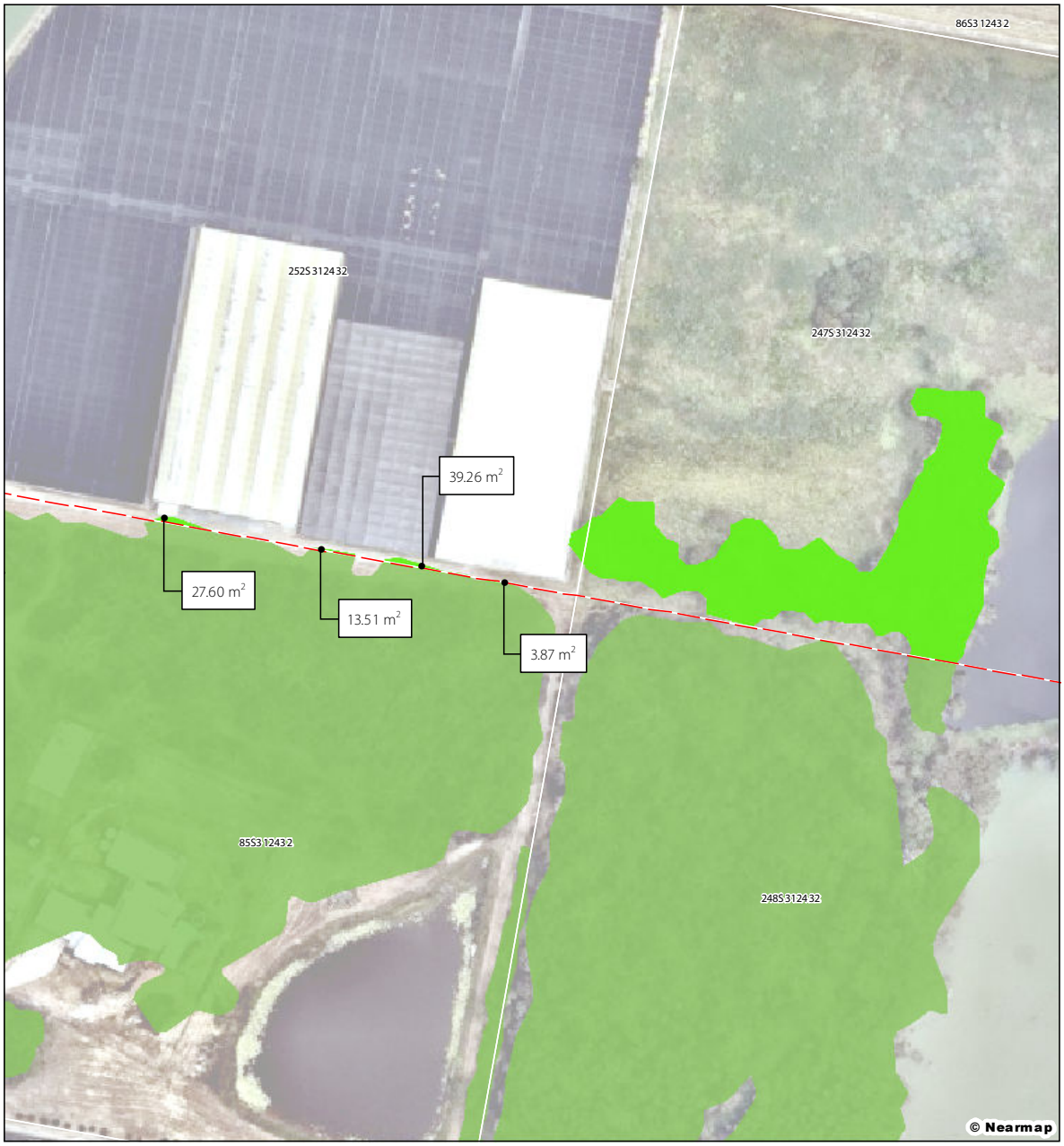

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Redland City Council Matters of Local Environmental Significance on-site as of 25 May 2023
- Redland City Council Matters of Local Environmental Significance off-site as of 25 May 2023

**Note: Council-mapped MLES values shown on this map are subject to future ground-truthing assessments and interpretation of these results. Subsequent additions (if any) to the Council-mapped MLES published by Redland City Council do not supersede this version.*

Plan 2.05

Redland City Council
Mapped MLES —
Shoreline Masterplan Area

File ref. 10724 E 02_1 MCU MLES D
Date 8/05/2024
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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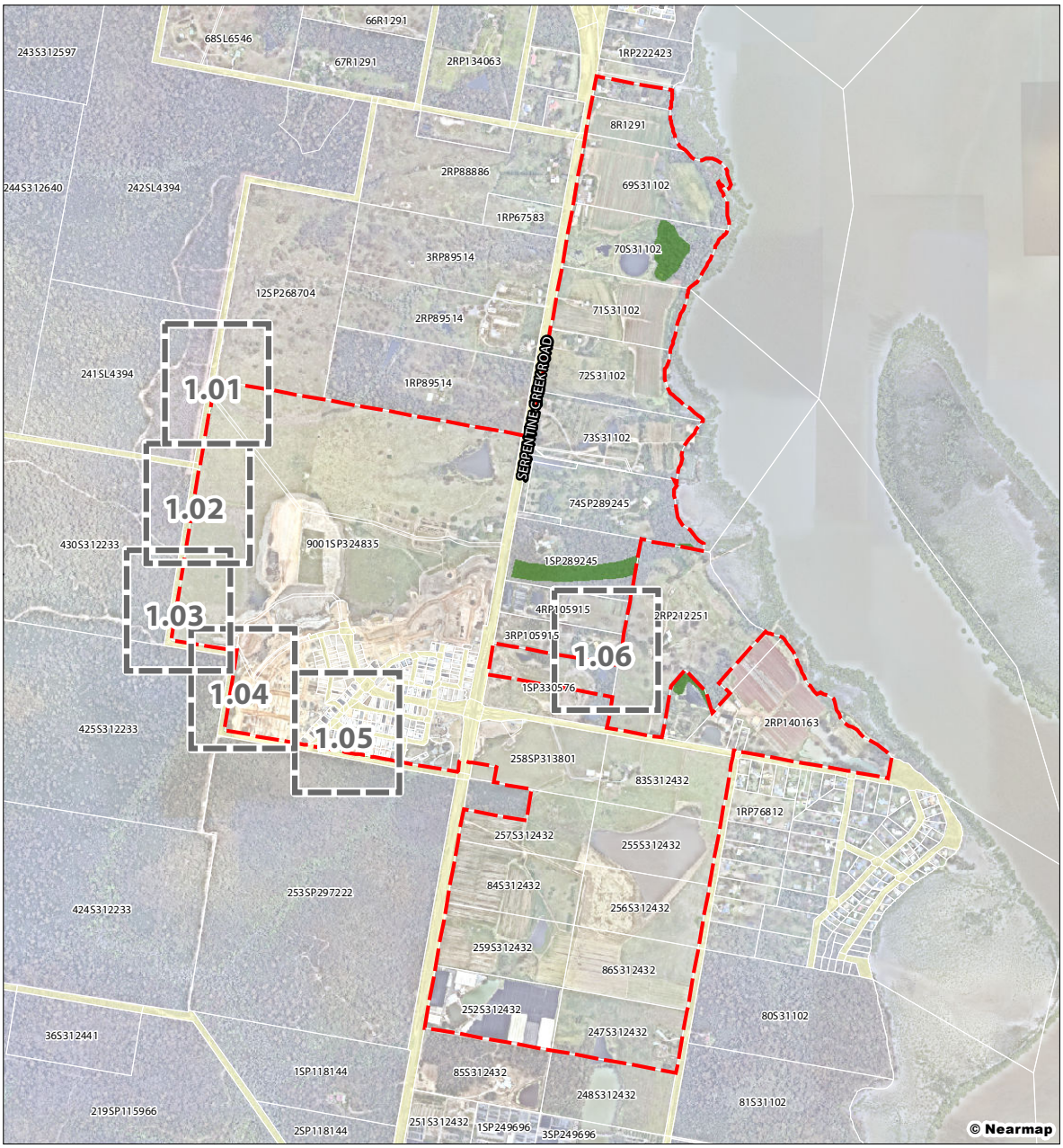

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

Note: subsequent additions (if any) to the Mapped Koala Habitat Areas published by the State do not supersede this version

** Mapped Koala Habitat Area as defined under the Planning Regulation 2017 and identified as assessable development under Part 10 Schedule 10 of the regulation.*

Plan 1.00

Mapped Koala Habitat Area — Shoreline Masterplan Area

Lendlease Communities (Shoreline) Pty Limited

File ref. 10724 E 01 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 100 200 300 400 500 m

Scale (A4): 1:17,500 [GDA 1994 MGA Z56]

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Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

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Plan 1.01

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

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** Mapped Koala Habitat Area as defined under the Planning Regulation 2017 and identified as assessable development under Part 10 Schedule 10 of the regulation.*

Plan 1.02

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

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Plan 1.03

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Layer Source: © State of Queensland 2023

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

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Plan 1.04

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Layer Source: © State of Queensland 2023

Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

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Plan 1.05

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Legend

- Qld DCDB
- Road Reserves/Dedicated Road
- Shoreline Masterplan Area
- Mapped Koala Habitat Area* as of 7 September 2022 [3.80 ha]

Note: subsequent additions (if any) to the Mapped Koala Habitat Areas published by the State do not supersede this version

** Mapped Koala Habitat Area as defined under the Planning Regulation 2017 and identified as assessable development under Part 10 Schedule 10 of the regulation.*

Plan 1.06

Mapped Koala Habitat Area — Shoreline Masterplan Area

File ref. 10724 E 01_1 MCU Koala Habitat A
Date 6/03/2023
Project Shoreline, Redland Bay

0 10 20 30 40 50 m

Scale (A4): 1:1,800 [GDA 1994 MGA Z56]

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Lot Plan/Segment Parcel	Area (Square Metres)
1/RP212251	3561.49
1/SP289245	19723.75
3/RP105915	0.01
4/RP105915	8.40
70/S31102	13651.98
74/SP289245	652.63
81/SP317693	0.03
82/SP317693	0.09
83/SP317693	0.12
84/SP317693	0.16
85/SP317693	0.21
86/SP317693	0.20
87/SP317693	0.22
88/SP317693	0.25
89/SP317693	0.31
9001/SP324835	398.32
90/SP317693	0.35
91/SP317693	0.29
92/SP317693	0.36
93/SP317693	0.56
94/SP317693	0.27

Unconfirmed

Shoreline Development

Review of Biting Insect Management Plan

Unconfirmed

Prepared for:

Stockland

frc environmental, part of SLR

PO Box 2363, Wellington Point, QLD 4160
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frc reference: 240210

freshwater estuarine marine

Document Control Summary

Report Title:	Review of Biting Insect Management Plan
Project No.:	240210
Project Director:	John Thorogood
Project Manager:	Josh Arthy
Project Team:	J Thorogood, J Arthy, V Clark
Client:	Stockland
Client Contact:	Philip Mann

Distribution Record

Edition	Date	Reviewed By	Issued By	Issued To	File Type	Description
i	11 July 2024	J. Thorogood	J. Arthy	Lendlease	.pdf	
ii	2 September 2024	J. Thorogood	J.Thorogood	Lendlease / SHG	.pdf	Clarification of methodology
iii	3 September 2024	J. Thorogood	J. Thorogood	Lendlease / SHG	.pdf / .docx	Clarification of methodology
iv	30 June 2025	J. Thorogood	J. Arthy	Stockland / SHG	.pdf	Amended for Council comments

Unconfirmed

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Appendix A Shoreline Biting Insect Management Plan, 2017.

Unconfirmed

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Unconfirmed

1 Introduction

A biting insect management plan (BIMP) was developed for Shoreline (REF – frc 2017; Appendix A) and approved by Council in 2017. The BIMP outlined risks, management controls and monitoring of biting insects.

The BIMP (frc 2020) outlined the following framework and objectives for the management of biting insects:

- Siting and design
- On-site works
- Design and use of wetlands and waterways
- Biting insect control measures
- Performance indicators
- Responsibilities
- Design refinement, and
- On-site monitoring.

The BIMP was to be reviewed annually and amended to reflect best-practice.

frc environmental, part of SLR has been monitoring biting insects at Shoreline since March 2016, however the data presented in this review is specifically from September 2022 to March 2024. This review particularly considers the benefit of ongoing monitoring of adult and larval mosquitoes at Shoreline as subsequent stages are developed.

Unconfirmed

1.1 Biting Insect Season

Monitoring of biting insects is conducted between the months of September and March to correspond with the higher likelihood of higher rainfall and warmer weather (conducive to mosquito breeding).

1.2 Current Mosquito Controls

Control measures outlined in the BIMP to manage nuisance biting insects on site may be categorised as active or passive controls.

Active controls include using native fish as control agents and not increasing breeding habitat on site during construction.

Passive controls include siting and design of buildings, design of wetlands and waterways and design refinement.

Recommendations on adjustments to control measures will be discussed in section 5.

1.3 Redlands City Council Mosquito Management

Redlands City Council (RCC) undertake regular monitoring and control of nuisance mosquitos (largely targeting *Aedes vigilax* – saltmarsh mosquito) in coastal habitats. (S)-Methoprene and *Bacillus Thuringiensis* subsp. *israelensis*) are used to regulate growth and kill targeted mosquito larvae respectively (RCC 2024).

RCC monitor sites for adult mosquito abundance and treat problem areas accordingly. Treatment of mosquitos by RCC in the vicinity of the Shoreline Development are shown in Table 1.1.

Unconfirmed

Table 1.1 Mosquito control treatments (aerial).

Date	Treatment Locations [a]
2022	
24 Oct	Redland Bay
26 Oct	Garden Island, Long Island, Lagoon Island, Pannikin Island,
28 Nov	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
23-24 Dec	Redland Bay, Pannikin Island, Long Island, Lagoon Island
2023	
23 Jan	Garden Island, Pannikin Island, Lagoon Island
21 Feb	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
25 Mar	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
19 Apr	Garden Island
4 Aug	Redland Bay
7 Aug	Lagoon Island, Long Island, Pannikin Island
9 Aug	Redland Bay
16 Aug	Redland Bay

Date	Treatment Locations [a]
1 Sept	Lagoon Island
4 Sept	Pannikin Island, Long Island, Lagoon Island
29 Sept	Redland Bay
2 Nov	Redland Bay, Lagoon Island, Long Island, Pannikin Island
24 Nov	Redland Bay, Lagoon Island, Long Island, Pannikin Island, Garden Island
27 Nov	Lagoon Island
2 Dec	Garden Island, Pannikin Island, Long Island
5-6 Dec	Redland Bay
16 Dec	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
18 Dec	Lagoon Island
28 Dec	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
2024	
4-5 Jan	Redland Bay
8 Jan	Redland Bay, Pannikin Island, Long Island
14 Jan	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
17 Jan	Redland Bay
1 Feb	Redland Bay, Garden Island, Pannikin Island, Long Island, Lagoon Island
11 Feb	Redland Bay, Pannikin Island, Lagoon Island
6 Mar	Redland Bay
13 Mar	Pannikin Island, Lagoon Island, Long Island, Garden Island
15 Mar	Pannikin Island

a Treatments at Birkdale, Wellington Point, Thornlands, Victoria Point, Peel Island, North Stradbroke Island, Macleay Island and Russell Island are not shown for clarity.

Unconfirmed

2 Weather Conditions

Rainfall and prevailing weather conditions are the strongest drivers for the successful recruitment of biting insects in the southern Moreton Bay area. The land use is still largely rural and conservation which provides both breeding and roosting habitat for biting insects.

Weather station data in the immediate vicinity of the Shoreline Development has been obtained from two Bureau of Meteorology stations: Alexandra Hills (Station 14007) and Logan City Water Treatment Plant (Station 40854). The primary station used to determine the frequency of monitoring has been Alexandra Hills (Station 14007). Where data was not recorded at Alexandra Hills, Logan City Water Treatment Plant (Station 40854) was used.

2.1 Prevailing winds

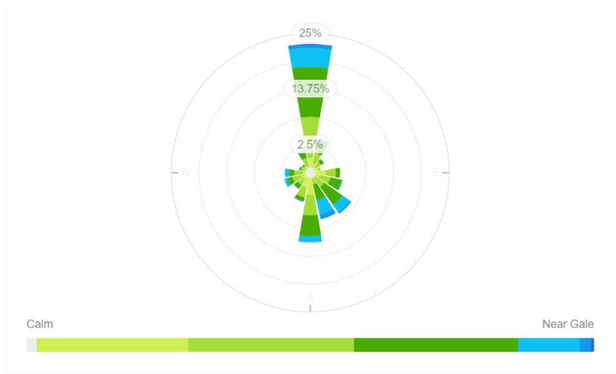
A number on low-lying islands to the immediate east of Shoreline provide abundant breeding habitat for brackish water breeding species of mosquito and biting midge. Prevailing winds for the area are an effective indicator for when biting insects are likely to be blown on shore from these island breeding grounds. Table 2.1 shows the five-year average for prevailing winds for Redland Bay (WillyWeather 2024) during the biting insect monitoring season.

Winds at Redland Bay are generally from the north from September to December and from the south from January to March.

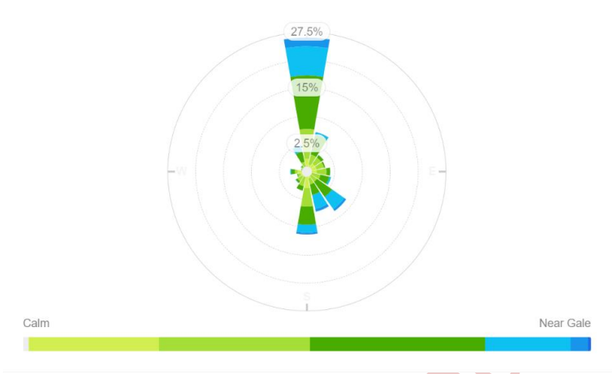
Unconfirmed

Table 2.1 Wind rose graphs for 5 year monthly average 2019 to 2024 (WillyWeather 2024).

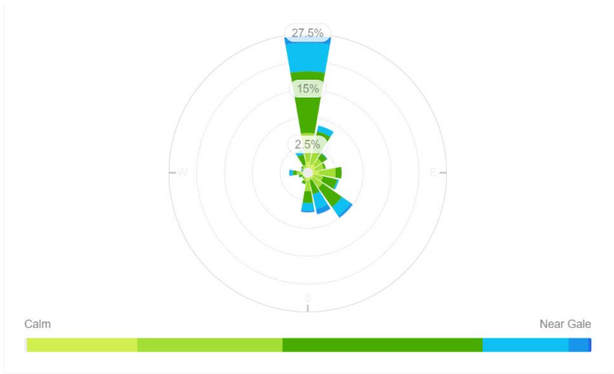
September



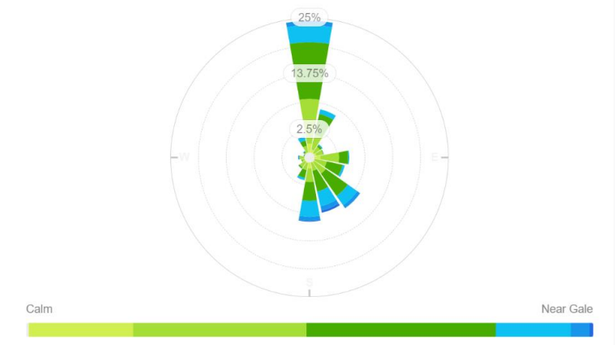
October



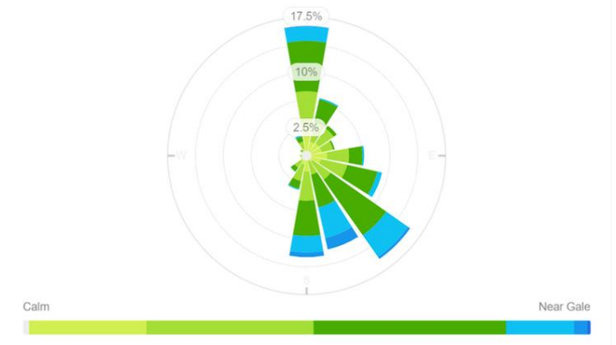
November



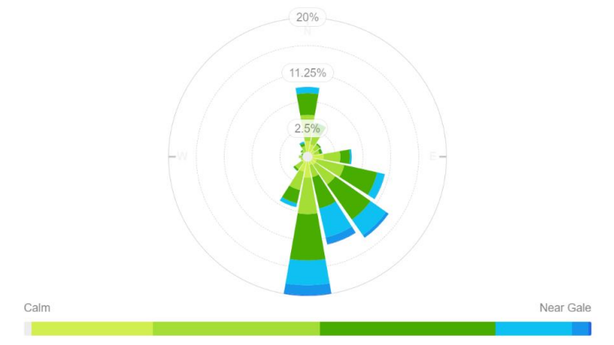
December



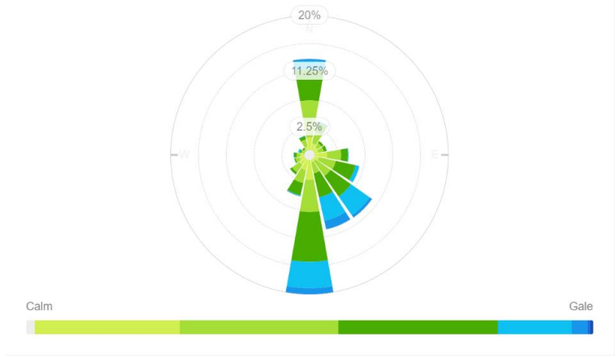
January



February



March



2.2 Rainfall

Rainfall recorded at Alexandra Hills is the primary trigger for the monitoring of biting insects at the Shoreline Development. Average monthly rainfall is presented in Figure 2.1. Biting insect monitoring season is from September to March, which corresponds with the wetter months of the year, conditions ideal for biting insect breeding.

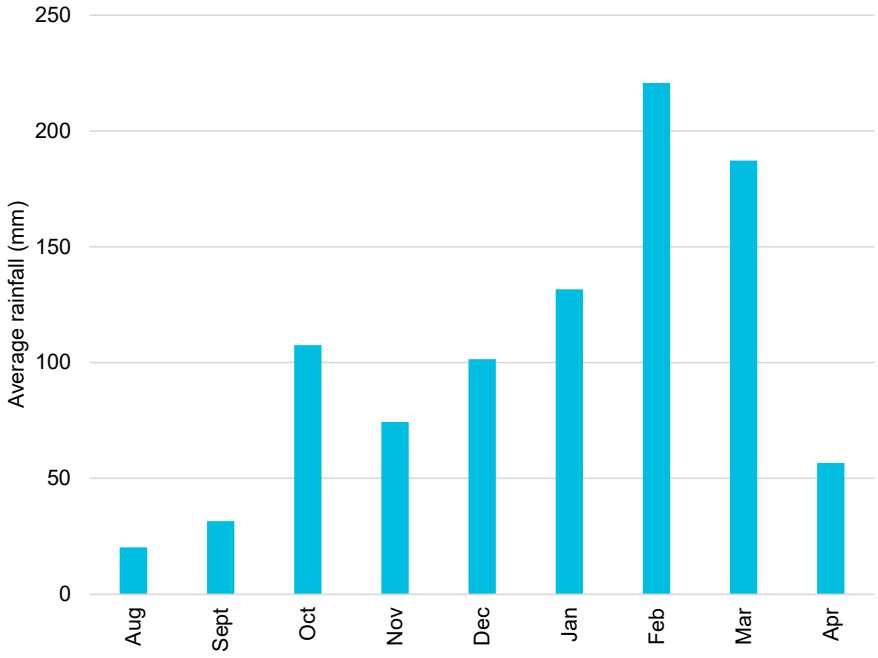


Figure 2.1 Average monthly rainfall August to April at Alexandra Hills. (Station 14007; BOM 2024).

3 Biting insect monitoring

Biting insect monitoring of the Shoreline site is triggered when a rainfall event likely to lead to senescing water is recorded at Alexandra Hills weather station. This is interpreted as 25mm of rainfall over a 48 hour period. When triggered, traps are deployed on site within 9 to 13 days following the rainfall to allow sufficient time for mosquitoes to lay eggs, larvae to develop and adults emerge.

Larval sampling (to determine if mosquitoes are breeding on site) is triggered by adult trapping results where the abundance of freshwater dependant species is greater than 25% of the total abundance of mosquitoes captured.

3.1 Trapping methods

Adult biting insects

Adult biting insect monitoring events were conducted from September 2022 to March 2024 between 9 -13 days after initial rainfall. Sites exhibiting freestanding water were selected (Map 1) at and around the stage of Shoreline currently being developed. At each site a single light trap (Pacific BioLogics, Kippa-Ring QLD, Australia; Figure 3.1) 'baited' with dry ice was set in the afternoon and collected the following morning. Trapped biting insects were euthanised using dry ice and kept refrigerated until they were identified using published keys and counted.

Unconfirmed

Figure 3.1 Typical adult biting insect trap deployed at the Shoreline Development.

Unconfirmed

Biting insect larvae

Larvae are sampled from each site using net sweeps. Three net sweeps, using a standard AUSRIVAS sampling net with a 250 µm mesh and 450 cm^2 opening were taken from amongst macrophytes growing within the free-standing water and edges of waterbodies. Samples are collected and preserved with methylated spirits, before laboratory identification and enumeration.

3.2 Trapping Effort and Results

During the recent biting insect monitoring (2022 to 2024), a total of 13 adult biting insect surveys and 3 larval surveys were conducted at Shoreline. Broad abundance and habitat preference results are shown in Table 3.1.

Table 3.1 Biting insect trapping / sampling effort from September 2022 to March 2024.

Date	Traps / samples	Total biting insects	Total mosquitos	% freshwater dependant mosquitos
Adulting biting insects				
30 September 2022	3	25	4	100 [a]
11 October 2022	3	60	13	100 [a]
1 November 2022	3	0	0	–
9 December 2022	3	217	77	88 [b]
17 January 2023	3	106	98	3
19 April 2023	3	34	14	14
17 November 2023	3	102	55	16
5 December 2023	3	466	444	15
11 January 2024	3	1,374	1,207	22
25 January 2024	3	1,236	1,090	66 [b]
8 February 2024	3	798	545	71 [c]
27 February 2024	3	454	449	60 [b]
13 March 2024	3	512	500	86 [c]
Biting insect larvae				
19 December 2022	3	1	0	–
30 January 2024	3	0	0	–
7 March 2024	3	12	0	–

a Larval sampling not undertaken due to low abundance of mosquitos captured.

b Larval survey triggered.

c Larval survey triggered however not completed due to overlapping monitoring periods and previous results informing monitoring.

Unconfirmed

Results from larval sampling indicate that mosquitoes are rarely using the freestanding waterbodies on site to reproduce. However, these surveys don't assess external waterbodies which are the likely source of the freshwater dependant species captured as adults.

4 Discussion

During the monitoring period it has been difficult to forecast trends when mosquitos will be in higher abundance or higher proportion of freshwater dependant species. Brackish water dependant species, known to breed off-site, typically dominate captures. Council's response, an increased frequency of aerial treatment of off-shore breeding habitat, is providing an increased level of control.

Figure 4.2 shows the proportion of freshwater dependant species against daily rainfall recorded at Alexandra Hills and Logan City STP as well as dates of RCC mosquito control treatments on the nearby bay islands and at Redland Bay.

Freshwater wetlands to the south of Shoreline are likely to serve as breeding habitat when the ground is saturated following extended periods of rainfall. This is indicated in Figure 4.2 when the proportion of freshwater mosquitos captured dominated the results following January and February 2024 where extended periods of rain was recorded.

Low abundance of both brackish water and freshwater dependant species in September to November 2022 can likely be attributed to prevailing northerly winds, RCC mosquito treatments and rainfall events that did not lead to saturated soils within the vicinity of Shoreline.

During the summer of 2023 - 2024, rainfall has been higher than average with January 237.4 mm (average 129.3 mm) and February 253.3 mm (average 174.4 mm). This has coincided with mosquito captures with a high proportion of freshwater dependant species indicating that these species are likely using freshwater wetlands in the vicinity (Figure 4.1) of Shoreline to breed. Combining this with prevailing winds from the south and southeast, mosquitos have been pushed into the development site from the south. Furthermore, increased RCC mosquito treatments in the area, while reducing saltwater species may have incidentally increased the proportion (though not the absolute abundance) of freshwater dependant mosquito species recorded at Shoreline.

Through December 2023 and January 2024, RCC increased the number of aerial mosquito control flights undertaken in the vicinity of Shoreline. This is reflected in the results of adult monitoring, with the proportion of freshwater dependant mosquitos higher than the nominated trigger value for late January 2024 to March 2024 results. This indicates that even with the increased rainfall in January and February 2024, the control of saltwater mosquito species has been effective.

Control of freshwater dependant mosquito breeding on site appears to be highly effective.

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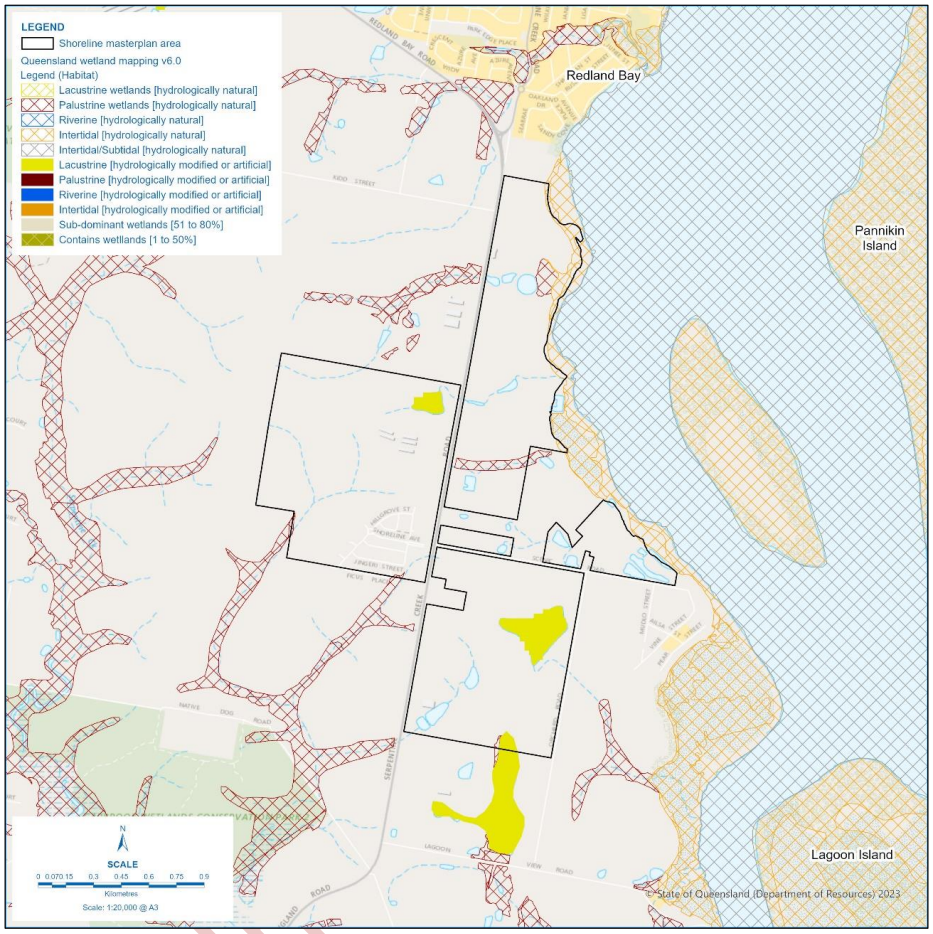

Figure 4.1 Shoreline with mapped freshwater wetlands likely to support mosquito breeding.

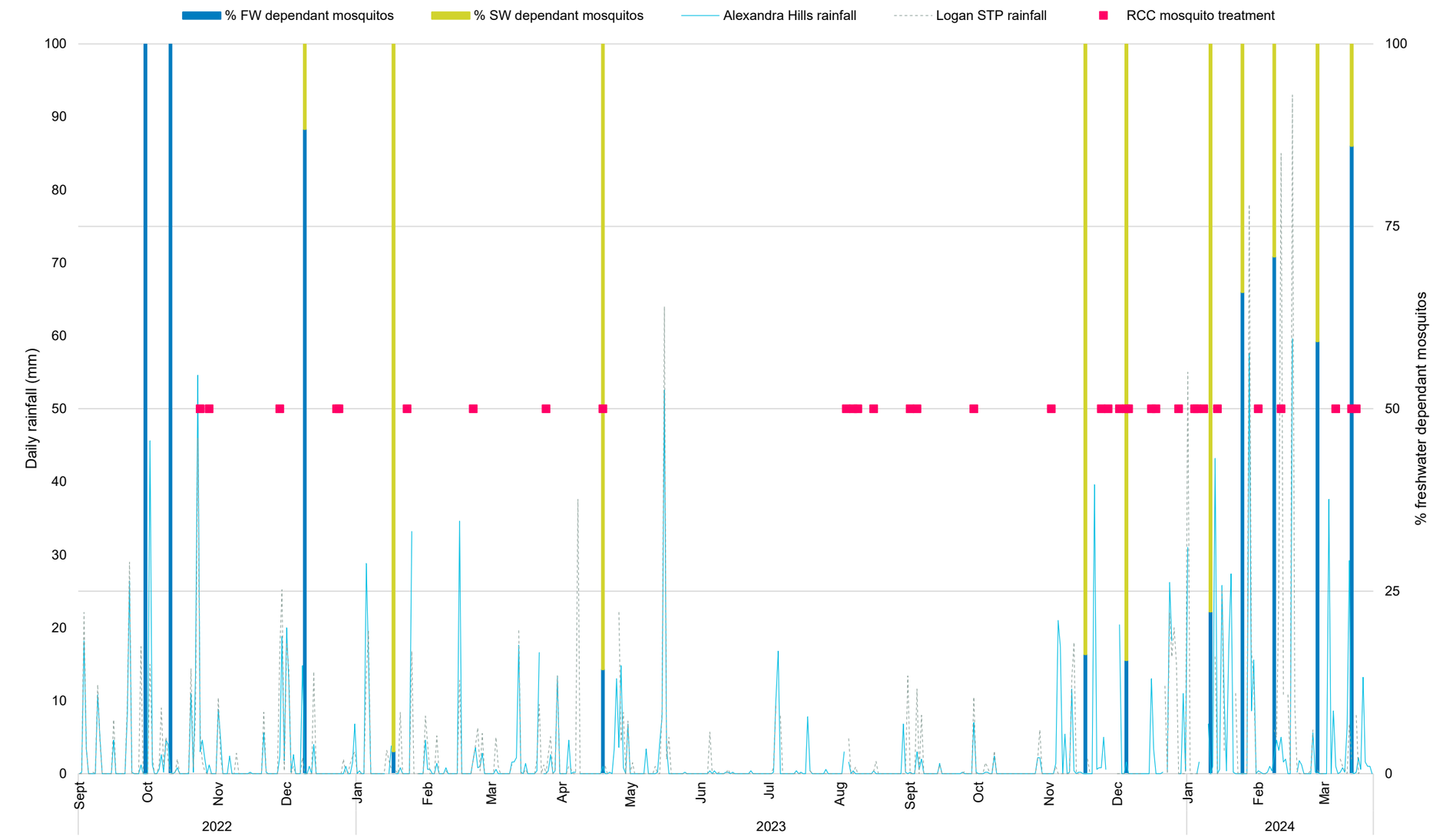

Figure 4.2 Proportion of freshwater dependant mosquitoes recorded with daily rainfall and RCC mosquito treatments.

5 Recommendations

Monitoring to date has provided a substantive understanding of the prevalence of biting insects at Shoreline. The influence of tidal inundation of off-shore breeding habitat and of rainfall in providing conditions conducive to breeding is recognised. The role of prevailing winds in transporting emerging adults from breeding habitat to Shoreline is also recognised. There is limited value in continued monitoring to further illustrate these influences.

There is however value in continuing monitoring to evaluate the effectiveness of Council's treatment of off-site breeding habitat and to support the effective management of on-site breeding habitat by the current developers.

Consequently, we recommend revision of the BIMP to reflect a truncated monitoring period (November – March); an altered 'trigger' for monitoring (the highest tide of each month, rather than a rainfall event); and the coincidence of adult and larval trapping / sampling. Specific trapping / sampling methods are effective and should be retained.

Monitoring frequency / triggers

For the 2024 / 2025 season, a single monitoring event in each of the months of November – March should be undertaken within the stage(s) under development. Monitoring should follow the highest tide of the month recorded at the Brisbane Bar (with the focus of monitoring being on the more prevalent brackish water breeding species).

Adult biting insect trapping and larval sampling

Currently methods to capture adult biting insects are successful and should be continued as the primary method of collection, 9 to 13 days following the highest tide of the month.

Larval sampling methods should also be retained, as where there is likely to be a low abundance of larvae, the substantial opening of an AUSRIVAS net offers a greater chance of capturing larvae than the traditional 'scoop'.

Larval sampling should be undertaken at the same time as the adult trapping (and not rely on a separate 'trigger'), reducing time spent on site (and thus costs), and will continue to provide a clear indication of the effectiveness of on-site management of standing water.

Unconfirmed

6 References

BOM 2024, Climate Data Online, Australian Government Bureau of Meteorology, http://www.bom.gov.au/climate/data/index.shtml.

WillyWeather 2024, WillyWeather, https://www.willyweather.com.au/.

Unconfirmed

Appendix A Southern Redland Bay Expansion Area Biting Insect Management Plan

Unconfirmed

Shoreline

Biting Insect Management Plan

Unconfirmed

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freshwater estuarine marine

Document Control Summary

Project No.:	140906
Status:	For Implementation
Project Director:	John Thorogood
Project Manager:	John Thorogood
Title:	Shoreline – Biting Insect Management Plan
Project Team:	Dr Christoph Braun, Cameron Forward, Lauren Pratt, Dr John Thorogood
Client:	Shoreline Redlands Pty Ltd
Client Contact:	Garry Hargrave, Chris Barnes
Date:	April 2016
Edition:	140906v
Checked by:	Carol Conacher _____
Issued by:	John Thorogood _____

Distribution Record

Shoreline Redlands Pty Ltd: electronically as Word and PDF

Unconfirmed

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1 Introduction

1.1 Purpose of this Management Plan

This Biting Insect Management Plan has been developed to support the development of Shoreline, a new community at Redland Bay. The Plan informs the planning, design, construction and operational phases of the development, providing recommendations for the management of mosquito and biting midge breeding and roosting.

The Plan has been informed by the Biting Insect Management Strategy developed for Shoreline by Mosquito Consulting Services Pty Ltd (2014). The Strategy concluded that 'with implementation of (these) general control and design strategies the risks associated with biting insect can be suitably mitigated to a level suitable for urban development'.

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1.2 Structure of this Management Plan

The Biting Insect Management Plan *per se* is presented in Section 7.

Sections 1 – 5 provide context to the Plan in respect of:

- the location of the site and regulatory framework (Section 1);
- the incidence of mosquitoes and biting midge (Section 2);
- the incidence of arboviruses (Section 3);
- the likely impact of development (Section 4) and the impact of mosquitoes and biting midge on residents and visitors (Section 5).

Section 6 provides a framework for management.

1.3 Shoreline, its Location and Context

Shoreline is a 310 ha development site located to the south of Redland Bay, straddling Serpentine Creek Road and with an extensive frontage to Moreton Bay (Figure 1). The line of Highest Astronomical Tide (HAT) separates the site from the Moreton Bay Marine Park. The site has been extensively cleared and is currently predominantly used for market gardening, horticulture and grazing.

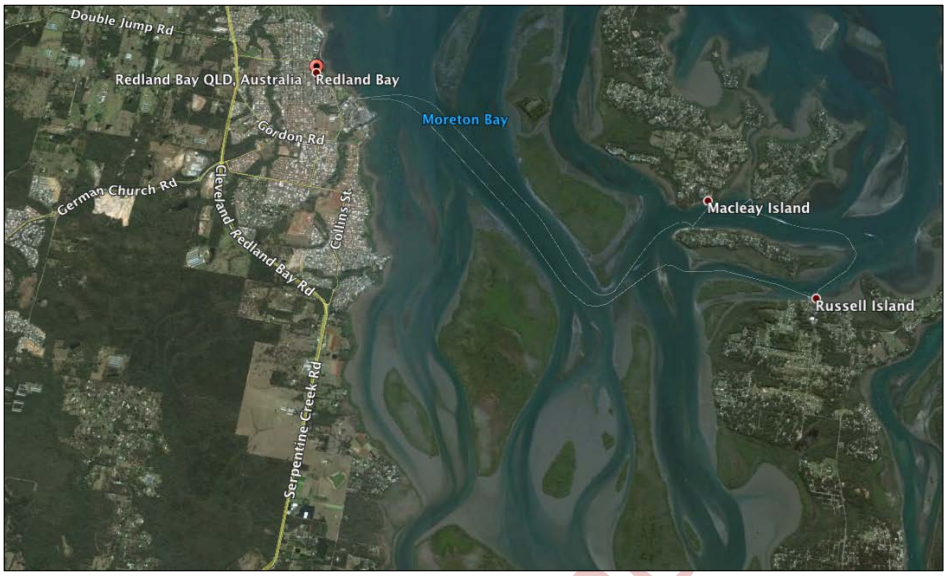

Figure 1.1 Shoreline, located to the south of Redland Bay (see also Figure 1.2).

The site rises steeply from the coast to an elevation of approximately 35m, with a predominant north-south ridge contributing to minor catchments flowing east and west. The waterways are ephemeral, with small pools persisting after significant rainfall. A number of man-made dams serve the agricultural land use.

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Figure 1.2 Contours across the Shoreline site (Shoreline 2014).

Extensive areas of mangrove, saltmarsh / claypan and unvegetated sediment characterise the intertidal flats adjoining the site. Shoreline recognises the conservation significance of these marine plant communities, providing a buffer of approximately 100m width between proposed development and HAT.

Two isolated pockets of remnant vegetation occur on the foreshore and will be retained. Predominantly regrowth vegetation follows some of the more significant waterways, whilst to the west areas of Crown land support extensive bushland.

Shoreline seeks to re-introduce a traditional development pattern, structured around a series of well designed neighbourhoods serviced by a local village centre (Figure 1.3). This structure both fundamentally acknowledges the need for, and provides the basis for effective management of mosquito and biting midge. A population of approximately 10,000 is anticipated to develop by 2030.

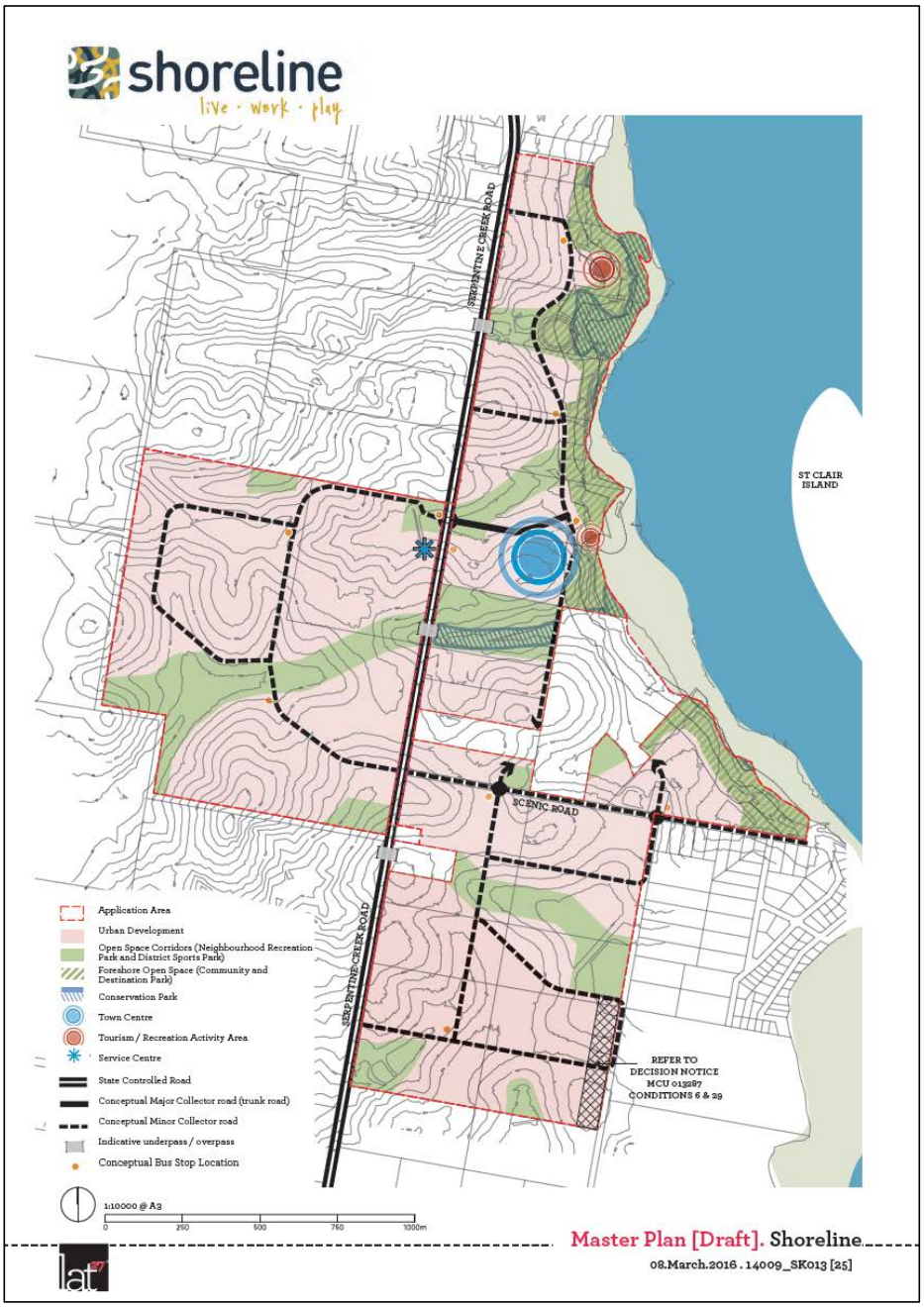

Figure 1.3 Master Plan (Draft).

1.4 Legislative and Regulatory Framework

The Strategy upon which this plan is based, provides a comprehensive discussion of relevant legislative and regulatory requirements for and of biting insect management in Queensland.

In summary, this Plan responds to all relevant requirements of the:

- Public Health Act 2005 and Public Health Regulation 2005
- Sustainable Planning Act 2009
- Environmental Protection Act 1994
- Nature Conservation Act 1992 and Nature Conservation (Wildlife Management) Regulation 2006
- Marine Parks Act 2004
- Fisheries Act 1994 and Regulation 2008
- Agricultural Chemicals Distribution Control Act 1966; and
- Chemical Usage (Agricultural and Veterinary) Control Act 1998.

This Plan is also consistent with, and has been informed by, the :

- Mosquito Management Code of Practice, 2012
- Guidelines to Minimise Mosquito and Biting Midge Problems in New Developments, 2002
- Australian Mosquito Control Manual, 1998 (revised 2009); and
- Redland City Council's
- Mosquito Management Policy;
- Mosquito Management Plan 2012 – 2017; and
- Corporate Plan.

Unconfirmed

2 Incidence of Mosquitoes and Biting Midge

2.1 Approach

Integrated Mosquito Management relies on an understanding of the distribution and abundance of mosquitoes to support the development of suite of appropriate management responses. Often a site-based survey of adult and larval occurrence is required to achieve this. However, the location and characteristics of the Shoreline site are such that both the distribution and abundance of key pest species (mosquito and biting midge) may be readily and reliably inferred. Further, the high level of inter- and intra-annual variation (see Table 2.1) that characterises both larval and adult mosquito abundance and distribution significantly limit the usefulness of data collected from a single season.

Council's monitoring of adult mosquito distribution and abundance, and of larval abundance across key breeding sites serves to provide a robust basis for the assessment of risk. Whilst Queensland Health's monitoring of arbovirus incidence across the Redlands serves to illustrate the need for effective mosquito management.

This approach also recognises that the development of the site will significantly alter its characteristics, including the presence and relative proximities of existing on-site breeding and roosting habitat.

Unconfirmed

2.2 Breeding and Roosting Habitat, Dominant Species and Pest Range

Within the Redlands, a variety of species of mosquito and biting midge occur in association with marine, brackish and fresh waters. Marine and brackish water species are commonly associated with both a higher incidence of 'nuisance' complaints, and arbovirus infection, and consequently have been the primary focus for both research and control efforts throughout south-east Queensland.

Each of the individual species of mosquito and biting midge occurring within the region have specific breeding habitat requirements, dispersal capabilities, patterns of activity, and ability to act as vectors for diseases affecting humans and domestic animals.

Mosquitoes

The Shoreline site adjoins small pockets of saltmarsh breeding habit, and lies adjacent to low-lying, uninhabited islands that support extensive marine and brackish water breeding habitat. A number of ephemeral (fresh) waterways run through the site, characterised by

small residual pools. A number of freshwater dams have been constructed to support agriculture.

Within the Redlands, mosquito management focuses primarily on 'saltmarsh' mosquitoes common to the region (frc environmental, 2011; 2008; 1997). Analysis of adult mosquito distribution in the Redlands (based on the identification of over 500,000 mosquitoes collected over 1194 trap nights) shows that adult mosquito abundance varies significantly between years (for example mosquitoes were almost 7 times as abundant in 2001 than in 2000 (Ryan, Lyons, Alsemgeest, Thomas and Kay, 2004). *Aedes vigilax* is the dominant species, commonly representing over 40% of individuals collected in light traps, whilst *Culex annulirostris, Coquillettidia linealis, Coquillettidia xanthogaster, Culex sitiens, Aedes notoscriptus, Aedes procax, Aedes vittiger* and *Verrallina funerea* are also common (Peter Dobson, Team Leader, RCC Pest Management Unit pers. comm. 16th October 2014; Ryan, et al, 2004) (Table 2.1).

Table 2.1 Relative adult abundance (%) data from Redland City Council (light trap) monitoring of salt water breeding mosquitoes.

Species	2012	2013	2014
Aedes alternans	–	0.1	2.0
Aedes vigiliax	10.0	39.6	41.1
Aedes vittiger	5.9	–	–
Aedes kochi	–	–	0.4
Aedes multiplex	–	0.2	–
Aedes notoscriptus	29.4	2.5	5.6
Aedes procax	3.9	–	–
Anopheles annulipes	3.9	0.5	–
Culex sitiens	10.0	56.0	46.6
Culex orbostiensis	–	–	3.4
Coquillettidia xanthogaster	17.6	0.8	–

(Peter Dobson, pers. comm. 16th October 2014)

The Redlands provides over 800 ha of salt marsh mosquito breeding habitat (Redland City Council, 2014), and there are a number of major salt marsh breeding sites within relatively close proximity to the proposed development (Mosquito Consulting Services Pty Ltd, 2014) (Figure 2.1). Marine and brackish water breeding sites also exist to the north, east and south of the Shoreline site.

Unconfirmed

Aedes vigilax is the most common and wide-spread (Ryan, et al., 2004) mosquito encountered within the region close to the coast, breeding prolifically within pooled water of intertidal lands: *Aedes vigilax* is the predominant larvae recorded by Council from salt marsh breeding habitat within 5 km of Shoreline, from its long-term larval monitoring program (Peter Dobson, pers. comm. 16th October 2014). *Culex sitiens* and *Aedes alternans* also breed in temporary brackish pools and salt marshes filled by spring tides, and have been recorded from saltmarsh breeding habitat within a 5 km radius of Shoreline (Peter Dobson, pers. comm. 16th October 2014). The small pockets of brackish water breeding habitat adjoining the site are also likely to be used by these species. *Verrallina funerea*, which breeds in ponded areas under the cover of mangroves, melaleuca and emergent vegetation, is also likely to breed adjoining the site and on adjacent islands.

Council's long-term larval monitoring program shows significant inter-annual variation in average larval density: between 2001 and 2013, average *Aedes vigilax* larval density per standard dip ranged between approximately 12 and 20 (Peter Dobson, pers. comm. 16th October 2014).

These mosquito species have been widely implicated in the transmission of the debilitating disease Ross River virus (epidemic polyarthritis). *Aedes vigilax* is the most important vector of arboviruses in south east Queensland (Webb 2004), also being a suspected carrier of Barmah Forest virus and dog heart-worm. Laboratory trials indicate it may also be a carrier of Murray Valley encephalitis.

The adults of *Aedes vigilax* and *Culex sitiens* are capable of travelling over 30 km from breeding sites, often assisted by prevailing winds. Consequently, the entire Shoreline site is likely to be subject to these species from time to time.

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Figure 2.1 Marine and brackish water breeding sites (yellow) adjacent to the Shoreline site (from Mosquito Consulting Services Pty Ltd, 2014).

Unconfirmed

Other common marine and brackish water breeders include: *Aedes alternans* (the Scotch grey), which breeds in both tidal pools and rain filled depressions; and *Anopheles annulipes*, which breeds in fresh or slightly brackish pools. Each of these species are also capable of travelling several kilometres from their breeding sites, and are potential vectors of Ross River virus.

Species that breed in freshwaters will use senescing pools and farm dams as well as rock pools, pot plant saucers, fallen palm fronds and discarded car tyres within domestic surroundings. *Aedes procax, Aedes notoscriptus, Aedes vittiger, Culex annulirostris, Coquillettidia xanthogaster and Coquillettidia linealis* are all commonly associated with freshwater breeding habitat in south-east Queensland. The distribution and abundance of these freshwater breeders are known to vary significantly between years (by a factor of at least 10), influenced by rainfall (Ryan, et al., 2004).

During breeding, the eggs are laid by the female of each species, in mud or on vegetation associated with pooled water, and hatch when water levels rise (with the incidence of tidal inundation or heavy rainfall). The larval and pupal stages together require approximately six days to develop in mid-summer (longer during cooler weather). The adults of each species rest amongst dense foliage, and bite (man, mammals and birds) during both the day and night: dawn and dusk are favoured by *Aedes vigilax*, whilst *Culex sitiens* and *Culex annulirostris* bite predominantly at night.

Biting Midge

At least five species of biting midge are considered common within the region and are likely to occur in proximity to the Shoreline site. (Table 2.2). No species of biting midge is currently considered a vector of human disease in Australia, although some have been linked to the transmission of veterinary arboviruses such as 'bluetongue' and 'akabane'.

Table 2.2 Characteristics of biting midge recorded in south east Queensland.

Biting Midge Species	Breeding Habitat	Distance Travelled
Culcoides ornatus	Within a narrow band surrounding MHWS where there is no strong wave or current action.	Up to 16 km.
C. marmoratus	Algal covered mud in saltmarshes or below mangroves. Breeding area must remain moist.	Peak emergence is up to 10 days prior to spring tides and the range of this species is believed to be in excess of 15 km.
C. molestus	Prefers relatively clean sand along open beaches or inlets (light mangrove cover tolerated), will also inhabit sandy canal developments. Lives between MHWS & ML.	Adults emerge around spring tides & will travel up to 1.5 km from large breeding grounds.
C. subimmaculatus	Breeds in estuarine sand to sandy mud between the MHWS & MHWN, sheltered from wave action with sparse vegetation or open forest.	May travel up to 500 m from breeding sites.
Lasiohelea townsvillensis	Decaying vegetation & moist conditions of rainforests preferred, but will happily inhabit well watered & mulched tropical gardens.	

MHWS Mean High Water Spring
MHWN Mean High Water Neaps
ML Mean Tide Level

(FRC Coastal Resource and Environmental 1997; Gold Coast City Council n.d.; Queensland Health 2002a, Watson and Watson, 1982).

Culicoides lay their eggs within well-aerated wet areas commonly associated with the upper half of the intertidal zone in either fresh or saline conditions, depending on the species. As breeding is commonly dependant upon monthly tidal inundation, the emergence of adults and the incidence of biting activity are commonly synchronous with

Unconfirmed

phases of the moon (Rust-PPK 1995). Apart from around the breeding site itself, *Culicoides* attack vertebrates (including man) primarily around sunset and sunrise, and infestations are usually the result of a number of species rather than an individual species (Marks & Reye 1982). *Culicoides ornatus* is a widespread species, commonly associated with significant pest problems along Queensland's east coast (Shivas & Whelan 2001, cited in Warchot 2004).

Lasiohelia townsvillensis breeds prolifically in leaf litter and well-watered urban gardens of the tropics and sub-tropics. It may be also be present (or become established post-development) at the Shoreline site following prolonged rain or excessive watering. This species is known to bite all day.

Unconfirmed

3 Incidence of Arboviruses

Two arboviral infections are commonly contracted within the Redlands: Barmah Forest virus and Ross River virus. *Aedes vigilax* and *Culex annulirostris* are considered to be the most significant vectors of these diseases in the Redlands, although *Coquillettidia linealis* may also be a significant vector associated with the bay islands (Ryan, et al., 2004).

Ross River virus (epidemic polyarthritis) is the most common human disease transmitted by mosquitoes in Queensland (Rust-PPK 1995). Symptoms of the disease include polyarthritis, muscle tenderness, lethargy and fatigue. The disease is not fatal, but has no cure. The length of incapacity varies from 1 to 24 weeks, and symptoms may persist for up to 40 weeks (Rust-PPK 1995). The disease usually occurs in seasonal outbreaks, due to increased mosquito breeding during periods of high rainfall or high tides (Queensland Health 2001). Therefore, the number of reported cases of Ross River virus varies widely from year to year, and probably from area to area (frc environmental, 2008).

Barmah Forest virus may have similar symptoms to Ross River virus, although they are believed to be of a shorter duration (Queensland Health 2002a). The incidence of this disease appears to have increased across the state since the 1990's. Whilst 2013 saw a spike in reported infections from the Redlands (positively correlated with above average rainfall), this increase was not considered significant. There is also a lack of evidence to correlate reported incidence of disease with the location at which the disease was contracted (Kerr, 2014).

Whilst both diseases are transmitted throughout the year, infection rates are highest between January and June, with a peak in March – April. Whilst reported cases of both Ross River Fever virus and Barmah Forest virus are likely to significantly under-estimate actual infection rates, as not all people that are infected show symptoms (Queensland Health 2001; 2002b), the incidence of Ross River virus and Barmah Forest virus in the Metro South region (that region of Queensland Health's arbovirus monitoring program encompassing the Redlands) is amongst the lowest in the state (Dr Brad McCall, quoted in the Redland City Bulleting, October 15th 2014).

Lower rates of Ross River virus are consistently lower in in local government areas that implement mosquito control programs that pre-empt mosquito outbreaks using routine surveillance and then reduce mosquito abundance using mosquito control (Tomerini, 2007).

Unconfirmed

4 The Impact of Development

4.1 On Breeding Habitat

Development of the Shoreline site will alter the site's capacity to support mosquito and biting midge breeding and roosting, whilst having no impact on adjoining and adjacent marine and brackish water breeding habitat.

A reduction in the number of dams on site and the more deliberate management of those remaining (or that may be created) will likely result in a reduction in the extent of mosquito breeding habitat on site.

Engineering works required to profile and shape the site in preparation for residential subdivision, roadways, storm water works and open spaces will permanently diminish the current opportunity for ground pool breeding mosquitoes. Breeding habitat in the form of residual pools (vehicle ruts, etc) will be reduced in extent. Stormwater drains and rainwater collected in man-made containers may provide breeding sites for a number of species of mosquito, notably *Culex anulirostris*. Seepage, surface runoff, and silt inputs from stormwater can all enhance or create breeding habitat (Rust - PPK 1995).

The biting midge *Lasiohelia townsvillensis*, which breeds prolifically in leaf litter and well-watered urban gardens of the tropics and sub-tropics, is likely to establish populations within some gardens over summer. The use of sub-surface watering and drip lines in the gardens (as opposed to using mists and sprinklers) is likely to reduce the presence of biting midges in these areas.

Unconfirmed

4.2 On Roosting Habitat

The site is currently subject to a range of agricultural landuses: market gardening, horticulture and grazing. A weed-infested patch of *Melaleuca quinquenervia, Lophostemon suaveolens* and sub-dominants (RE 12.3.6) is mapped in the centre of the site, whilst *Eucalyptus tereticornis* and *Melaleuca quinquenervia* with a weedy understory are mapped on the site's northern coast (BAAM, 2014b). These patches of remnant vegetation will be retained and enhanced. Management of the weedy understorey will reduce roosting habitat for both mosquitoes and biting midge.

Development of the site will displace current market gardening and horticultural land uses, and remove much of the non-remnant regrowth and weed communities (including along the foreshore), whilst development of Foreshore Open Space and Open Space Corridors

will provide a mosaic of treed and mown grasslands (Figure 1.3) (BAAM, 2014a). Foreshore Open Space will provide a nominal 100 m wide sparsely vegetated buffer between the shore and residential and community precincts.

Each Open Space Corridor is comprised of a core of riparian vegetation flanked by margins nominally 25 m wide of lightly treed low-maintenance grassland. A 20 m road reserve augmented by a building setback, provides additional setback between properties and freshwater mosquito breeding habitat, and a 50 m setback to roosting habitat (Figure 4.1).

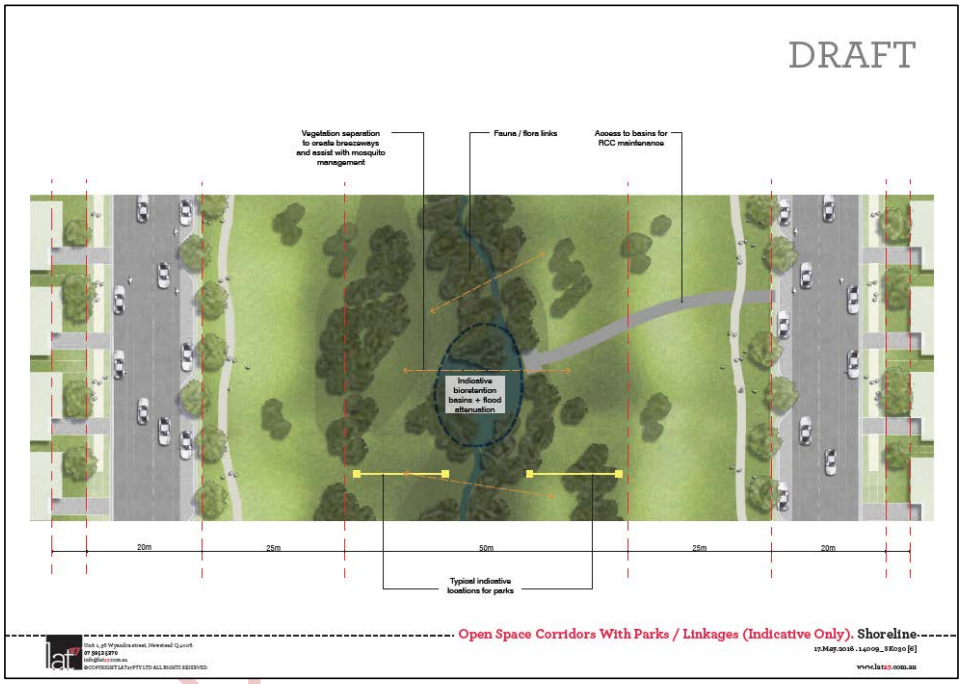

Figure 4.1 Indicative schematic depicting vegetation management strategies for Open Space Corridors and Linkages.

The additional Open Space Linkages (Figure 1.3) will neither support or are directly connected to mosquito (or biting midge) breeding habitat, and are characterized by lightly treed (managed) grassland providing minimal roosting habitat. All Open Space Linkages are set back several hundred meters from the foreshore (and potential marine / brackish breeding habitat).

Development of these environmental corridors, road reserves and set-backs will both reduce available roosting habitat on site, and increase the wind-assisted dispersal of biting insects from coastal breeding habitat to the more elevated bushland to the west of the site. Open eucalypt forests and banksia woodlands are poor habitats for mosquitoes and biting midges.

Rehabilitation of foreshore vegetation will reduce the density of existing understory (weed) vegetation. Retained and planted trees and shrubs within corridors will be well separated, with an understorey of maintained low grasses (BAAM, 2014b).

Unconfirmed

5 The Impact of Mosquitoes and Biting Midge on Residents and Visitors

5.1 Mosquitoes

Development on the coast inevitably brings humans into contact with mosquitoes and biting midges. A variety of species of mosquito may breed in freshwater habitats of the site, and may be carried to the site by prevailing winds, having bred within nearby estuarine wetlands.

Guidelines prepared by the Queensland Department of Heath (Queensland Health 2002b) provide a quantitative (though imprecise) assessment of the likely impacts due to mosquitoes:

- 15 – 20 km from breeding sites. This distance is greater than the flight range of most species of mosquito, *Aedes vigilax* being a notable exception. Pest problems will be sporadic and not severe.
- 10 – 15 km from breeding sites. *Aedes vigilax* is likely to be the only species encountered in moderate number, causing some discomfort. Monitoring should be undertaken, and control measures may be required.
- 2 – 10 km from breeding sites. Pest impact from mosquitoes, particularly *Aedes vigilax, Verrallina funereus* and *Culex sitiens* will be noticeable, with the intensity and frequency of attacks increasing as distance from the breeding site decreases. Regular monitoring and control measures will be required.

Within the Redlands, the majority of mosquito-associated problems are related to 'saltmarsh' mosquitoes, that breed within the estuarine wetlands of Moreton. Shoreline's proximity to known breeding habitat infers that the entire site is likely to be subject to a noticeable presence of mosquitoes over the warmer months of the year. Regular monitoring and active management of particularly mosquito breeding on adjacent islands will be the cornerstone of any mosquito management program. Regular monitoring and active control of mosquito breeding on adjacent islands is currently undertaken by Council.

The limited extent of suitable on-site breeding habitat, and the incorporation of open-space buffers between these breeding areas and residential and community precincts, makes it unlikely that extensive on-site mosquito control will be required for the developed site

Unconfirmed

5.2 Biting Midge

The coastal nature of the Shoreline site is likely to result in the presence of a number of species of biting midge from time to time. *Culcoides* spp. may travel to the site from estuarine breeding areas under the right conditions (Queensland Health, 2002a). The biting midge *Lasiohelea townsvillensis* breeds in freshwater environments, and is likely to breed in well-watered landscaped areas on site.

Whilst midges in Australia are not vectors of human disease, their bites can irritate the skin. In abundance, midges can significantly reduce the amenity of outdoor areas.

Unconfirmed

6 Management of Mosquitoes and Biting Midge

Opportunities exist to minimise both the breeding of mosquitoes and biting midge on site, and the impact of mosquitoes and biting midges breeding on adjacent lands, through appropriate site planning, engineering design, building design and on-going site management.

Optimal management of biting insects at Shoreline will be achieved where proponent-initiated measures for on-site management support Council's off-site (local government area-wide) management of mosquitoes.

6.1 Current Monitoring of Mosquitoes and Biting Midge

Mosquitoes

Redland City Council's Pest Management Unit monitors the abundance of both larvae and adult mosquitoes throughout the city. This has provided a substantive understanding of the patterns of both larval and adult distribution and abundance (Ryan, et al., 2004). Larval populations are typically monitored using dip net samples, with the results of monitoring used to determine whether chemical treatment of a breeding site is necessary. Adults are monitored using CO^2-baited light traps.

Midges

Redland City Council does not monitor the distribution or abundance of biting midge.

Unconfirmed

6.2 Current Control Measures within the Redlands

Mosquitoes

Council's Corporate Plan commits to the delivery of year-round mosquito management services to support strong, healthy communities, whilst its Mosquito Management Operational Plan 2012 – 2015 seeks to balance the cost of mosquito management against public health benefits and potential environmental harm. Council's Pest Management Unit operates as a member of a Contiguous Local Authority Group, recognising commonalities in both the distribution of pest species and required management methods.

Proximity of the Shoreline site to known and extensive marine and brackish water breeding habitat (on Crown land) underlines the importance of Council's aerial and ground-based mosquito control program. Council currently treats approximately 420 ha of salt marsh breeding habitat and a significantly lesser area of fresh water breeding habitat, within a 5 km radius of Shoreline. Treatment is by a combination of aerial and ground-based application.

Located to the immediate south of the township of Redland Bay, the Shoreline site likely benefits substantially from the Contiguous Local Authorities' (of which both Redland City Council and Gold Coast City Council are members) current mosquito control program.

Most (90+%) of Council's control efforts are focussed on saltmarsh mosquitoes, with only minor control activities undertaken in freshwater breeding habitat.

The mosquito control program uses two larvicides; s-methoprene as a growth hormone regulator and Bti (*Bacillus thuringiensis israelensis*) as a targeted biological control. These are distributed in spray or briquette form from helicopters after king tides or heavy rainfall. Peak breeding occurs between September and March, and ground investigations of larval abundance are conducted to determine when applications will have the greatest impact on larval mosquitoes. Adults can emerge in 4 – 5 days in warm climates (NSW Health 2004), so monitoring and treatment must occur within 2 – 3 days of high tides or significant rainfall events.

s-methoprene and Bti are also used to control freshwater mosquitoes, typically distributed by hand or by motorised backpack sprayers.

Midges

Redland City Council does not control biting midge (Redlands City Council, 2014a).

Unconfirmed

6.3 A Framework for Management

Whilst the Redlands Planning Scheme does not include a Biting Insect Code, a practical framework for mosquito and biting midge management at Shoreline is provided by the outcomes sought by the Biting Insect Code of the superseded Caloundra City Plan.

6.3.1 Siting and Design

Desired Outcome

Development is sited and designed to minimise the risk to public health from insect-borne arboviruses and nuisance caused by biting insects.

Considerations

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes and biting midges to breed and roost on site. The following guidelines have been adapted from: Queensland Health, 2002a; Easton, 1993; and Wheelan 1988, cited in Rust-PPK, 1995.

Siting of Sensitive Uses

Sensitive uses such as childcare and aged care facilities should be located distant from breeding and roosting sites.

Buffers

Dense vegetation corridors between mosquito / biting midge breeding sites and residential areas provide a dispersal conduit for the insects (Queensland Health 2002a). Dense vegetation adjoining known breeding sites, residential areas and public open space can provide roosting (resting) habitat for mosquitoes and biting midge. Consequently, the incidence of mosquitoes and biting midges within residential areas can be minimised by providing sparsely vegetated buffer zones between known breeding sites and residential areas. Choosing trees and shrubs with light foliage minimises the 'conduit' effect of vegetation corridors (Queensland Health 2002a). The duration of nuisance infestations will be lessened under conditions that cause the pest population to disperse widely: breezeways across known breeding sites and around residential areas should be incorporated *where practical*.

A significant reduction in the abundance of *Aedes vigilax* (the common salt marsh mosquito) and likely other species can be achieved with buffer distances ranging from 20 – 100 m (McGinn, 2014); whilst a buffer of 25 m may very significantly reduce the incidence of other common coastal species (McGinn, 2006).

Lower activity areas, daytime recreation areas and 'hi-rise' may be located closest to breeding sites, providing a buffer for residential and night time activity areas. Well-lit, sealed areas (such as roads and car parks) can also be used as buffers for activity areas, especially adjacent to biting midge breeding sites.

Unconfirmed

Engineering and Landscape Design

The extent of suitable breeding habitat can be minimised through landscaping and drainage that minimises ponding. This is particularly applicable to open grassed areas. All site drainage should be designed and installed such that sediment cannot accumulate and water cannot pond (Queensland Health 2002a). Elements of stormwater infrastructure, including sedimentation basins, bio-retention and detention basins, should be designed and managed to drain within 48 hours. Where possible, drains should discharge into a flowing waterway with healthy ecological processes that may assist to control mosquito numbers (Queensland Health 2002a).

Increase drainage and access for larvivorous fish to adjoining marine and brackish water breeding habitat may be achieved through runneling (permit required under the Fisheries Act 1994).

Re-profiling of the site should not impede the drainage of land up-slope, and vehicle access should be provided to potential breeding sites (eg. stormwater infrastructure).

Landscaping of public open space and residential gardens, that involves heavy mulching and watering, may encourage the breeding of the biting midge *Lasiohelea townsvillensis*. Heavy mulching and watering should be avoided to reduce this risk.

Breaks in vegetation corridors should be provided between breeding sites and high activity areas. Minimising vegetation density near residential and evening activity areas will also reduce roosting of mosquitoes and midges near populated areas. Avoiding the use of heavy foliage plants and those that require frequent watering will also discourage mosquito and midge roosting and midge breeding. Trees with high canopies providing for good air circulation at ground level offer an obvious benefit.

Unconfirmed

Building Design

More open window area on the windward side of buildings, rather than the leeward, can be used to passively ‘pressurise’ the building, and reduce opportunities for biting insects to enter from the preferred leeward side. Furthermore, buildings should be fully screened to prevent insect entry. Ceiling fans and similar circulation devices can be incorporated to increase airflow.

Outdoor areas close to breeding grounds should incorporate screening.

Outdoor lighting directed towards the ground and the minimal use of lighting on balconies and near windows will likely minimise the attraction of a range of insects.

To minimise mosquito problems associated with rainwater tanks, WHO recommends that all tanks have screens or other devices to prevent adult mosquitoes from emerging (WHO 1997). All inlets, overflows and other openings should be covered with closely fitted, removable, mosquito-proof mesh to prevent access by adult mosquitoes, and if larvae are present, to prevent the escape of adult mosquitoes (Enhealth, 2004). Queensland Regulations (1996) specify that screens should be brass, copper, aluminium or stainless steel gauze with mesh not coarser than 1 mm. Rainwater should not be allowed to pond in containers or on surfaces below tank outlets or taps, as this can also provide a breeding site.

Shoreline's Response

Sensitive Uses

Shoreline will locate sensitive uses such as schools, childcare and aged care facilities remote from potential mosquito and biting midge breeding and roosting habitat.

Buffers

Integral to the urban design of Shoreline is the approximately 100 m wide cleared open-space foreshore buffer between the shore (HAT) and residential and community precincts (Figures 1.3 and 6.1). A 20 – 100 m, open-space buffer has been reported to significantly reduce the abundance of both mosquitoes (and in particular *Aedes vigiliax*) and biting midge (Mosquito Consulting Services, 2014).

The foreshore buffer is constrained at two locations towards the north of the site (Figure 6.1). Densely wooded Conservation Parkland reduces the open-space buffer to approximately 10 m and 40 m wide The establishment of Sub-area 1 in the Shoreline Plan of Development (Figure 6.2) will ensure that development within 100 m of potential roosting habitat must comply with the building design code set out at section 8.3 of Shoreline's Plan of Development (Ver. F).

Unconfirmed

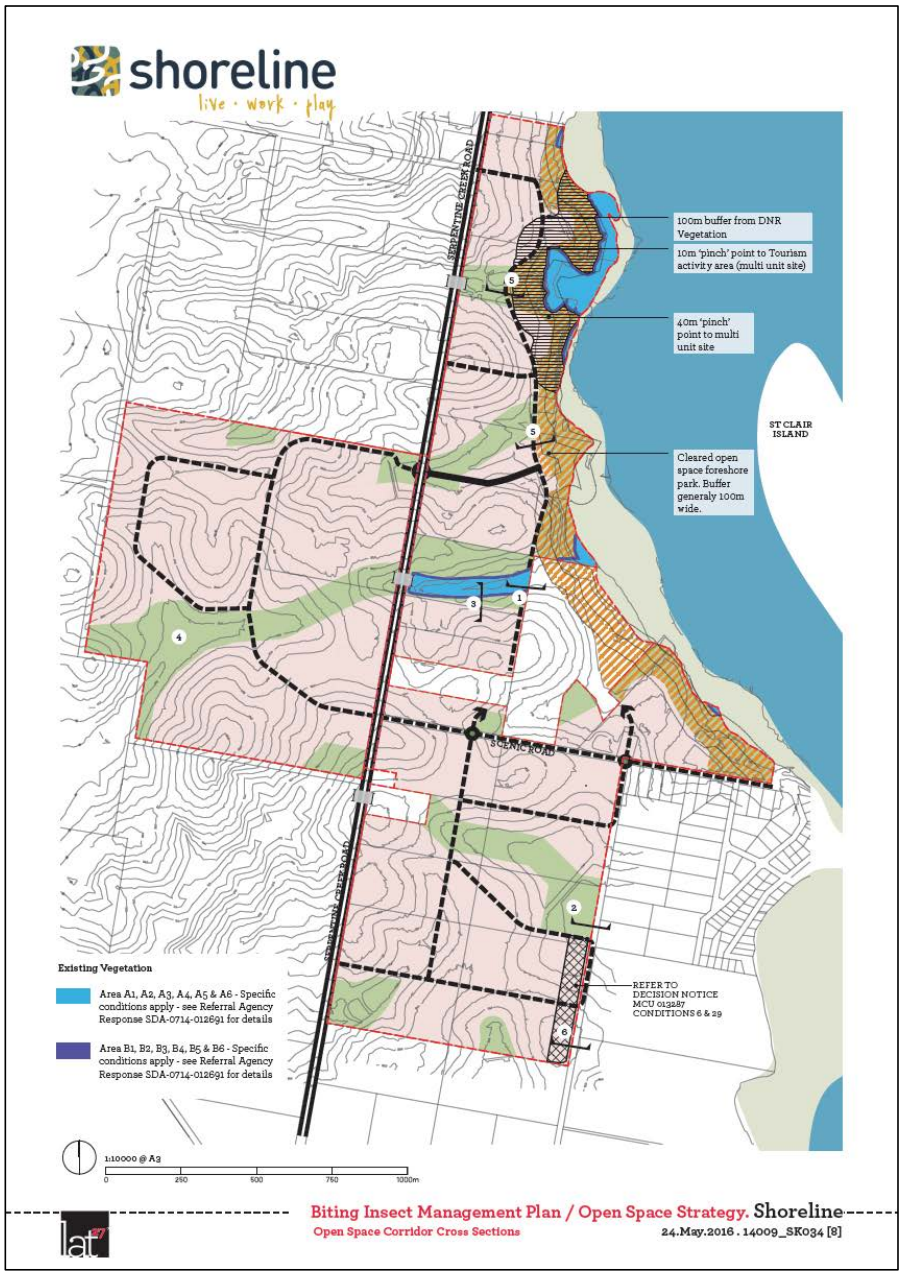

Figure 6.1 Proposed set-backs to mitigate the proximity to biting insect breeding and roosting habitat.

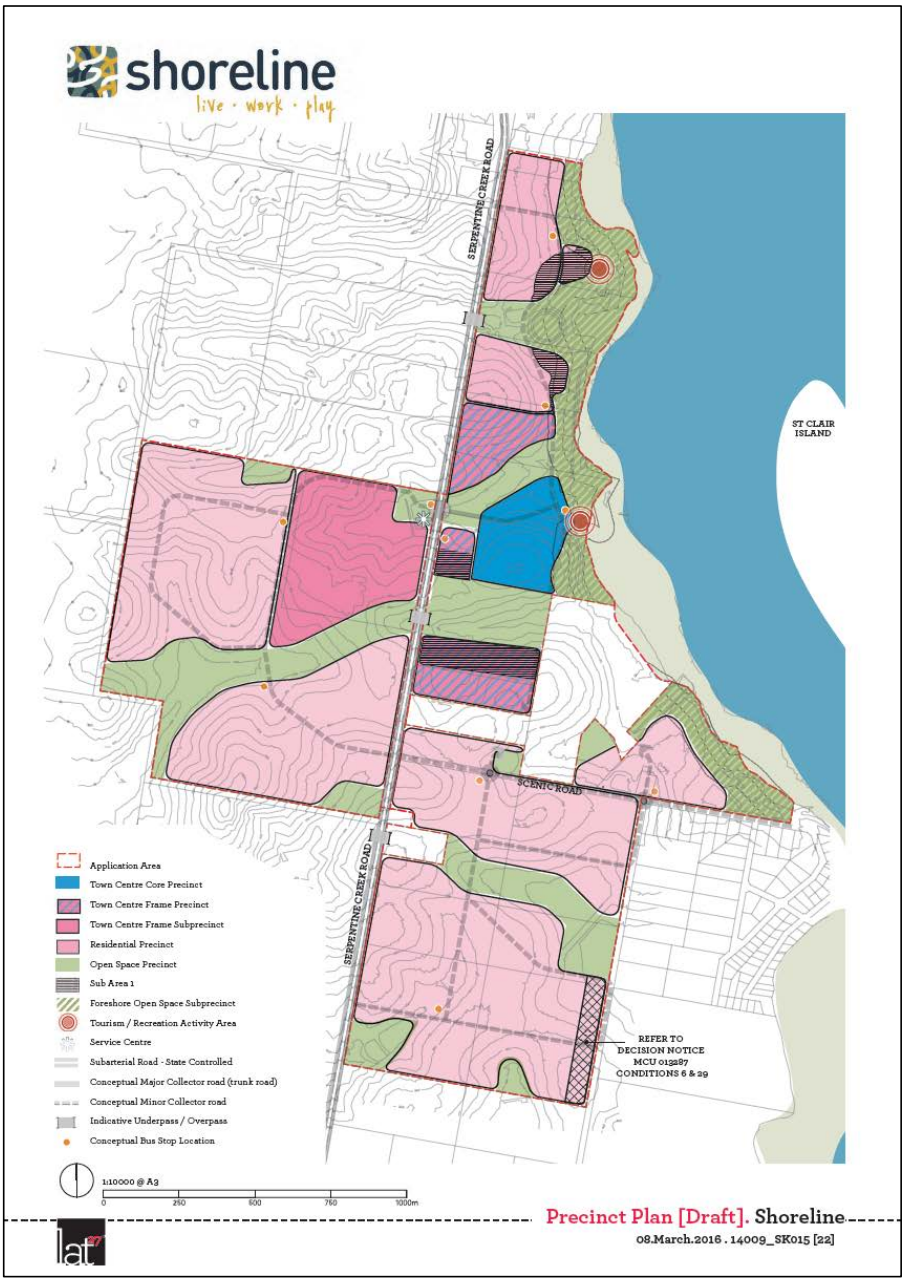

Figure 6.2 Shoreline Precinct Plan showing Sub Area 1.

Open Space Corridors and Linkages will be no less than 100 m wide, comprised of a 50 m wide (or as otherwise agreed by Council) core of riparian vegetation and 25 m wide margins of lightly treed low-maintenance grassland, augmented by esplanade roads (road reserve 20 m wide) and building setbacks (see Figures 4.1, 6.3 and 6.4a and b).

In aggregate, each corridor and linkage will provide approximately a 75 m setback between freshwater mosquito breeding habitat and properties and a 50 m setback from dense roosting habitat (sufficient to minimise the movement of mosquitoes such as *Aedes procax* and *Verrallina funereal* (McGinn (2013) recommends a 30 m wide buffer as sufficient to manage these species). These corridors will also serve as breezeways that discourage roosting of mosquitoes and biting midge.

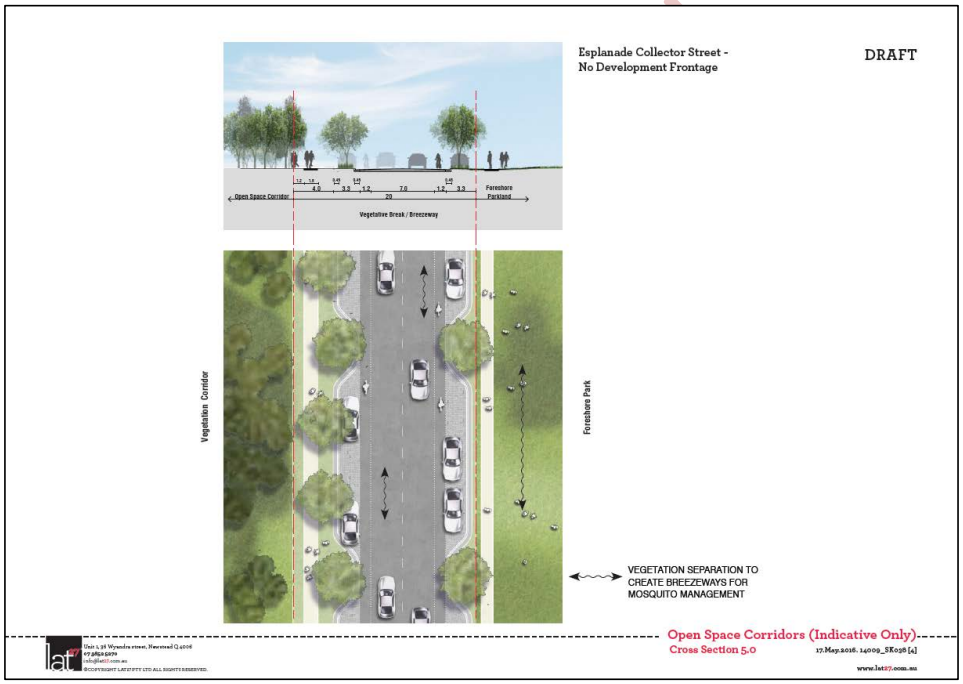

Figure 6.3 Proposed set-backs for Open Space Corridors.

Figure 6.4a Proposed set-backs for Multipurpose Corridors. Note, the location of sports facilities does not form part of this approval.

Unconfirmed

Figure 6.4b Proposed set-backs for Multipurpose Corridors. Note, the location of sports facilities does not form part of this approval.

Supplemental Open Space Linkages will have no direct connectivity with mosquito (or biting midge) breeding habitat and be characterized by lightly treed (managed) grassland providing minimal roosting habitat.

The south-east of the site (Lots 86 and 247 on S312432) will incorporate an 80 m wide development-free buffer, which with the 20 m wide road reserve (Orchard Road) will provide a 100 m setback to development on lots 80 and 81 on S31102 which are vegetated and extend to saltmarsh habitat on the coast, and as such have the potential to harbour pestiferous numbers of mosquitoes.

Development of these environmental corridors, road reserves and set-backs will both reduce available roosting habitat on site, and increase the wind-assisted funnelling of biting insects from coastal breeding habitat to the more elevated bushland to the west of the site.

Engineering and Landscape Design

The extent of breeding habitat will be minimised through landscaping and drainage that minimises ponding and opportunity for roosting. Re-profiling of the site will designed and managed to not impeded drainage. Stormwater infrastructure, including sedimentation basins, bio-retention and detention basins, will be designed to be free draining in accordance with the guidelines provided by Water by Design (2010). Where practical, drains will discharge into a flowing waterway.

Landscape planting will minimise the use of groundcovers, shrubs and small trees that may serve as roosting areas. Through careful selection of planting palettes, the use of organic mulch combined with the need for heavy watering will also be minimised to reduce breeding of biting midge.

Vegetation density near residential and evening activity areas will also be reduced to discourage roosting of mosquitoes and midges.

Vehicle access will be provided to potential breeding sites (eg. stormwater infrastructure).

Building Design

The Shoreline Plan of Development implements a building design code to ensure that sensitive development (Aged Persons and Special Needs Housing and Child Care Centres) throughout the subject site, and other uses within 100 m of potential mosquito roosting habitat, incorporate attenuation measures to reduce opportunities for mosquitoes and biting midge to enter buildings.

Unconfirmed

The code also includes additional design recommendations, including:

- more open window area on the windward side of buildings, rather than the leeward;
- ceiling and veranda fans;
- full screening, including of some outdoor play areas; and
- where rainwater tanks are installed, full screening of all entry and outlet points.

The building design code is set out at section 8.3 of Shoreline's Plan of Development (ver. F).

Unconfirmed

6.3.2 On-site Works

Desired Outcome

Development does not intensify the presence of or expand breeding sites for mosquito larvae.

Considerations

Engineering works required to affect development of the site may permanently reduce the extent of breeding and roosting habitat on site.

Access roads should be fitted with culverts to prevent pooling of water.

Excavation, vehicle ruts, and temporary sediment control basins all have the potential to support mosquito breeding. Site-monitoring and prompt corrective action (such as filling ruts and draining or treating sediment control basins) should be undertaken as required. Application of larvicides should be undertaken only by a licenced pest controller.

Shoreline's Response

Engineering works required to affect development of the site will permanently reduce the extent of breeding and roosting habitat on site.

Access roads will be fitted with culverts to prevent pooling of water.

Excavation, vehicle ruts, and temporary sediment control basins will be monitored. Prompt corrective action (filling ruts and draining or treating sediment control basins, etc) will be undertaken as required. Application of larvicides will be undertaken only by a licenced pest controller.

Unconfirmed

6.3.3 Design and Use of Wetlands and Waterways

Desired Outcome

New waterbodies or stormwater treatment wetlands / detention basins are designed to minimise the potential breeding opportunities for biting insects.

Considerations

Wetland Design and Operation

Mosquito breeding within dams, retention basins and water features can be minimised by reducing the 'soft' edges around ponds, and by ensuring that the edges are steep and free of dense emergent vegetation (whether planted or invasive), which supports mosquito breeding (Queensland Health 2002a). Increased bed depth (>3 m) and 1:3 batters effectively restrict the distribution of most emergent reeds and rushes around dam margins, minimising mosquito breeding habitat. The use of concrete revetment would reduce opportunities for mosquitoes and biting midge to breed. The suitability of breeding habitat can also be reduced by preventing water from stagnating with adequate circulation and the use of fountains.

Fluctuating water levels may both directly and indirectly influence mosquito and midge breeding. Depending on timing and periodicity, fluctuating water levels may either create or destroy favourable breeding habitat for both mosquitoes and biting midges. For example, falling water levels may expose suitable moist substrate and leave shallow pools free from predators. Rising water levels may inundate drying substrate and both trigger hatching and provide habitat suitable for larval development. Fluctuating water levels commonly encourage the expansion of fringing macrophyte beds, indirectly providing increased habitat suitable for mosquito breeding. The use of concrete and rock revetments largely mitigates the effects of fluctuating water level.

Opportunities to increase the exposure lakes and wetlands to prevailing winds should be sought, as mosquito larvae require contact with a stable surface film for respiration.

Restricting aquatic macrophytes (either floating or emergent forms) to less than 60% of shallow waters (<500 mm), and clumping of plants with open space between will allow greater wind disturbance of the water surface.

While the initial design of water bodies may adhere to these requirements, the ongoing growth of vegetation, bank slumping, physical disturbance, accumulation of rubbish and debris, sedimentation, water quality deterioration, water management problems and general climatic conditions will all influence the production of mosquitoes (Webb and Russell, 2011; Russell, 2001).

Stormwater treatment wetlands by design will be shallow and densely planted. For these purpose-specific water bodies, a greater reliance must be placed on managing emerging larvae (see Native Fish as Control Agents below).

Unconfirmed

Shoreline's Response

Development of the site will retain a number of existing wetlands, dams and waterways. Shoreline's WSUD Strategy (2014) incorporates planted wetlands and bioretetion basins. Whilst natural waterways will be unmodified, they will be set-back from residential and community precincts by a minimum of 20 – 30 m. Wetlands and dams will be designed / modified such that:

Wetland Design and Operation

For dams and lakes, breeding habitat will be minimised by the use of steep edges, maintaining water depths in excess of 600 mm, the judicious use of edge plantings and the orientation and exposure afforded all retained water bodies. Water quality, bank integrity and the distribution of aquatic plants will be managed to retain the integrity of the initial design(s).

Elements of Water Sensitive Urban Design including swales and bio-retention basins will be designed to minimise ponding (in accordance with Australian design guidelines), whilst planted wetlands will incorporate features to promote the effectiveness of larvivorous fish in controlling emerging larvae (Design Flow, 2104).

Unconfirmed

6.3.4 Biting Insect Control Measures

Considerations

Native Fish as Control Agents

Native larvivorous fish can be stocked in (fresh) waterbodies to contribute to mosquito control. The Queensland Department of Primary Industries & Fisheries list a number of species that are native to the region and likely to assist with mosquito control (DPI&F, 2006). Recent work by Hurst et al. (2004) has found that of the species recommended, the crimson-spotted rainbowfish (*Melanotaenia duboulayi*) and the firetail gudgeon (*Hypseleotris galii*) are likely to be the most effective at controlling mosquito populations in freshwater lakes. Studies have shown that these species also prey on tadpoles (Hurst, T. [Queensland Institute of Medical Research], pers. comm. 2004, 12 October; Hurst, Brown and Kay, 2004). These fish can be obtained from some aquariums and from registered fish hatcheries (DPI 2004); other species listed in Table 6.1 can also be stocked in the lake to enhance species diversity.

Native fish from commercial suppliers typically cost $200 – $400 per 100 fish (frc environmental 2002). Previous studies have suggested that fish stocking densities of around 1 fish per m^2 of potential breeding habitat (i.e. the approximately 2m of shallow habitat around the margin of the lake that may support aquatic macrophytes) should be sufficient to control mosquito populations (frc environmental 2002).

In order for stocked fishes to effectively control mosquito breeding, the fish must be allowed to develop sufficiently abundant populations, and must be able to get to locations used by mosquitoes for breeding. In effect, this requires permanent and relatively stable water (quality), and sufficient depth of water to allow the fish access to potential breeding habitats.

Table 6.1 Native freshwater fish species recommended by QDPI for stocking to assist with mosquito control.

Species	Com. Name	Status	Key Characteristics
Chandidae			
Ambassi agassizi	olive perchlet	LC	Often reaches 60 mm in length; inhabits flowing and still water bodies; eats microcrustaceans and insects (larvae and adult.)
Melanotaeniidae			
Melanotaenia duboulayi	Duboulay's rainbow fish	LC	Reaches 75 – 90 mm in length; inhabit ponds, streams and reservoirs, diet includes insects (adult and larvae), microcrustaceans and algae.
Eleotridae			
Hypseleotris compressa	empire gudgeon	LC	Reaches 100 mm in length; found in lower reaches of rivers; diet includes aquatic invertebrates – primarily cladocerans and insect larvae, algae and detritus.
Hypseleotris galii	firetail gudgeon	LC	Reaches 40 – 55 mm in length; occurs in coastal streams, rarely in lower reaches; feeds on aquatic invertebrates.
Mogurnda adspersa	southern purple – spotted gudgeon	LC	Commonly reaches 100 mm in length, inhabits clear and turbid environments; feeds on aquatic insects and crustaceans.

Unconfirmed

Species	Com. Name	Status	Key Characteristics
Atherinidae			
Craterocephalus stercusmuscarum fulvus	fly-specked hardyhead	LC	Reaches 100 mm in length; found in still or slow flowing water; diet includes mosquito larvae, aquatic insects and crustaceans.
Pseudomugilidae			
Pseudomugil signifer	Pacific blue eye	LC	Reaches 62 – 88 mm in length; widespread in fresh and brackish coastal waters; diet includes mosquito larvae and other insects.

LC – Declared as 'Least Concern' wildlife under the Queensland Nature Conservation (Wildlife) Regulation 2006.

(DPI 2004; 2006; Merrick & Schmida 1984; McDowall 1996)

Shoreline's Response

Shoreline will stock retained water-bodies with native larvivorous fishes in accordance with Fisheries Queensland guidelines.

Unconfirmed

7 Biting Insect Management Plan

7.1 Objective

This Biting Insect Management Plan has been developed to support the development of Shoreline, located on the shores of Moreton Bay and consequently subject to mosquito and biting midge incidence, in a manner that balances the health and amenity of residents, visitors and neighbours, with cost and environmental harm.

Its purpose at each stage of development is summarised in Table 7.1

Table 7.1 Purpose of this plan, for each stage of development.

Stage	Purpose
Pre-Development	Inform the refinement of site layout, engineering and landscape design, and of water-body and building design.
Development	Inform the planning and conduct of on-site works; and of the monitoring and management of on-site mosquito breeding.
Operational	Inform on-going monitoring and management of mosquitoes both on- and off-site.

Unconfirmed

7.2 Goals

This Biting Insect Management Plan is designed to:

- support the development of the site in a manner that does not increase the abundance of mosquitoes and biting midge, or the extent of breeding habitat;
- support the development of the site such that residents and visitors alike can enjoy the amenity of the site and not be unduly subjected to arboviruses;
- describe the responsibilities of the Proponent;
- identify appropriate on-site monitoring procedures, triggers for treatment and environmental safeguards;
- comply with the Mosquito Management Code of Practice; and
- support compliance with legislative and regulatory requirements.

7.3 Performance Indicators

The effectiveness of this Biting Insect Management Plan will ultimately be assessed against:

- the frequency of residents' complaints;
- the incidence of mosquito borne disease; and
- environmental harm.

Larval and adult abundance may also be used to provide a measure of the success of this management plan.

7.4 Responsibilities

The Proponent is responsible for developing site layout, and for engineering, landscape and water-body design. The Proponent may be responsible for the design of some buildings.

In general terms, the Proponent will be responsible for the management of mosquitoes and biting midge on land it owns.

7.5 Design Refinement

Site layout, engineering, landscape and water body design will be refined in accordance with Section 6 of this Plan, as summarised in Table 7.2.

Unconfirmed

Table 7.2 Summary of factors influencing design refinement.

Issue	Key considerations to minimise the prevalence of mosquitoes and biting midge
Siting and Engineering, Landscape and Building Design	Open-space buffers to separate off-site and on-site breeding habitat from residential and community precincts.
	Landscaping and drainage to minimise on-site breeding and roosting habitat.
	Building design to exclude biting insects.
Waterways and Wetlands	Open-space buffers to separate breeding habitat from residential and community precincts.
	Orientation to encourage wind exposure.
	Breeding habitat minimised through minimum depths, edge treatments and plantings.

Unconfirmed

7.6 During Development of the Site

The site will be progressively developed. Monitoring and management of mosquito and biting midge on site will be the responsibility of the Proponent's Site Development Manager. It will be the Site Development Manager's responsibility to:

- ensure all employees, contractors and sub-contractors are aware of their responsibilities regarding mosquito and biting midge management;
- implement routine monitoring of the site generally (pot holes, wheel ruts, temporary water storages and erosion control measures), and of temporary and permanent water bodies in particular. Monitoring of mosquito and biting midge breeding will be undertaken at least weekly over the period September – April. Records will be maintained digitally.
- implement and document corrective actions;
- recommend improvements to the Biting Insect Management Plan based on acquired experience and evolving best practice.

On-site Monitoring

Monitoring of adult mosquito incidence within the development footprint (recognising the site will be developed in stages) will be undertaken following significant rainfall events likely to lead to senescing waters.

On-site larval monitoring (of waterways and dams), will be conducted where the results of adult monitoring indicate that freshwater species are a significant component of the mosquitoes recorded on-site.

The objectives of monitoring are to:

- determine the incidence of freshwater-breeding mosquitoes, to trigger (and assess the effectiveness of) treatment (or other management response) of on-site waterbodies; and
- provide an indication of the effectiveness of both on- and off-site (brackish water) larval management programs.

Larval monitoring will be conducted where it is assessed that freshwater species are a significant component of the adult mosquitoes caught by the light traps. Where larval monitoring triggers on-site treatment by the Proponent, monitoring will be continued to confirm the effectiveness of treatment. Treatment will be designed and effected by a licenced pest controller. A treatment register will be maintained and include:

- areas treated;
- date and time of treatment;
- treatment used (inc. dose, batch number, etc); and
- results of follow-up monitoring.

Unconfirmed

Table 7.3 Summary of On-site Mosquito Management during Development.

Issue	KPIs	Routine Responsibilities	Responsible Entity	Required Outcomes	Corrective Actions
On-site breeding and roosting habitat (and breeding) is not increased	Extent of breeding habitat. Larval density.	Use of culverts to avoid pooling of water. Maintenance of the site, including: · regular mowing of grassed areas · monthly maintenance of gross pollution traps · weekly surveillance of the site (may include larval monitoring).	The Proponent	The timely remediation of breeding habitat and prevention of adult emergence.	Filling of ruts, draining of detention basins, etc as appropriate to reduce breeding habitat and prevent emergence of adults. Treatment of breeding habitat that is unable to be remediated. Improved site management.
Education and Awareness	Published material	Broad-based community awareness.	Qld Health currently performs this role	Broad-based community awareness.	
	Site induction manual	Site-based awareness and education.	The Proponent	Awareness of staff and contractors.	Improvement of induction manual / process.
Record Keeping, Reporting and Review	Records and Reports	Maintenance of records (site maintenance, breeding habitat surveillance, larval monitoring and corrective actions).	The Proponent	Demonstrated diligence.	

Unconfirmed

7.7 Of the Developed Site

The Proponent will undertake mosquito monitoring and management appropriate to infrastructure within its ownership and control (as per Table 7.1).

Where practical, on-site mosquito management will be co-ordinated with Council's off-site program.

7.8 Training and Awareness

The Proponent will provide appropriate training to its staff, contractors and sub-contractors such that they are aware of the risks to human health posed by mosquitoes and biting midge, what constitutes suitable breeding and roosting habitat, and as required by their individual responsibilities, how they are expected to contribute to on-site mosquito and biting midge management. Environmental and health risks associated with mosquito and biting midge control will be highlighted. A register of training will be maintained.

Council, together with Queensland Health currently develop, publish and promulgate material that serves to educate the community (and particularly those moving to the Redlands) as to the need for individuals to manage their exposure to mosquitoes and biting midge (see: Redland City Council 2014, 2014a, 2014b, 2014c).

Unconfirmed

7.9 Record Keeping and Continual Improvement

This Biting Insect Management Plan will be reviewed annually from the commencement of development of the site for the duration of development. Amendments will be made to reflect best practice. Where the Proponent retains elements of the site post-development, element-specific management plans will take on any required residual responsibility for biting insect management.

All Proponent-initiated activities will be documented, with records maintained by the Proponent. During the development phase, an annual summary of mosquito and biting midge management will be prepared by the Proponent and made available to relevant stakeholders.

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Unconfirmed

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13 May 2025

SLR Ref No.: frc200207f

Philip Mann
Senior Development Manager - Master Planned Communities
Stockland
Level 4, 99 Melbourne Street,
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phil.mann@stockland.com.au

Dear Philip,

RE: Acceptable uses within the development-free buffer

Unconfirmed

Thank you for providing Council's response to Shoreline's interest in potential uses of the 'development-free buffer'.

The buffer adjoins Orchard Road, which in turn adjoins dense bushland that has been identified through monitoring as providing harbourage for mosquitoes. The intent of the buffer is to set-back (principally residential) development from the bushland. The requirement for the buffer is articulated in Condition 29 of the Minor Change to an Existing Approval, issued by Council on the 13th March 2025.

Biting Insect Management

29. Maintain a development free buffer of at least 80m wide along the eastern boundaries of Lots 86 and 247 on S312432.

    Note: This requirement may be reviewed pending further investigations into the required 100m separation to mosquito roosting habitat, particularly in relation to the elevated public health risk in this location and the advice of Council's independent Entomologist.

The 100m set-back of development from the bushland represents an arbitrary separation. As described in Shoreline's Biting Insect Management Plan (BIMP), the literature provides examples of effective separation ranging from 20m.

Further, a distinction needs to be made between 'buffer' and 'set-back', where 'set-back' is simply the horizontal distance of separation (as specified in Condition 29) and 'buffer' refers to the 'set-back' *and* any natural and / or engineered elements within the 'set-back' that contribute to the 'set-back's' effectiveness in impeding the movement of mosquitoes.

Condition 29 requires a set-back (or separation) of 100m. It assumes the land within the set-back remains open ground with no buffering elements. The incorporation of engineered structure within the set-back (that is structure that impedes movement and doesn't provide substantive opportunity for harbourage) logically serves to increase the effectiveness of the

set-back. Consequently, some forms of development within the buffer are to be encouraged, as they will contribute to the effectiveness of the set-back.

Suitable forms of development may be characterised by:

- structures that don't provide substantive opportunity for harbourage such as tilt-slab commercial construction,
- minimal landscaping below 3m, and
- indoor use.

In addition to suitable built form and engineered elements, consideration has been given to appropriate potential uses within the buffer. Uses that are not sensitive uses (such as child care and residential aged care) and that can be conducted indoors, are considered suitable uses within the buffer. Such uses involve minimal exposure of persons to biting insects and therefore are not considered to present an unacceptable health risk.

Examples of suitable uses include (but are not restricted to):

- self-storage warehouse
- off-site food preparation
- indoor sport and recreation

The broad design and construction principles articulated in the Building Design Code to Reduce the Incidence of Biting Insects and summarised in the BIMP should be used as a guide when designing and constructing structures within the buffer.

Please don't hesitate to call me should any matter raised here require clarification.

Regards,

SLR Consulting Australia Pty Ltd

John Thorogood, M.Sc., Ph.D, FAIBIOL, FEIANZ, GAICD
Technical Director, Aquatic Environmental Studies

john.thorogood@slrconsulting.com

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"Shoreline Urban Village"
Serpentine Creek, Scenic & Orchard Roads
Redland Bay, Redland City

Shoreline

VOLUME 3 – PLAN OF DEVELOPMENT

Development Application for Preliminary Approval for MCU for Urban and Other Uses & to Vary the Effect of the RPS V6.2

Prepared for SRCP (Shoreline) Pty Ltd
18 June 2025

VERSION I (DRAFT F)

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Unconfirmed

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APPENDICES

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APPENDIX II – PARTS OF RPS V6.2 VARIED BY THE SHORELINE POD
APPENDIX III – SHORELINE REDLANDS WATER SENSITIVE URBAN DESIGN STRATEGY V9

Document Issue

Issue	Date	Prepared By	Checked By
Version H (Draft A)	12/11/2018	Sam Evans	Ashley Lovell
Version H (Draft B)	16/11/2018	Sam Evans	Ashley Lovell
Version H (Draft C)	27/11/2018	Sam Evans	Ashley Lovell
Version H (Draft D)	29/01/2019	Sam Evans	Ashley Lovell
Version I (Draft A)	29/03/2023	Sarah Valentine	Julian Wooderson
Version I (Draft B)	26/06/2023	Sarah Valentine	Julian Wooderson
Version I (Draft C)	20/11/2023	Sarah Valentine	Julian Wooderson
Version I (Draft D)	02/05/2024	Sarah Valentine	Michael Forwood
Version I (Draft E)	28/03/2025	Sarah Valentine	Michael Forwood
Version I (Draft F)	18/06/2025	Sarah Valentine	Michael Forwood

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VERSION I (Draft F)

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1. INTRODUCTION

1.1 PREFACE

The Shoreline Plan of Development (POD) is the component of the Preliminary Approval (Variation Approval) for the Shoreline Urban Village project which, as provided for by s43 of the *Planning Act 2016* (PACT), varies the effect of any local planning instrument in effect for the premises.

The *Redlands Planning Scheme Version 6.2* (RPS V6.2), unless varied by the Shoreline POD, applies over the premises. The Shoreline POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is any inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed, or the Preliminary Approval (Variation Approval) lapses.

The Shoreline POD provides for the future and on-going development of the site generally in accordance with the Shoreline Master Plan; the approved conceptual development for the Shoreline site pursuant to the Preliminary Approval (Variation Approval) issued by Council for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.

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Figure 1 – Shoreline Masterplan

1.2 APPLICATION

The Shoreline POD applies to the land identified in the Schedule of Addresses and Real Property Descriptions at Appendix I to this POD. Also, Figure 2 shows an aerial photograph overlaid with cadastral boundaries (courtesy of the state government's Qld Globe) and an outline of the land (in red) to which this POD applies.

Figure 2 – Aerial Photograph of the Shoreline site showing extent of land to which the Shoreline POD applies (source QLDGlobe)

1.3 PURPOSE AND RELATIONSHIP TO THE PLANNING ACT 2016

The Shoreline POD sets out how the Preliminary Approval (Variation Approval) for the Shoreline Urban Village - in accordance with s43 of the PACT - categorises development, specifies categories of assessment for assessable development, and what matters (the *assessment benchmarks*) the Council as assessment manager must assess assessable development against.

The following elements of the Shoreline POD implement its regulatory function:

- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Other Codes (being overlay codes, use codes, other development codes and general codes) and other parts of the RPS V6.2 applicable to development within the Shoreline POD, together with any variations and additions to those codes.

The RPS V6.2, unless varied by the Shoreline POD, applies over the premises. The POD contains varied and additional assessment benchmarks and provisions to those set out within the RPS V6.2. Where there is an inconsistency between the RPS V6.2 and the Shoreline POD, the Shoreline POD prevails.

To remove any doubt, the Preliminary Approval (Variation Approval), including the Shoreline POD, varies the effect of the Redland City Plan (including any amendments) and any subsequent local planning instrument in effect for the premises.

The Preliminary Approval (Variation Approval) - including the Shoreline POD - has effect until the development is completed or the Preliminary Approval (Variation Approval) lapses.

The Shoreline POD Master Plan shows the Shoreline Urban Village conceptual road layout, location of the town centre and tourism/recreation activity areas, residential areas and open space / foreshore open space corridors. The Shoreline POD Master Plan is shown at Figure 1. The land to which the Shoreline POD applies and the spatial extent of the precincts contained within the Shoreline POD is identified in Figure 3 – Shoreline POD Precinct Plan.

1.4 STRUCTURE

The Shoreline POD includes:

- The Shoreline POD Master Plan (Figure 1).
- The Shoreline POD Precinct Plan (Figure 3), which identifies the
  - Shoreline Town Centre Core Precinct
  - Shoreline Town Centre Frame Precinct and Town Centre Frame (Reduced Density) Sub-precinct
  - Shoreline Residential Precinct
  - Shoreline Open Space Precinct and Foreshore Open Space Sub-precinct
  - Tourism / Recreation Activity Areas
  - Local Parks
  - Service Centre
  -
  - Development Free Buffer
  - Conceptual Bus Stop Locations
  - Potential Refreshment Establishments
  - Potential Child Care Sites
- Tables of Assessment for each Precinct.
- Precinct Codes for each Precinct.
- Codes for which subsequent development applications within the POD Area will be assessed.

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Editor's notes in ***[bold]*** are included through the POD to explain the nature and or reasoning for the variations to the RPS V6.2 where relevant. As per Part 2 of the RPS V6.2 (and the Queensland Planning Provisions), such notes are extrinsic material and do not have the force of law. The RPS V6.2 applies to assessable development on the Shoreline site to the extent the provisions of the planning scheme are not varied by this POD.

Also, as per the Queensland Planning Provisions, this POD is based on the approach the overlays should not automatically change the level of assessment and there should be few instances where this would occur. Rather, they typically require the application of additional assessment criteria. Therefore, overlays where used usually trigger assessment against an overlay code or an overlay map rather than increase the level of assessment.

For convenience, Appendix II to this POD contains the full suite of relevant RPS V6.2 parts (including maps, codes and policies) as varied by this POD.

The parts of the RPS V6.2 that are *varied* by the Shoreline POD include the following documents and maps:

Part 4 – Zones

Division 8 – Investigation Zone

Note, new precincts have been created for the Shoreline POD, which include their own unique tables of assessment and precinct codes:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct
- Shoreline Residential Precinct
- Shoreline Open Space Precinct

Part 5 – Overlays

Division 3 – Bushfire Hazard Overlay
Division 7 – Habitat Protection Overlay
Division 10 – Road and Rail Noise Impacts Overlay

Part 6 – Use Codes

Division 1 – Aged Persons and Special Needs Housing
Division 4 – Apartment Building
Division 7 – Child Care Centre
Division 8 – Display Dwelling
Division 9 – Drive Through Restaurant
Division 10 – Dual Occupancy
Division 11 – Dwelling House
Division 12 – Estate Sales Office
Division 18 – Multiple Dwelling
Division 20 – Park
Division 24 – Service Station
Division 28 – Tourist Accommodation

Note, a new Terrace House Code has been created for the assessment of Terrace Houses.

Part 7 – Other Development Codes

Division 11 - Reconfiguration

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Part 8 – General Codes

Division 2 – Centre Activity
Division 3 – Centre Design
Division 9 – Stormwater Management

Part 9 – Schedules

Schedule 3 – Dictionary
Schedule 5 – Lot Sizes
Schedule 6 – Movement Network and Road Design
Schedule 11 – Water Quality Objectives

Overlay Mapping

Habitat Protection – Bushland Habitat
Landslide Hazard Mainlands
Road and Rail Noise Impacts Mainland
Waterways Wetlands and Moreton Bay Mainland

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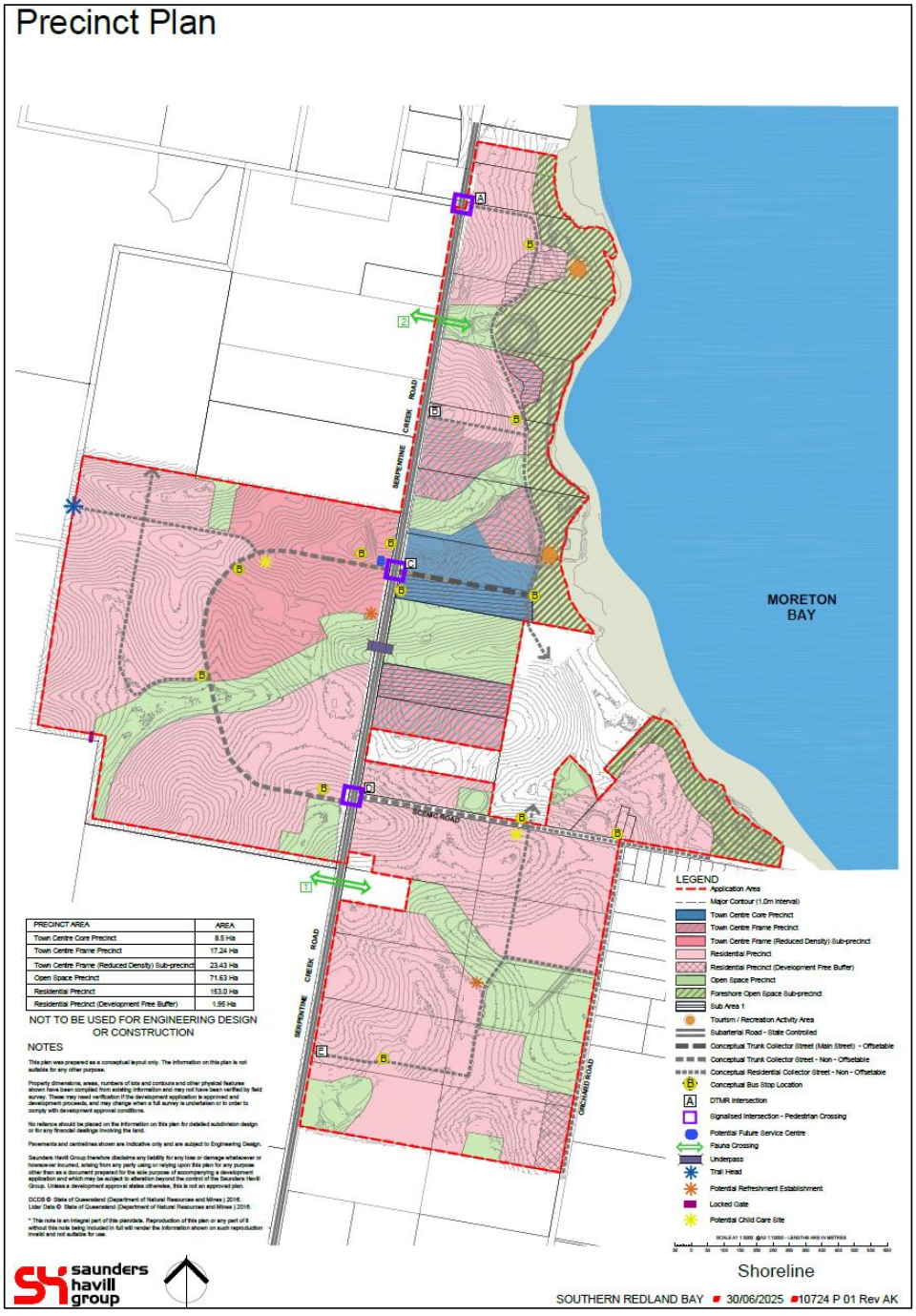

Figure 3 - Shoreline POD Precinct Plan

2. OVERALL OUTCOMES

2.1 INTRODUCTION

The Desired Environmental Outcomes at Part 3 of the RPS V6.2 are applicable to the Shoreline POD to the extent relevant and are varied by the inclusion of the following additional Desired Environmental Outcomes.

2.2 SHORELINE POD DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes of the Shoreline POD are to:

- Create a vital, self-contained urban village that offers high quality lifestyle opportunities for residents and the wider southern Redland Bay community and responds to the extraordinary natural setting.
- Deliver a variety of distinctive places, ranging from an active village centre heart where people work, shop and recreate, to low density neighbourhoods that cater for the majority of residents' daily needs in their local community.

2.3 PRECINCT OVERALL OUTCOMES

The following apply to the various Precincts in the Shoreline POD in addition to the Overall Outcomes discussed at Section 4 of this POD.

2.3.1 Shoreline Town Centre Core Precinct

The Overall Outcomes of the Shoreline Town Centre Core Precinct is to:

- Facilitate a distinctive and vibrant mixed use centre that provides access to daily needs, places for meeting, leisure and recreation and local business opportunities and housing types including home based businesses that contribute to an active village centre heart.

2.3.2 Shoreline Town Centre Frame Precinct

The Overall Outcomes of the Shoreline Town Centre Frame Precinct is to:

- Provide a wide variety of housing types within a short walk of shopping, employment, leisure activities and public transport, while still offering residents a more traditional residential lifestyle.

2.3.3 Shoreline Residential Precinct

The Overall Outcomes of the Shoreline Residential Precinct is to:

- Establish safe, conveniently accessible, walkable and attractive neighbourhoods that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, access to local employment opportunities and associated community and commercial facilities.

2.3.4 Shoreline Open Space Precinct

The Overall Outcomes of the Shoreline Open Space Precinct is to:

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- Provide a broad range of environmental, formal and informal recreation settings and community spaces that provide an attractive, linear greenspace for Shoreline and Redland City residents.
- Create tourism and recreation activity destinations, sensitively set within the foreshore landscape, which provides a variety of recreation and leisure activities, appealing to both the local community and visitors.
- Provide for a network of open spaces which will integrate and enhance local hydrology, habitat and fauna movement.
- Enhance the foreshore and provide opportunities to view the bay and engage with the water.

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3. PRECINCTS & TABLES OF ASSESSMENT

3.1 INTRODUCTION

The Shoreline POD contains the following precincts:

- Shoreline Town Centre Core Precinct;
- Shoreline Town Centre Frame Precinct, including the Town Centre Frame (Reduced Density) Sub-precinct;
- Shoreline Residential Precinct; and
- Shoreline Open Space Precinct, including the Foreshore Open Space Sub-precinct.

The Shoreline POD also contains sub-area 1, in which relevant provisions of the Building Design Code to Reduce Biting Insect Nuisance apply.

The unique Tables of Assessment detailed in the following sub-sections replace the Table of Assessment for Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.4 of the RPS V6.2 and the Table of Assessment for Other Development not associated with a Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.5 of the RPS V6.2 and apply variously to all the land within the Shoreline POD area in accordance with the Precinct Plan at Figure 3.

Any other level of assessment prescribed under a planning scheme, including any overlay level of assessment criteria, does not apply to the premises.

Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

3.2 TEMPORARY USES

A 'temporary use' as defined in Schedule 3, any activity is accepted development in all precincts and overlays where it does not exceed 21 days in any 12-month period, with no one single period exceeding 10 days duration.

Furthermore, for the purpose of the definition of 'temporary use' in Schedule 3, any sport, recreation, entertainment or cultural activity or 'not for profit' community activity which does not exceed 21 days in any 12-month period, with no one single period exceeding 10 days duration, is deemed to be temporary.

In any situation, a use/activity may be deemed to be temporary, subject to written agreement from Council.

Editor's note – While such activities are accepted development for the purposes of the planning scheme, they may be regulated by local laws or other statutes.

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3.2 SHORELINE TOWN CENTRE CORE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the District Centre Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Core Precinct Tables of Assessment.

The Shoreline Town Centre Core Precinct Tables of Assessment are included at section 3.2.1 and 3.2.2.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the District Centre Zone, unless varied by this POD.

The Town Centre Core Precinct contains Sub-area 1 generally defined as the land between 100 metres north of the northern boundary of Lot 1 on SP289245 and 100 metres south of the southern boundary of Lot 1 on SP289245, as depicted on the Shoreline Precinct Plan.

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3.2.1 Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises[1]

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Aged Persons and Special Needs Housing	Code Assessable If the building height is 14 metres or less Otherwise - Impact Assessable	■ Shoreline Town Centre Core Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	Code Assessable If the building height is 14 metres or less Otherwise - Impact Assessable	■ Shoreline Town Centre Core Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

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[1] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is an assessment benchmark varied by this POD, that code is identified by an asterisk.
[4.29] See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Bulky Goods Showroom	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Caretakers Dwelling	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Caretakers Dwelling Code ■ Centre Design Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Child Care Centre	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Child Care Centre Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Commercial Office	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Community Facility	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Display Dwelling	Accepted	

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Drive Through Restaurant	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Drive Through Restaurant Code * ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Dwelling House	Code Assessable if located fronting the Main Street as identified on the Shoreline Precinct Plan and where located on a lot 250m^2 or less, unless otherwise overridden by a Building Envelope Plan approved as part of a subdivision approval. Otherwise - Impact Assessable	■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Terrace House Code ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Access and Parking Code

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Education Facility	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Emergency Services	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code
Estate Sales Office	Accepted	

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Funeral Parlour	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Health Care Centre	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
	Code Assessable If not accepted subject to requirements	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Home Business	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
	Code Assessable If not accepted subject to requirements	■ Shoreline Town Centre Core Precinct Code ■ Home Business Code ■ Access and Parking Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Hotel	Code Assessable If the building height is 14m or less	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Incidence (if in Sub-area 1)
Indoor Recreation Facility	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Minor Utility	Accepted	

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Multiple Dwelling	Code Assessable If the building height is 14 metres or less Otherwise - Impact Assessable	■ Shoreline Town Centre Core Precinct Code ■ Multiple Dwelling Code* ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	Accepted	
Passenger Terminal	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Place of Worship	Accepted subject to requirements If complying with the assessment criteria in acceptable solutions as listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Refreshment Establishment	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Retail Warehouse	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
		■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	Accepted	
Service Industry	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If 500m² or less of gross floor area Otherwise - Impact Assessable	■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Shop	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If (1) Not accepted subject to requirements; (2) 6,000 m² or less of gross floor area; and (3) Where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town Centre Core Precinct	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
	exceeding 6,000 m² GFA. Otherwise - Impact Assessable	
Telecommunications Facility	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code ■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code ■ Shoreline Town Centre Core Precinct Code ■ Telecommunications Facility Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code
Tourist Accommodation	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Tourist Accommodation Code * ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Unconfirmed

Shoreline Town Centre Core Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.29]	**Categories of development and assessment**[30]	**Assessment benchmarks for assessable development and requirements for accepted development**
Utility Installation	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Vehicle Parking Station	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Veterinary Surgery	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Core Precinct Code ■ Access and Parking Code ■ Centre Design Code* ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	Impact Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	Impact Assessable	

Unconfirmed

3.2.2 Shoreline Town Centre Core Precinct - Table of Assessment for Other Development not associated with a Material Change of Use[2]

Shoreline Town Centre Core Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.31]**	**Assessment benchmarks for assessable development and requirements for accepted development**
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan[4.32]	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Park Code ■ Access and Parking Code
Creating lots by subdividing another lot by - ■ Volumetric Format Plan; or	Code Assessable	■ Shoreline Town Centre Core Precinct Code ■ Reconfiguration Code*
■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road	Code Assessable	■ Reconfiguration Code*
Building Work for -		
Communications Structures	Accepted If minor building works[4.33] Accepted subject to requirements If - (1) Not accepted ; (2) Complying with the assessment criteria being	■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code

[2] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.32] Whether or not having a Community Management Statement.
[4.33] See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Shoreline Town Centre Core Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment**[31]	**Assessment benchmarks for assessable development and requirements for accepted development**
	the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Communications Structures Code
Operational Works for -		
Excavation and Fill	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Park Code ■ Access and Parking Code ■ Stormwater Management Code*
All other development not listed in column 1	Accepted	

Unconfirmed

3.3 SHORELINE TOWN CENTRE FRAME PRECINCT TABLES OF ASSESSMENT

The Shoreline Town Centre Frame Precinct Tables of Assessment are included at section 3.3.1 and 3.3.2.

Note, all land included in the Town Centre Frame Precinct is taken to be included in the MDR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Medium Density Residential Zone – MDR1 sub-area, unless varied by this POD.

The Town Centre Frame (Reduced Density) sub-precinct is generally defined as the land on former Lot 11 on SP268704 (current Lot 9001 on SP324812), as depicted on the Shoreline Precinct Plan.

The Town Centre Frame Precinct contains Sub-area 1 generally defined as the land between 100 metres north of the northern boundary of Lot 1 SP289245 and 100 metres south of the southern boundary of Lot 1 on SP289245, as depicted on the Shoreline Precinct Plan.

Unconfirmed

3.3.1 Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises[3]

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
Aged Persons and Special Needs Housing	Code Assessable If – (1) Not located in the Town Centre Frame (Reduced Density) sub-precinct; and (2) The building height is 14 metres or less. Or (3) Located in the Town Centre Frame (Reduced Density) sub-precinct; and (4) The building height is 9.5 metres or less; and (5) 2 storeys or less. Or (6) Located in the Town Centre Frame (Reduced Density) sub-precinct ; and (7) Within 100 metres of a public transport stop; and (8) The building height is 14 metres or less. Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	Code-Assessable If – (1) Not located in the Town Centre Frame (Reduced Density) sub-precinct ; and (2) The building height is 14 metres or less. Or	■ Shoreline Town Centre Frame Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

[3] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.114] See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	(3) Located in the Town Centre Frame (Reduced Density) sub-precinct ; and (4) Within 100 metres of a public transport stop; and (5) The building height is 14 metres or less. Otherwise - Impact Assessable	■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Bed and Breakfast	Accepted subject to requirements If not located in the Town Centre Frame (Reduced Density) sub-precinct ; and complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct ; and otherwise not self-assessable	■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	Code Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
Child Care Centre	Code Assessable If a) Building height is 9.5m or less; or b) Building height is 14m or less where within 100m of a public bus stop; and c) If located in the Town Centre Frame (Reduced Density) Sub-precinct and where located adjacent to a Conceptual Collector Street as shown on the Shoreline POD Masterplan and where located within 100m of a Potential Child Care Site as shown on the Shoreline POD Precinct Plan. Otherwise – Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Child Care Centre Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Commercial Office	Accepted subject to requirements If not located in the Town Centre Frame (Reduced Density) sub-precinct ; and complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct ; and - The use is undertaken as part of a mixed use development; Having 400m^2 or less gross floor area Otherwise - Impact Assessable	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Community Facility	Code Assessable If: a) not exceeding a total building height of 14m or less above ground level and 3 storeys; or	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	b) 9.5m or less above ground level where located in the Town Centre Frame (Reduced Density) sub-precinct Otherwise - Impact Assessable	■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub area 1)
Display Dwelling	Accepted	
Dual Occupancy	Code Assessable If located in the Town Centre Frame (Reduced Density) sub-precinct ; and - (1) The use is located on a premises that - (a) is 700m2 or more in area; (b) has a frontage of 20 metres or more; (2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less; and (3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; and (c) does not have windows or doors. Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Dual Occupancy Code * ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dwelling House	Accepted	
Education Facility	Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise - Impact Assessable	■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Estate Sales Office	Accepted	
Health Care Centre	Accepted subject to requirements If not located in the Town Centre Frame (Reduced Density) sub-precinct and complying with the assessment criteria being the acceptable solutions in column 3	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
	Code Assessable If - Not located in the Town Centre Frame (Reduced Density) Sub-precinct and otherwise not accepted subject to requirements and the use is undertaken as part of a mixed use development Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
Home Business	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Home Business Code ■ Access and Parking Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Hotel	Code Assessable If: (1) not located in the Town Centre Frame (Reduced Density) sub-precinct; and (2) located within 100m of a Tourism / Recreation Activity Area as shown on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan; and (3) where having a building height of 14m and 3 storeys or less above ground level. Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Indoor Recreation Facility	Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct and the use is undertaken as part of a mixed use development	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise - Impact Assessable	
Minor Utility	Accepted	
Multiple Dwelling	Code Assessable If - (1) Not located in the Town Centre Frame (Reduced Density) sub-precinct ; and (2) The building height is 14 metres or less Or (3) Located in the Town Centre Frame (Reduced Density) sub-precinct ; and (4) Within 100 metres of a public transport stop and (5) The building height is 14 metres or less Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Multiple Dwelling Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	Accepted	
Refreshment Establishment	Accepted subject to requirements – If not located in the Town Centre Frame (Reduced Density) sub-precinct unless located within 100m of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	and complying with the assessment criteria being the acceptable solutions in column 3 Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct, unless located within 100m of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan and: 1) The total gross floor area of the proposed use and any existing refreshment establishment does not exceed 250m^2 Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Road	Accepted	
Shop	Accepted subject to requirements If not located in the Town Centre Frame (Reduced Density) sub-precinct and complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct and - (1) The use is undertaken as part of a mixed use development; (2) Having less than 250m^2 gross floor area Otherwise -	■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code* ■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.114]	**Categories of development and assessment**[4.115]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Impact Assessable	
Tourist Accommodation	Code Assessable If not located in the Town Centre Frame (Reduced Density) sub-precinct and the building height does not exceed 14 metres Otherwise - Impact Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Tourist Accommodation Code * ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Utility Installation	Code Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	Impact Assessable	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	Impact Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	Impact Assessable	

Unconfirmed

3.3.2 Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises[4]

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.117]**	**Assessment benchmarks for assessable development and requirements for accepted development**
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan[4.118]	Code Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Park Code ■ Access and Parking Code
Creating lots by subdividing another lot by – ■ Volumetric Format Plan; or	Code Assessable	■ Shoreline Town Centre Frame Precinct Code ■ Reconfiguration Code*
■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road	Code Assessable	■ Reconfiguration Code*
Building Work for -		
Communications Structures	Accepted If minor building work[4.119]	

[4] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.117] See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.
[4.118] Whether or not having a Community Management Statement.
[4.119] See Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.117]**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Accepted subject to requirements If - (1) Not accepted; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code ■ Communications Structures Code
Dwelling House	Accepted subject to requirements If complying with the assessment criteria being those listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.3.5 of the Terrace House Code and where meeting the Probable Solutions within section 6.3.6 unless ■ Acceptable Solutions in section 6.11.5 of the of the Dwelling House Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Town Centre Frame Precinct Code ■ Terrace House Code ■ Dwelling House Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Access and Parking Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.117]**	**Assessment benchmarks for assessable development and requirements for accepted development**
	Code Assessable If not accepted subject to requirements	
Excavation and Fill	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	■ Reconfiguration Code* ■ Development Near Underground Infrastructure ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Park Code ■ Access and Parking Code
Private Waterfront Structure	Code Assessable	■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code

Unconfirmed

Shoreline Town Centre Frame Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.117]**	**Assessment benchmarks for assessable development and requirements for accepted development**
All other development not listed in column 1	Accepted	

Unconfirmed

3.4 SHORELINE RESIDENTIAL PRECINCT TABLES OF ASSESSMENT

The Shoreline Residential Precinct Tables of Assessment are included at sections 3.4.1 and 3.4.2.

All land included in the Shoreline Residential Precinct is taken to be included in the UR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Urban Residential Zone – UR1 sub-area, unless varied by this POD.

The Shoreline Residential Precinct contains Sub-area 1, generally defined as the land within 100 metres of the vegetation mapped as A2 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 2 May 2017, as depicted on the Shoreline Precinct Plan.

The Shoreline Residential Precinct also contains a 'Development Free Buffer', generally defined as extending 80m wide along the eastern boundaries of Lots 247 and 86 (part) on S312432, as depicted on the Shoreline Precinct Plan. The Development Free Buffer, in addition to the 20m wide road reserve on Orchard Road, intends to provide a 100m separation between residential development / sensitive uses and mosquito roosting habitat located to the greater east.

Specific uses are identified in Table 3.4.1 as being appropriate within the Development Free Buffer and are based on biting insect management advice and strategies. These uses are not intended to be established within the Residential Precinct where not located within the Development Free Buffer.

Unconfirmed

3.4.1 Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises[5]

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
Aged Persons and Special Needs Housing	Code Assessable If – (1) The building height is 9.5 metres or less; and (2) 2 storeys or less Or (3) Located within 100 metres of a public transport stop; and (4) The building height is 14 metres or less Otherwise - Impact Assessable	■ Shoreline Residential Precinct Code ■ Aged Persons and Special Needs Housing Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Apartment Building	Code Assessable If within 250 metres of the Tourism and Recreation Activity Area or within 100 metres of a public transport stop and the building height is - (1) 14 metres or less above ground level; and (2) 3 storeys or less; and (3) The premises is - (a) 800 m^2 or more in area; and (b) Has a frontage of 20 metres or more. Otherwise – Impact Assessable	■ Shoreline Residential Precinct Code ■ Apartment Building Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)

[5] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.199]See Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.
[4.200]See Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
Bed and Breakfast	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.15.4 of the Bed and Breakfast Code ■ Shoreline Residential Precinct Code ■ Bed and Breakfast Code ■ Infrastructure Works Code ■ Landscape Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Caretakers Dwelling	Code Assessable	■ Shoreline Residential Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Community Facility	Code Assessable If total gross floor area of the proposed use and any existing community use does not exceed 250m²	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Child Care Centre	Code Assessable If a) located adjacent to a Conceptual Collector Street as shown on the Shoreline POD Masterplan; and b) where located within 100m of a Potential Child Care Site as shown on the Shoreline POD Precinct Plan; and c) where building height is 14m or less. Otherwise –	■ Shoreline Residential Precinct Code ■ Child Care Centre Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Impact Assessable	
Display Dwelling	Accepted	
Dual Occupancy	Code Assessable If - (1) The use is located on a premises that - (a) is 700m^2 or more in area; (b) has a frontage of 20 metres or more; (2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less; (3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; (c) does not have windows or doors. Otherwise - Impact Assessable	■ Shoreline Residential Precinct Code ■ Dual Occupancy Code * ■ Domestic Driveway Crossover Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Dwelling House	Accepted	
Estate Sales Office	Accepted	
Food and Drink Outlet	Code Assessable where – (1) located within the "Development Free Buffer" as identified on	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
	the approved Shoreline Precinct Plan; and (2) where the use is conducted indoors (excluding parking facilities); and (3) where overall building height is 9.5m or less above ground level; and (4) where having a maximum GFA of 400m^2. Otherwise – Impact Assessable	■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Home Business	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.15.4 of the Home Business Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Home Business Code ■ Access and Parking Code ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) And where being carried out in a Domestic Outbuilding - ■ Domestic Outbuilding Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Indoor Sport and Recreation	Code Assessable where – (1) located within the "Development Free Buffer" as identified on the approved Shoreline Precinct Plan; and (2) where the use is conducted indoors (excluding parking facilities); and (3) where overall building height is 9.5m or less above ground level.	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Otherwise – Impact Assessable	
Minor Utility	Accepted	
Multiple Dwelling	Code Assessable If within 250 metres of the Tourism and Recreation Activity Area or within 100 metres of a public transport stop and the building height is - (1) 14 metres or less above ground level; and (2) 3 storeys or less; and (3) The premises is - (a) 800 m² or more in area; and (b) Has a frontage of 20 metres or more. Otherwise – Impact Assessable	■ Shoreline Residential Precinct Code ■ Multiple Dwelling Code* ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1)
Park	Accepted	
Road	Accepted	
Refreshment Establishment	Code Assessable If – (1) located within 100m of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan; and (2) where overall building height is 9.5m or less above ground level; and (3) where having a GFA of 250m² or less.	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.199]	**Categories of development and assessment**[4.200]	**Assessment benchmarks for assessable development and requirements for accepted development**
Utility Installation	Code Assessable	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Warehouse	Code Assessable where – (1) located within the "Development Free Buffer" as identified on the approved Shoreline Precinct Plan; and (2) where the use is for a 'self-storage facility' that is conducted indoors (excluding parking facilities); and (3) where overall building height is 9.5m or less above ground level. Otherwise – Impact Assessable	■ Shoreline Residential Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Defined uses not listed in column 1	Impact Assessable	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	Impact Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	Impact Assessable	

3.4.2 Shoreline Residential Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises[6]

[6] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a RPS code varied by this POD, that code is identified by an asterisk.

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Other Development

column 1 Other Development	column 2 Categories of development and assessment[4.202]	column 3 Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan[4.203]	Code Assessable	■ Shoreline Residential Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Park Code ■ Access and parking code
Creating lots by subdividing another lot by – ■ Volumetric Format Plan; or	Code Assessable	■ Shoreline Residential Precinct Code ■ Reconfiguration Code*
■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road	Code Assessable	■ Reconfiguration Code*
Building Work for -		
Communications Structures	Accepted If minor building work[4.204] Accepted subject to requirements If - (1) Not accepted; (2) Complying with the assessment criteria	■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code

[4.202]See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.
[4.203]Whether or not having a Community Management Statement.
[4.204] See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment**[4.202]	**Assessment benchmarks for assessable development and requirements for accepted development**
	being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Communications Structures Code
Dwelling House	Accepted subject to requirements If complying with the assessment criteria being those listed in column 3 and where proposing a terrace house Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 6.3.5 of the Terrace House Code and where meeting the Probable Solutions within section 6.3.6 ■ Acceptable Solutions in section 6.11.5 of the Dwelling House Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Shoreline Residential Precinct Code ■ Terrace House Code ■ Dwelling House Code* ■ Building Design Code to Reduce Incidence of Biting Insects (if in Sub-area 1) ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Access and Parking Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code

Unconfirmed

Shoreline Residential Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment**[4.202]	**Assessment benchmarks for assessable development and requirements for accepted development**
	Code Assessable If not accepted subject to requirements	■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Park Code ■ Access and parking code
Private Waterfront Structure	Code Assessable	■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	Accepted	

Unconfirmed

3.5 SHORELINE OPEN SPACE PRECINCT TABLES OF ASSESSMENT

The Shoreline Open Space Precinct Tables of Assessment are included at sections 3.5.1 and 3.5.2.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Open Space Zone, unless varied by this POD.

The Shoreline Open Space Precinct and Foreshore Open Space Sub-precinct is depicted on the Shoreline Precinct Plan.

Unconfirmed

3.5.1 Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises[7]

Shoreline Open Space Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.131]	**Categories of development and assessment**[4.132]	**Assessment benchmarks for assessable development and requirements for accepted development**
Caretakers Dwelling	Code Assessable	■ Shoreline Open Space Precinct Code ■ Caretakers Dwelling Code ■ Building Design Code to Reduce Incidence of Biting Insects
Community Facility	Accepted If undertaken by Redland City Council Code Assessable If not accepted	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Emergency Services	Accepted If undertaken by Redland City Council Code Assessable If not accepted	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Hotel	Code Assessable Where (1) Where located at a Tourism / Recreation Activity Area as shown on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan; and (2) Where located within the Foreshore Open Space Sub-precinct; and	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects

[7] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.131] See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 1 - Uses.
[4.132] See Part 9 - Schedule 3 of RPS V6.2 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.

Unconfirmed

Shoreline Open Space Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.131]	**Categories of development and assessment**[4.132]	**Assessment benchmarks for assessable development and requirements for accepted development**
	(3) not located within mapped Conservation Park or State Regulated Vegetation as shown on the Shoreline POD Masterplan; and (4) having a building height of 10m or less above ground level and a maximum GFA of 1,500m^2. Otherwise – Impact assessable	
Minor Utility	Accepted	
Outdoor Recreation Facility	Accepted If undertaken by Redland City Council Code Assessable If not accepted	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code*
Park	Accepted	
Refreshment Establishment	Accepted subject to requirements If undertaken by Redland City Council Code Assessable If not accepted subject to requirements and 150m^2 or less gross floor area Otherwise - Impact Assessable	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Building Design Code to Reduce Incidence of Biting Insects
Road	Accepted	

Unconfirmed

Shoreline Open Space Precinct - Categories of development and assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use[4.131]	**Categories of development and assessment**[4.132]	**Assessment benchmarks for assessable development and requirements for accepted development**
Utility Installation	Code Assessable	■ Shoreline Open Space Precinct Code ■ Access and Parking Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Landscape Code ■ Stormwater Management Code*
Defined uses not listed in column 1	Impact Assessable	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	Impact Assessable	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	Impact Assessable	

Unconfirmed

3.5.2 Shoreline Open Space Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises[8]

Shoreline Open Space Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment[4.134]**	**Assessment benchmarks for assessable development and requirements for accepted development**
Reconfiguration for -		
Creating lots by subdividing another lot by Standard Format Plan[4.135]	Code Assessable	■ Shoreline Open Space Precinct Code ■ Reconfiguration Code* ■ Development Near Underground Infrastructure Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Stormwater Management Code* ■ Park Code ■ Access and parking code
Creating lots by subdividing another lot by – ■ Volumetric Format Plan	Code Assessable	■ Shoreline Open Space Precinct Code ■ Reconfiguration Code*
■ Rearranging the boundaries of a lot by registering a plan of subdivision; or ■ Dividing land into parts by Agreement; or ■ Creating an easement giving access to a lot from a constructed road	Code Assessable	■ Reconfiguration Code*
Building Work for -		
Communications Structures	Accepted If minor building work[4.136] Accepted subject to requirements If –	■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code

[8] Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.
[4.134] See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of level of assessment.
[4.135] Whether or not having a Community Management Statement.
[4.136] See Part 9 - Schedule 3 - Dictionary*, Division 2 - Administrative Terms for a definition of minor building work.

Unconfirmed

Shoreline Open Space Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment**[4.134]	**Assessment benchmarks for assessable development and requirements for accepted development**
	(1) Not accepted; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Communications Structures Code
Operational Work for -		
Constructing a Domestic Driveway Crossover	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code ■ Domestic Driveway Crossover Code
Excavation and Fill	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code ■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
Placing an Advertising Device on Premises	Accepted subject to requirements If complying with the assessment criteria being the acceptable solutions listed in column 3 Code Assessable If not accepted subject to requirements	■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code ■ Advertising Devices Code

Unconfirmed

Shoreline Open Space Precinct - Categories of development and assessment for Other Development

column 1	column 2	column 3
Other Development	**Categories of development and assessment**[4.134]	**Assessment benchmarks for assessable development and requirements for accepted development**
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	Code Assessable	■ Reconfiguration Code* ■ Access and Parking Code ■ Development Near Underground Infrastructure ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code ■ Infrastructure Works Code ■ Landscape Code ■ Stormwater Management Code* ■ Park Code ■ Access and parking code
Private Waterfront Structures	Code Assessable	■ Private Waterfront Structure Code ■ Development Near Underground Infrastructure Code ■ Erosion Prevention and Sediment Control Code ■ Excavation and Fill Code
All other development not listed in column 1	Accepted	

Unconfirmed

4. PRECINCT CODES

4.1 SHORELINE TOWN CENTRE CORE PRECINCT CODE

4.1.1 Introduction

The District Centre Zone Code in the RPS V6.2 has been varied to create the unique Shoreline Town Centre Core Precinct Code.

The Town Centre Core Precinct contains Sub-area 1 generally defined as the land between 100 metres north of the northern boundary of Lot 1 on SP289245 and 100 metres south of the southern boundary of Lot 1 on SP289245, as depicted on the Shoreline Precinct Plan.

4.1.2 Compliance with Shoreline Town Centre Core Precinct Code

(1) Development that is consistent with the specific outcomes in section 4.1.4 complies with the Shoreline Town Centre Core Precinct Code.

Editor's Note –

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Town Centre Core Precinct Code –
- Planning Scheme Policy 5 – Environmental Emissions;
- Planning Scheme Policy 9 – Infrastructure Works;
- Planning Scheme Policy 12 – Social and Economic Impact Assessment.

4.1.3 Overall Outcomes for Shoreline Town Centre Core Precinct Code

(1) The overall outcomes are the purpose of the Shoreline Town Centre Core Precinct Code.

(2) The overall outcomes sought for the Shoreline Town Centre Core Precinct Code are described by five key characteristics-

(a) Uses and Other Development;
(b) Built Form and Density;
(c) Amenity;
(d) Environment;
(e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

Provide for a range of uses that -

a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
b. meet demonstrated community needs to serve a district sized catchment;
c. includes supermarkets, specialty stores, commercial activities and community services;
d. provides employment opportunities;
e. provide a focus for community interaction and activity;
f. are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct;

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g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
h. contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.

Provide for a limited range of residential and tourist accommodation uses that -
a. contribute to the economic and social vitality of the centre;
b. maximise accessibility for a residential and tourist population to services, facilities and employment;
c. are designed and integrated as part of a mixed use development.

(b) Built Form and Density

(i) The scale of uses and other development achieve a high standard of built form and urban design that -
a. reinforce a "sense of place";
b. maintain a mid-rise integrated development appearance;
c. limit the impact of over shadowing on public and civic places;
d. contribute to an attractive streetscape along all road frontages;
e. ensure a high level of physical and visual interaction and pedestrian access at ground level;
f. is predominantly 3 storeys in height.

(ii) Development creates a compact, medium density centre, comprising retail uses (e.g. supermarkets and shops) and commercial/service uses (e.g. commercial/business space, entertainment and leisure facilities, restaurants, bars, cafes, community uses and service facilities). Higher order retail activities (e.g. discount department store) are not envisaged.

(iii) The density of uses and other development -
a. maximise the coherent and efficient use of land;
b. do not overwhelm or dominate the centre or adjacent precincts;
c. provides areas for public places, landscaping and streetscape works;
d. for residential development, provides for medium to higher density living.

(c) Amenity

(i) Uses and other development achieve a high standard of centre amenity by -
a. ensuring car parking and servicing areas are discretely located and do not visually dominate the centre;
b. ensuring residential and tourist accommodation uses have access to natural light and ventilation, privacy and private and communal open space;
c. protecting and enhancing places of cultural significance and streetscape value;
d. providing high quality useable public and civic places within and external to the built form;
e. providing a high quality landscape and streetscape setting that complements the large scale nature of the built form and recognises the centre function;
f. mitigating impacts associated with light, noise, air and traffic.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

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a. minimising the need for excavation and fill;
b. protecting the site from erosion;
c. incorporating best practice stormwater management and water quality;
d. maximising the use of planting species that are native to the area.

(e) Infrastructure

Uses and other development -
a. maximise the efficient use of existing infrastructure;
b. provide for the planned extension of infrastructure in an orderly and cost effective manner.

Uses and other development are serviced by infrastructure including -
c. reticulated water;
d. reticulated sewerage;
e. stormwater drainage;
f. constructed road access;
g. energy;
h. telecommunications,
i. waste and recycling collection.

Uses and other development reinforce a legible, integrated, efficient, safe and attractive movement network that -
j. incorporate a full range of movement modes and facilities including public transport, passenger vehicles, walking and cycling;
k. provide pedestrian, cycle and vehicle connectivity and ease of mobility within the centre and with surrounding neighbourhoods, and public transport stops, stations and interchanges;
l. minimise conflicts between traffic using the centre and through traffic and between pedestrians, cyclists and vehicles;
m. maximise opportunities for the provision of pedestrian and cycle paths throughout the centre.

4.1.4 Specific Outcome and Probable Solutions applicable to Assessable Development[9]

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S1.1	Uses and Other Development - (1) The precinct provides for a range of centre uses that - (a) enhance and protect the role and function of the City's network of centres; (b) meet demonstrated community needs to service a catchment of up to 10,000 people;	**P1.1**	(1) No probable solution identified.

[9] Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(c) includes up to 6,000 m^2 of retail space including supermarkets and up to 6,000 m^2 of commercial uses, including specialty stores, commercial activities and community services. Note: The relationship between 'commercial' and 'retail' development categories and RPS V6.2 land uses (as defined in Schedule 3 of Part 9 of RPS V6.2) is identified in the below table: **Development Type** / **Land Uses** **Commercial**: Refreshment Establishment (café, fast food outlet, restaurant, snack bar and take-away premises); Community Facility; Commercial Office; Community Uses (health care centre, child care centre, education facility, leisure facilities/ indoor recreation facility) **Retail**: Shop		
S1.2	Residential and tourist accommodation uses are designed and ensure the maintenance of active street frontages at ground level.	**P1.2**	No probable solution identified.
S2.1	Built Form and Density - (1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre; (2) Where a use proposes a building height greater than an existing dwelling unit in the adjoining Town Centre Frame Precinct, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	**P2.1**	(1) Building or structure height is 14 metres or less above ground level; (2) No probable solution identified.

Unconfirmed

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S2.2	(1) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by - (a) ensuring adequate areas are available for high quality landscaping and streetscape treatments; (b) providing areas for integrated car parking and servicing functions.	**P2.2**	(1) No probable solution identified.
S2.3	(1) Front setbacks are consistent with the desired streetscape for that part of the centre and provide a generous covered pedestrian environment; (2) Side and rear setbacks - (a) maintain privacy, breezes and solar access to adjoining residential area; (b) provide areas for service functions such as car parking; (c) provide areas for landscaping and streetscape treatments; (3) Where the land backs onto a residential area included in the Shoreline Town Centre Frame Precinct across a street, high quality streetscape treatments, including landscaped buffers, are provided along the whole of the rear frontage.	**P2.3**	(1) No probable solution identified; (2) Where a rear and/or side boundary adjoins a residential area included in the Shoreline Town Centre Frame Precinct - (a) the building setback from the boundary is a minimum of 3 metres or half the height of the building at that point, whichever is greater; (b) this boundary is landscaped with trees that are capable of growing to above the height of the eaves of building within 5 years of planting; (c) is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary; (3) No probable solution identified.
S2.4	(1) Residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities within the centre. (2) Residential uses in the form of terrace houses are of a density and mixed use function which is compatible with the Town Centre Core character.	**P2.4**	(1) Residential development achieves a density of up to 50 dwellings per hectare. (2) Terrace houses – (a) achieve a maximum density of 1 per 200m^2 of site area; (b) provide a non-residential function or home business use at the ground level.

Unconfirmed

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S2.5	(1) Building design and layout incorporates architectural elements that - (a) reinforce a high quality centre environment; (b) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages; (d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining precinct; (e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement; (f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets; (g) incorporate covered pedestrian walkways and a covered pedestrian spine that will provides direct access to shops and civic areas and links all areas of the centre; (h) ensure high levels of physical and visual interaction and pedestrian access at ground level.	**P2.5**	No probable solution identified.
	Amenity		
S3.1	High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre.	**P3.1**	No probable solution identified.
S3.2	Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct.	**P3.2**	No probable solution identified.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S3.3	(1) Residential and tourist accommodation uses are capable of receiving solar access; (2) Building design maintains solar access to the habitable rooms and private open space areas of adjoining residential areas.	**P3.3**	(1) No probable solution identified; (2) No probable solution identified.
S3.4	(1) Residential and tourist accommodation uses maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent residential uses either within or adjoining the development; (b) separating noise generating areas from sleeping areas.	**P3.4**	(1) No probable solution identified.
S3.5	(1) Residential and tourist accommodation uses ensure, private and communal open space areas are - (a) clearly defined for their intended user and use; (b) easily accessible from living or common areas; (c) useable in size and dimension.	**P3.5**	(1) No probable solution identified.
S3.6	(1) Artificial light does not result in unreasonable disturbance to any person or activity; (2) Lighting is designed to avoid spilling onto adjoining residential zones; (3) Glare and reflection of the sun are minimised through material and glazing choice.	**P3.6**	(1) No probable solution identified; (2) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (3) No probable solution identified.
S3.7	(1) Noise generated by the use or other development is compatible with that experienced in a centre environment; (2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or the development adjoins a residential area, non-residential uses are located, and designed to ameliorate noise impacts.	**P3.7**	(1) No probable solution identified; (2) The use achieves the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2008.*

Unconfirmed

Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S3.8	Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment.	**P3.8**	No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.9	(1) Uses and other development reinforce the maintenance of high standard of centre amenity by - (a) locating air conditioning units and/or refrigeration units so that they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises; (b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape.	**P3.9**	(1) No probable solution identified.
S3.10	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being - (a) orientated towards the street to provide opportunities for casual surveillance of public and civic places; (b) designed and well lit to ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths.	**P3.10**	(1) No probable solution identified.
S4.1	Environment - (1) Uses and other developments are consistent with the effective protection of environmental values from external impacts including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) pollution control; (e) Where adjoining an Open Space Corridor or Conservation Park, edge	**P4.1**	No probable solution identified.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	effects, particularly from noise, light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).		
S4.2	Uses and other development are designed to minimise the need for excavation and fill.	**P4.2**	No probable solution identified. **Editor's Note -** Refer to Part 7 - Division 6 - Excavations and Fill Code for assessment criteria where the site requires earthworks.
S4.3	(1) Landscaping is designed to - (a) incorporate plant species that are native to the local area; (b) recognise and enhance the landscape and streetscape character of the centre; (c) incorporate landscaping as a component of the stormwater management system.	**P4.3**	(1) Species used for landscaping are selected from the native plants listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees where within the road reserve. **Editor's Note -** For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.
	Infrastructure		
S5.1	Infrastructure is provided to be readily integrated with existing systems and facilitate the orderly provision of future systems.	**P5.1**	No probable solutions identified.
S5.2	Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre.	**P5.2**	No probable solution identified.
S5.3	(1) All uses and other development are serviced by infrastructure, including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy;	**P5.3**	(1) No probable solution identified.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.		
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts; (2) Uses and other development - (a) provide safe and efficient manoeuvring for waste collection vehicles; (b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; (c) ensure sufficient vertical clearance for container servicing; (d) ensure unobstructed access to containers by collection vehicles; (3) Waste and recycling storage is designed and located to - (a) provide adequate container volume to contain the waste and recyclables; (b) provide recycle containers in an equivalent or greater volume to waste containers; (c) provide a dedicated waste and recycling container storage area that is convenient and safe to use; (d) ensure containers are located on impermeable surfaces.	**P5.4**	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing. Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.
S5.5	(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers,	**P5.5**	(1) No probable solution identified.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	pedestrians and cyclists by providing - (a) links to public transport routes, stops and interchanges in the most accessible and convenient locations to maximise their use; (b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods; (c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.		
S5.6	(1) Opportunities for cycling as a modal choice for employees and customers are provided through - (a) clearly defined on-site paths and facilities; (b) secure cycle storage areas, and facilities including showers and lockers for employees; (c) provision of cycle racks for customers.	**P5.6**	(1) Cycling facilities include - (a) On-site bicycle facilities that are designed and constructed in accordance with *AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles*; (b) the following for employees - 1 bicycle space per 200m^2 of gross floor area; 1 personal locker per 2 bicycle parking spaces; 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or 1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required; (c) 1 bicycle space per 200m^2 of gross floor area of customers, up to a maximum of 10 spaces.
S5.7	(1) The design and layout of vehicular access, parking facilities and service delivery areas are - (a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas; (b) located and designed to minimise conflicts between pedestrians and cyclists with	**P5.7**	(1) No probable solution identified. **Editor's Note -** Refer to Part 8 - ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement. ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.

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Shoreline Town Centre Core Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	vehicles and service delivery vehicles; (c) located to maintain a high quality built form and streetscape from along all road frontages; (d) located to provide for integrated car parking and service delivery areas.		
S5.8	Community infrastructure is able to function effectively during and immediately after flood events.	**P5.8**	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.9	Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.	**P5.9**	No probable solution identified.

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 years ARI)
Police facilities	0.5% (1 in 200 years ARI)
Hospitals and associated facilities	0.2% (1 in 500 years ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 years ARI)
Power stations	0.2% (1 in 500 years ARI)
Major switch yards	0.2% (1 in 500 years ARI)
Substations	0.5% (1 in 200 years ARI)
Sewerage treatment plants	1% (1 in 100 years ARI)
Water treatment plants	0.5% (1 in 200 years ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level by development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

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4.2 SHORELINE TOWN CENTRE FRAME PRECINCT CODE

4.2.1 Introduction

The Medium Density Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.

The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct.

The Town Centre Frame Precinct contains Sub-area 1, generally defined as the land between 100 metres north of the northern boundary of Lot 1 on SP289245 and 100 metres south of the southern boundary of Lot 1 on SP289245, as depicted on the Shoreline Precinct Plan.

4.2.2 Compliance with Shoreline Town Centre Frame Precinct Code

(1) Development that is consistent with the specific outcomes in section 4.2.4 complies with the Shoreline Town Centre Frame Precinct Code.

Editor's Note -

The following planning scheme policies will assist in achieving Specific Outcomes within the Shoreline Town Centre Frame Precinct Code -
- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

4.2.3. Overall Outcomes for Shoreline Town Centre Frame Precinct Code

(1) The overall outcomes are the purpose of the Shoreline Town Centre Frame Precinct Code.

(2) The overall outcomes sought for the Shoreline Town Centre Frame Precinct Code are described by five key characteristics-

(a) Uses and Other Development;
(b) Built Form and Density;
(c) Amenity;
(d) Environment;
(e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

Provide for a range of residential uses that -

a. Is predominantly mid-rise housing on lot sizes that offer opportunities for medium density living, including other residential development such as temporary accommodation and retirement living;
b. In the Town Centre Frame (Reduced Density) Sub-precinct contains predominantly low-rise housing, unless in the vicinity of a public transport stop, which may include higher density options;
c. accommodates opportunities for live and work dwellings and home-based businesses;
d. provide a range of dwelling types that offer choice, affordability and adaptability;
e. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;
f. encourages opportunities for working from home.

Provide for a range of limited non-residential uses that -

g. provide opportunities for small commercial development and mixed-use buildings;

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h. fulfill a local community need and provide opportunities for social interaction and activity;
i. are highly accessible to the residents served;
j. do not compromise the role and function of centres;
k. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
l. are located on the major road network rather than local residential streets;
m. do not result in commercial ribbon development.

A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

(b) Built Form and Density

The scale of uses and other development contribute to a predominantly medium density residential built form by -
a. Providing a range of dwelling units that are predominately mid rise;
b. buildings are sited, and of a width, depth and bulk that are consistent with the development type and a residential streetscape.

The scale of uses and other development in the Town Centre Frame (Reduced Density) sub-precinct contribute to a predominantly low-rise built form.

The density of uses and other development -
a. utilise land efficiently through infill development that respect existing streetscapes in established areas;
b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the precinct.
c. where located in the Town Centre Frame (Reduced Density) Sub-precinct form a "Transition Area" between the adjoining conventional residential areas and the higher density Town Centre Frame and Town Centre Core precincts. The Town Centre Frame (Reduced Density) Sub-precinct will have larger portions of detached housing than other areas in the Town Centre Frame which are higher density and predominantly attached housing and commercial uses.

Lot layout is climatically responsive.

Buildings incorporate a mix of materials that are responsive to local conditions and styles.

(c) Amenity

Uses and other development achieve a high standard of amenity by -
a. protecting and enhancing places of cultural significance or streetscape value;
b. having access to natural light and ventilation, privacy, and private and communal open space commensurate with the use;
c. maintaining a residential streetscape through housing that actively addresses the street;
d. contributing to high quality useable public open space that meet the needs of the community in the vicinity of the use;
e. maintaining the safety of people and property;
f. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -
a. responding to topographical features;
b. minimising the need for excavation and fill;

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c. protecting the site from erosion;
d. maximising the retention of native plants;
e. maximising the use of planting species that are native and characteristic to the area;
f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -
a. make efficient use of existing infrastructure;
b. provide for the upgrade of infrastructure in an orderly and cost effective manner;
c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -
a. reticulated water;
b. reticulated sewerage;
c. stormwater drainage;
d. constructed road access;
e. energy;
f. telecommunications;
g. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and movement network that -
a. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
b. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

4.2.4 Specific Outcome and Probable Solutions applicable to Assessable Development[10]

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Uses and Other Development -		
S1.1	(1) Land in proximity to centres, services and facilities and public transport is maximised for dwelling units that result in a compact housing form.	**P1.1**	(1) The precinct is primarily utilised for - (a) multiple dwellings in the form of townhouses, villas, or dwelling houses in the form of terrace houses; (b) aged persons and special needs housing that provide a mix of dependent, semi-dependent and independent accommodation; and (c) apartment buildings.
	(2) Land in the Town Centre Frame (Reduced Density) sub-precinct forms a transition area to the Residential Precincts.		(2) The Town Centre Frame (Reduced Density) sub-precinct is primarily used for - (a) dwelling houses; (b) dual occupancy; and

[10] Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

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Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
			multiple dwellings (where within 100m of a bus stop
S1.2	(3) The following uses are encouraged - (a) home-based businesses; (b) commercial and mixed use development; and (c) attached dwellings . (4) The following uses are encouraged in the Town Centre Frame (Reduced Density) sub-precinct - (a) home-based businesses; (b) dwelling houses; and (c) a convenience service centre at or in the vicinity of the Potential Future Service Centre shown on the Shoreline POD Precinct Plan.	**P1.2**	(1) No probable solution identified. (2) No probable solution identified. **Editor's Note -** Refer to Part 6 - ■ Division 1 - Aged Persons and Special Needs Housing Code*; ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
S2.1	Built Form and Density - (1) The height of buildings and structures is equal to or less than 14 metres and 3 storeys; (2) Uses of a lesser height do not prejudice the preferred building form promoted through this precinct; (3) In Town Centre Frame (Reduced Density) Sub-precinct - a) The height of buildings and structures maintain a low-rise built form. b) The height of buildings and structures within 100 metres of a public transport stop maintains a mid-rise built form. (4) Where the Shoreline Town Centre Frame Precinct directly adjoins a precinct that requires a lesser building height - building height addresses streetscape, privacy and solar access of adjoining properties	**P2.1**	(1) No probable solution identified; **Editor's Note -** Refer to the relevant use code for specific assessment criteria. (2) No probable solution identified; (3) If in Town Centre Frame (Reduced Density) Sub-precinct - a) Overall building height is 9.5 metres or less above ground level; or b) Overall height is 14 metres and 3 storeys, if within 100 metres of a public transport stop. (4) No probable solution identified.
S2.2	(1) Site coverage of buildings balance built and un-built areas to -	**P2.2**	(1) Site coverage is 60 percent or less unless otherwise specified for the relevant use code, or in

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Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between dwelling units within and external to the use; (d) provide useable communal and private open for the occupants; (e) provide space for service functions including car parking and clothes drying.		accordance with an approved building envelope plan to the extent of any inconsistency. **Editor's Note -** Refer to the relevant use code for specific site coverage assessment criteria.
S2.3	(1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	**P2.3**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific setback assessment criteria
S2.4	(1) Density - (a) Lot reconfiguration creates lot sizes that provide opportunities for medium density housing uses; (b) On sub-arterial roads, consolidates lots to allow access to the development from alternative lower order roads to maximise high order road efficiency and safety; (c) Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (2) Density in the Town Centre Frame (Reduced Density) sub-precinct – (a) Lot configuration creates lot sizes that provide predominantly for dwelling houses; and	**P2.4**	(1) Reconfiguration achieves - (a) No probable solution identified; and (b) No probable solution identified; and (c) Residential uses achieve a maximum density of 1 dwelling unit per 200m^2 of site area; (2) Reconfiguration achieves – (a) Residential uses achieve a maximum density of 1 dwelling unit per 300m^2 of site area; and **Editor's Note -**

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Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
			An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 1 dwelling unit per 300m^2 of site area, but the overall development is to achieve up to 1 dwelling unit per 300m^2 of site area.
			(b) Residential uses achieve a maximum density of 1 dwelling unit per 200 m^2 of site area.
	(b) Within 100 metres of a public transport stop dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.		
	(3) For aged persons and special needs housing, density varies depending on the type of accommodation provided.		(3) For aged persons and special needs housing achieves a density, based on accommodation type provided of - (a) independent units = 1 dwelling unit for 200m^2; (b) semi-dependent units - 1 dwelling unit per 100m^2; (c) dependent units = 1 bed per 50m^2.
S2.5	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles, and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) minimise any adverse overshadowing, glare or reflection on adjoining properties; (d) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street;	**P2.5**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific built form assessment criteria.

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Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(e) provide physical connections and linkages between buildings, and between buildings and public places, including parks, to encourage pedestrian movement; (f) integrate with landscape planting and features.		
S2.6	(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by - (a) lots being orientated and of a length and width to - • maximise solar access to the north in winter; • minimise solar access to the east and west in summer. (b) having regard to the topography of the land.	**P2.6**	(1) No probable solution identified. **Editor's Note -** Refer to Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.
	Amenity -		
S3.1	(1) Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	**P3.1**	(1) No probable solution identified
S3.2	(1) Uses are capable of - (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.	**P3.2**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific solar access assessment criteria
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.	**P3.3**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) Private and communal open space areas are - (a) clearly defined for their intended user and use;	**P3.4**	(1) No probable solution identified. **Editor's Note -**

Unconfirmed

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) easily accessible from living or common areas; (c) useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.		Refer to the relevant use code for specific private and communal open space assessment criteria.
S3.5	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention, including being - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking areas and pedestrian and cycle paths.	**P3.5**	(1) No probable solution identified.
S3.6	(1) Due to the limited land resource within this precinct, public open space contributions for the purpose of embellishment of existing open space within easy proximity to the use is preferred over the dedication of land.	**P3.6**	(1) No probable solution identified. **Editor's Note -** Refer to - ■ Part 11 - Planning Scheme Policy 3 - Contributions and Security Bonding Code; ■ Part 7 - Division 11 - Reconfiguration Code*.
S3.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice.	**P3.7**	(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (2) No probable solution identified.
S3.8	Noise generated by the use or other development is compatible with that experienced in a residential environment.	**P3.8**	The use achieves the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2008.*
S3.9	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by no emission of vibration, odour, fumes, smoke, vapour, steam, soot, ash,	**P3.9**	No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions

Unconfirmed

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	dust, grit, oil, radio or electrical interference beyond the premises.		for further information on noise and air quality impacts.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment; (2) Where a mixed use is proposed, traffic movement and car parking provision is commensurate with the nature of the use; (3) Where a mixed use is proposed service facilities, waste collection areas and unloading areas are located to minimise any adverse impacts on dwelling units within or adjoining the development.	**P3.10**	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. **Editor's Note -** Refer to Part 8 - Division 1 - Access and Parking Code for specific assessment criteria.
S3.11	(1) Acoustic barriers along Serpentine Creek Road- (a) Are of high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and (b) Are designed for longevity; and (c) Are provided with maintenance access; and (d) Provide for pedestrian and fauna permeability and protection; and (e) Comprise a mix of vegetated earth mounds, acoustic screens and acoustic treatments incorporated into building design; and • Are screened from the road carriageway by a landscaping buffer no less than 4 metres[11] (f) in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.	**P3.11**	(1) No probable solution identified.
	Environment -		

[11] The landscape buffer is to be a minimum width of 4m. Where sections are required to be reduced in width to accommodate other infrastructure in the verge, this will be assessed by Council on a case-by-case basis.

Unconfirmed

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S4.1	(1) Protect the environment from impacts associated with the use or other development, including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation; (e) where adjoining an Open Space Corridor or Conservation Park, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).	**P4.1**	(1) No probable solution identified.
S4.2	Uses and other development are designed to complement, rather than detract from the landscape.	**P4.2**	No probable solution identified.
S4.3	(1) Minimise the need for excavation and fill - (a) external to the building, basement car parking and facilities associated with the use; (b) by ensuring uses and other development are located and designed to - • prevent the unnecessary removal of native plants; • protect overland drainage flows; • protect the amenity of adjoining properties; • reduce erosion and sediment run-off.	**P4.3**	(1) No probable solution identified. **Editor's Note -** Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks.
S4.4	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (d) incorporates landscaping as a component of the stormwater management system.	**P4.4**	(1) Species used for landscaping are selected from the native plant species listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees, where within the road reserve.

Unconfirmed

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
			Editor's Note – For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.
S4.5	(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	**P4.5**	(1) No probable solution identified.
	Infrastructure -		
S5.1	(1) All uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.	**P5.1**	(1) No probable solution identified.
S5.2	(1) Uses and other development - maximise connectivity and movement by providing - (a) links to public transport routes and activity areas within and external to the use; (b) on-site and off-site pedestrian and cycle paths; (c) clear and direct vehicle access and movement areas within and external to the use.	**P5.2**	(1) No probable solution identified. **Editor's Note -** Refer to Part 8 - ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement; ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.
S5.3	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view;	**P5.3**	(1) No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.

Unconfirmed

Shoreline Town Centre Frame Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.		
S5.4	Community infrastructure is able to function effectively during and immediately after flood events.	**P5.4**	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.5	(1) Uses and other development (excluding dwelling house, dual occupancy, multiple dwelling, terrace houses or reconfiguring a lot for a dwelling house or dual occupancy) – a) Provide safe and efficient manoeuvring for waste collection vehicles; b) Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; c) Ensure sufficient vertical clearance for container servicing; and d) Ensure unobstructed access to containers by collection vehicles.	**P5.5**	(1) No probable solution identified.
S5.6	(1) Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.	**P5.6**	(1) No probable solution identified.

Unconfirmed

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200year ARI)

■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

▶ Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

Unconfirmed

4.3 SHORELINE RESIDENTIAL PRECINCT CODE

4.3.1 Introduction

The Urban Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Residential Precinct Code.

The Shoreline Residential Precinct contains Sub-area 1, generally defined as the land within 100 metres of the vegetation mapped as A2, A3 and A5 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 2 May 2017, as depicted on the Shoreline Precinct Plan.

The Shoreline Residential Precinct also contains the "Development Free Buffer" of at least 80m wide along the eastern boundaries of lots 86 and 247 on S312432 as depicted on the Shoreline Precinct Plan. A limited range of appropriate non-residential uses may be established within this area where meeting specific assessment criteria.

4.3.2 Compliance with Shoreline Residential Precinct Code

(1) Development that is consistent with the specific outcomes in section 4.3.4 complies with the Shoreline Residential Precinct Code.

Editor's Note -

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Residential Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

4.3.3 Overall Outcomes for Shoreline Residential Precinct Code

(1) The overall outcomes are the purpose of the Shoreline Residential Precinct Code.

(2) The overall outcomes sought for the Shoreline Residential Precinct Code are described by five key characteristics-

(a) Uses and Other Development;
(b) Built Form and Density;
(c) Amenity;
(d) Environment;
(e) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

Provide for a range of residential uses that -

a. are predominantly low-rise detached dwelling houses on individual lots of various sizes;
b. maximise the supply of residential land through infill development;
c. provide for housing choice and affordability;
d. encourage opportunities for working from home;
e. where in the vicinity of the Tourism / Recreation Activity Area or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development.

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Provide for a limited range of non-residential uses that -

a. fulfill a local community need and provide opportunities for social interaction and activity;
b. are located on the major road network rather than local residential streets;
c. do not compromise the role and function of centres;
d. do not result in commercial ribbon development;
e. provide a community service function or local service, such as a cafe, may be established where they are small scale, primarily serve the needs of the immediate locality and do not significantly detract from residential amenity;
f. provide for appropriate uses within the "Development Free Buffer" which are conducted wholly indoors (excluding parking facilities) and where complementary uses are positioned together.

(b) Built Form and Density

The scale of uses and other development contribute to a predominantly detached residential built form by -

a. limiting building height to maintain a low-rise appearance;
b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone;
d. Housing types can include terrace houses where predominantly opposite environmental or open space areas.

The density of uses and other development -

a. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;
b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.

Development in that part of the precinct in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment.

Lot layout is climatically responsive.

Buildings incorporate a mix of architectural elements and styles that are responsive to local conditions and styles.

(c) Amenity

Uses and other development achieves a high standard of amenity by -

a. protecting and enhancing of places of cultural significance or streetscape value;
b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
c. providing high quality useable public open space that meets the needs of the community;
d. maintaining the safety of people and property;
e. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

Unconfirmed

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

a. responding to topographical features;
b. minimising the need for excavation and fill;
c. protecting the site from erosion;
d. maximising the retention of native plants;
e. maximising the use of native plants that are characteristic to the area;
f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

a. make efficient use of existing infrastructure;
b. provide for the extension of infrastructure in an orderly and cost effective manner;
c. do not result unacceptable risk to community infrastructure;
d. near major electricity infrastructure or a substation is compatible with the nature and potential impacts of the infrastructure and does not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

Uses and other development are serviced by infrastructure including -

a. reticulated water;
b. reticulated sewerage;
c. stormwater drainage;
d. constructed road access;
e. energy;
f. telecommunications,
g. waste and recycling collection;
h. infrastructure is provided in accordance with any infrastructure agreement applying to the area.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

a. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
b. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

Unconfirmed

4.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development[12]

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Uses and Other Development -		

[12] Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S1.1	(1) Incorporates an increased range of residential uses; (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a greater range of medium and higher density residential uses; (3) Where directly opposite environmental or open space areas, housing types can include terrace houses.	**P1.1**	(1) Is primarily utilised for dwelling houses and dual occupancy. (2) Where within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings.
S1.2	(1) Non-residential uses such as local shopping, medical facilities, churches, childcare centres, refreshment establishment and the like may be contemplated in appropriate locations and subject to detailed development requirements including - (a) being located on the major road network; (b) co-locating with other similar uses; (c) providing only for the identified convenience needs of the local community; (d) not impacting on the role and function of the City's network of centres; (e) resulting in positive economic and social benefits for the local community; (f) do not unduly detract from residential amenity; and (g) refreshment establishment is located at or in the vicinity of the Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan; and (h) Uses within the "Development Free Buffer", as shown on the Shoreline POD Precinct Plan, must be conducted wholly indoors (excluding parking facilities) and are limited to the following uses:	**P1.2**	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads; (b) where of a - i) retail or commercial nature - a. are co-located with other similar uses; b. do not exceed 600m^2 gross floor area, with no one tenancy exceeding 400m^2 gross floor area; c. are not within 800 metres of any similar uses or a centre zone; ii) community facilities, health care centres, childcare centres, or uses of a similar community service nature - a. are 400m^2 or less gross floor area per use; b. are co-located with other similar uses or retail or commercial uses. iii) Refreshment establishment - a. is 250m^2 or less gross floor area per use (not to include drive-through facilities); and b. is located at or in the vicinity of the potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan. (2) ~~No probable solution identified~~.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(i) Food and Drink Outlet where not exceeding a GFA of 400m²; (ii) Indoor Sport and Recreation; (iii) Warehouse. (i) Uses within the "Development Free Buffer" should be positioned to adjoin complementary uses where possible (such as positioning Indoor Sport and Recreation beside the District Sports Park). **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.		
S1.3	(1) The following uses are encouraged – (a) bed and breakfast; (b) home business.	**P1.3**	(1) No probable solution identified. **Editor's Note -** Refer to Part 6 - ■ Division 5 - Bed and Breakfast Code; ■ Division 15 - Home Business Code;
	Built Form and Density -		
S2.1	(1) The height of buildings and structures maintain a low-rise built by - (a) being compatible with the existing streetscape; (b) adopting the predominant height of surrounding buildings; (2) The height of buildings and structures maintain a mid-rise built form within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) Where a use proposes a building height greater than an adjoining building, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	**P2.1**	(1) Overall building height is 9.5 metres or less above ground level; (2) Overall building height is 14 metres or less above ground level, where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific building height assessment criteria.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S2.2	(1) Site coverage of buildings balances built and un-built areas to - (a) provide solar access to living and open space areas; (b) assist in retaining existing native plants; (c) enhance privacy between buildings; (d) provide useable open space for the occupants; (e) provide space for service functions including car parking and clothes drying.	**P2.2**	(1) Site coverage is a maximum of 60 percent, unless otherwise specified in the relevant use code, or in accordance with an approved building envelope plan to the extent of any inconsistency. **Editor's Note -** Refer to the relevant use code for specific site coverage assessment criteria.
S2.3	(1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses. (2) Where for a non-residential use, site layout – (a) Uses the site efficiently and allocates sufficient areas for all activities related to the use; (b) Provides for vehicle access that does not – (i) Adversely affect the function of the road from which the use is accessed; (c) Locates employee parking, manoeuvring and loading/unloading areas to the side or rear of the site; (d) Locates visitor parking at visible locations that have easy and direct pedestrian access to building entries; (e) Provides opportunities to consolidate and co-ordinate on-site parking and service areas; (f) Is designed to maximise personal safety for employees and visitors to the site; (g) Provides sufficient areas for servicing, manoeuvring and	**P2.3**	(1) No probable solution identified. (2) No probable solution identified.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	loading/unloading as applicable to the specific use; (3) Where development is for a non-residential use within the Development Free Buffer and is adjacent to or opposite residential uses, the use ensures that site layout, building setbacks, landscaping and buffering – (i) Are compatible in appearance and arrangement with nearby premises; (ii) Ensures adverse amenity impacts associated with the use are ameliorated.		(3) Development for non-residential uses within the Development Free Buffer: (a) Ensures that setbacks of buildings and other structures from the primary street frontage are a minimum of 6m; (b) Provides landscaping consistent with the Biting Insect Management Plan at the frontage of the site; (c) Provides articulation and variations in the building line setback at least every 10m; (d) Development with a rear or side boundary to a sensitive use ensures that: (i) The building setback from the boundary is a minimum of 3m; (ii) An acoustic or visual fence of at least 1.8m high is erected and maintained along the entire length of that boundary unless an alternative solution is recommended within a Noise Impact Assessment. **Editor's Note -** Refer to the relevant use code for specific setback assessment criteria.
S2.4	(1) Reconfiguration provides a mix of lot sizes to accommodate a variety of dwelling types; (2) Dwelling unit density is – (a) compatible with the detached low-rise character of the precinct; (b) compatible with a medium-rise character within 250 metres of the Tourism / Recreation Activity Area or within 100 metres of a public transport stop. (3) For aged persons and special needs housing, density increases depending on the type of accommodation provided.	**P2.4**	(1) Reconfiguration achieves an average net residential density of up to 15 dwellings per hectare; **Editor's Note -** An Overall Density Plan is to be prepared/updated and submitted with each reconfiguration application. The plan will monitor overall density, given a stage of development may be lower or higher than 15 dwellings per hectare, but the overall development is to achieve up to 15 dwellings per hectare. (2) Residential development achieves a density of -

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
			(a) not greater than 1 dwelling unit per 400m^2 (b) up to 30 dwellings per hectare where within 250 metres of a Tourism / Recreation Activity Area or within 100 metres of a public transport stop; (3) The density of aged persons and special needs housing is based on the accommodation type provided - (a) independent units = 1 dwelling unit per 400m^2; (b) semi-dependent units = 1 dwelling per 200m^2; (c) dependent units = 1 bed per 100m^2.
S2.5	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of interest through the use of colour, angles and materials; (b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow; (c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street; (d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units; (e) integrate with landscape setting and natural environment features.	**P2.5**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific built form assessment criteria.
S2.6	(1) Building design incorporate architectural styles and elements that reduce the visual impacts of the built form and are responsive to the natural landscape setting.	**P2.6**	(1) No probable solution identified.
S2.7	(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by - (a) lots being orientated and of a length and width to –	**S2.7**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code or Part 7- Division 11 - Reconfiguration Code* for specific climate control assessment criteria.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	maximise solar access to the north in winter; minimise solar access to the east and west in summer; (b) having regard to the topography of the land.		
	Amenity -		
S3.1	Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	**P3.1**	No probable solution identified.
S3.2	(1) Uses are capable of - (a) receiving solar access; (b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.	**P3.2**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific solar access assessment criteria.
S3.3	(1) Building layout and design maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use; (b) separating noise generating areas from sleeping areas.	**P3.3**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific privacy assessment criteria.
S3.4	(1) Private open space areas are - (a) clearly defined for private use; (b) easily accessible from living or common areas; (c) of a useable in size and dimension; (d) of a suitable slope; (e) capable of receiving solar access.	**P3.4**	(1) No probable solution identified. **Editor's Note -** Refer to the relevant use code for specific private open space assessment criteria.
S3.5	(1) Areas set aside for public open space - (a) provide for recreational, aesthetic and environmental needs; (b) incorporate stormwater management needs, while not hindering the function of the open space.	**P3.5**	(1) No probable solution identified. **Editor's Note -** For additional assessment criteria for public open space refer - ■ Part 6 - Division 20 - Park Code*; ■ Part 7 - Division 11 - Reconfiguration Code*.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
S3.6	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being - (a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places; (b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking and pedestrian and cycle paths.	**P3.6**	(1) No probable solution identified. **Editor's Note -** To assist in achieving S3.6 refer to Planning Scheme Policy 16 - Safer By Design.
S3.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through material and glazing choice; (3) Where for non-residential uses, lighting is designed to avoid spilling onto nearby residential uses.	**P3.7**	(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (2) No probable solution identified; (3) Where adjoining a residential use, the development ensures that lighting design complies with the requirements of AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting.
S3.8	(1) Noise generated by the use or other development is compatible with that experienced in a residential environment. (2) Where the use is located within the Development Free Buffer, noise and vibration emissions generated by the operational activities of the use are minimised by – (a) Acoustically housing noise emitting plant and equipment; (b) Locating major openings in buildings away from residential uses; (c) Hours of operation are consistent with maintaining a reasonable level of amenity for nearby residential uses.	**P3.8**	(1) The use achieves the acoustic quality objectives stated in Schedule 1 of the *Environmental Protection (Noise) Policy 2019.* (2) All measures are taken to achieve the standards detailed in (1) through the location, design, and containment of – (a) Mechanical services or utilities, such as air conditioning; (b) Facilities such as swimming pools, tennis courts or the like, or (c) Non-residential uses such as Food and Drink Outlet, Indoor Sport and Recreation and Warehouse; and (d) Noise generated by the use is minimised between 6pm and 7am Monday to Saturday and all day Sunday by not

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
			receiving any deliveries or having waste collected.
S3.9	Amenity or Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by not emitting vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	**P3.9**	(1) The use achieves the air quality objectives stated in Schedule 1 of the *Environmental Protection (Air) Policy 2019*; (2) Vibrations do not exceed the maximum acceptable levels identified in Australian Standard AS2670 Evaluation of human exposure to whole of body vibration, Part 2: continuous and shock induced vibration in buildings (1-80Hz) when measured at the boundary of the site; (3) Odour levels do not exceed 2.5 OU, 99.5%, I hour average; **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S3.10	(1) Traffic movements are compatible with that experienced in a residential environment.	**P3.10**	(1) Non-residential uses for commercial/ retail, community facilities and services, or similar are - (a) located on collector or higher order roads; (b) do not gain access from local roads. **Editor's Note -** Refer to Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.
S3.11	(1) Acoustic barriers along Serpentine Creek Road – a) Are of high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure,	**P3.11**	(1) No probable solution identified.

Unconfirmed

Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	reducing its dominance in the streetscape; and b) Are designed for longevity; and c) Are provided with maintenance access; and d) Provide for pedestrian and fauna permeability and protection; and e) Comprise a mix of vegetated earth mounds, acoustic screens and acoustic treatments incorporated into building design; and f) Are screened from the road carriageway by a landscaping buffer no less than 4 metres[13] in depth, that comprises screen planting to minimize the visual impact of the barrier, enhance visual amenity and create visual interest.		
	Environment -		
S4.1	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation; (e) where adjoining an Open Space Corridor or Conservation Park, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).	**P4.1**	(1) No probable solution identified.
S4.2	(1) Minimise the need for excavation and fill by uses and other development being located and designed to – (a) prevent the unnecessary removal of native plants;	**P4.2**	(1) No probable solution identified. **Editor's Note -** Refer to Part 7 - Division 6 -

[13] The landscape buffer is to be a minimum width of 4m, Where sections are required to be reduced in width to accommodate other infrastructure in the verge, this will be assessed by Council on a case-by-case basis.

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Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) protect natural overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off. (2) Where the topography or environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.		Excavation and Fill Code for specific assessment criteria. (2) No probable solution identified.
S4.3	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (e) incorporate landscaping as a component of the stormwater management system. (2) Landscaping within the Development Free Buffer ensures that dense vegetation is minimised to reduce the available roosting habitat on site.	**P4.3**	(1) Species used for landscaping are selected from the native plant species listed in - (a) Schedule 9 - Street Trees where within the road reserve; (b) Vegetation Enhancement Strategy. **Editor's Note -** For additional assessment criteria, refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*. (2) No probable solution identified.
S4.4	(1) Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.	**P4.4**	(1) No probable solution identified.
S4.5	(1) Where uses and other development are located within the Development Free Buffer – (a) Are visually attractive and contribute or blend with planted landscaping and building materials; (b) Are designed and detailed to provide visual interest to the streetscape;	**P4.5**	(1) Fences and non-building walls – (e) On the property boundary to any street frontage are not greater than 1.2 metres high; (f) At the front and side, where greater than 1.2 metres in height are – (i) Erected behind the front building line rather than the property boundary of any street frontage;

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Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(c) Provide an effective visual and acoustic screen to adjoining sensitive environments; (d) Assist in highlighting entrances and pedestrian paths; (e) Maximise safety and security; (f) Do not inhibit the movement of native fauna between habitats and through movement corridors.		(ii) Screened by appropriate landscaping that minimises dense vegetation; (g) Which are an extension of retaining walls or earth batters are landscaped or planted; (h) Where having a common boundary with a residential use, are 2 metres high, solid and incorporate planted landscaping to screen views and mitigate noise impacts; (i) Are easily traversed by a range of native animals; (j) Are constructed from materials that complement the environmental values and landscape setting of the location.
S4.6		**P4.6**	
	(1) Where uses and other development are located within the Development Free Buffer, waste and recycling is managed to minimise impacts on the environment and nearby premises by – (a) Locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) Screening waste and recycling container storage areas from view; (c) Providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;		(1) No probable solution identified.
	(2) Uses and other development – (a) Provide safe and efficient manoeuvring for waste collection vehicles; (b) Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; (c) Ensure sufficient vertical clearance for container servicing; (d) Ensure unobstructed access to containers by collection vehicles;		(2) No probable solution identified.
	(3) Waste and recycling storage is designed and located to –		(3) No probable solution identified.

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Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(a) Provide adequate container volume to contain the waste and recyclables; (b) Provide recycling containers in an equivalent or greater volume to waste containers; (c) Provide a dedicated waste and recycling container storage area that is convenient and safe to use; (d) Ensure containers are located on impermeable surfaces.		**Note -** Refer to Part 11 – Planning Scheme Policy 9 – Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing. Refer to Part 8 – Division 1 – Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.
	Infrastructure -		
S5.1	(1) Uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications (including the National Broadband Network); (g) waste and recycling collection facilities.	**P5.1**	(1) No probable solution identified. **Editor's Note -** For additional assessment requirements refer to Part 8 - ■ Division 7 - Infrastructure Works Code; ■ Division 9 - Stormwater Management Code*.
S5.2	Road alignment and design do not adversely impact upon the environmental values of the area.	**P5.2**	No probable solution identified.
S5.3	(1) Uses and other development - (a) maximise opportunities to incorporate public transport; (b) provide and upgrade pedestrian and cycle paths; (c) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout; (d) minimise use of culs-de-sac.	**P5.3**	(1) No probable solution identified. **Editor's Note -** Refer to - ■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of infrastructure, roads and pedestrian and cycle paths; ■ Where creating new lots refer to Part 7 - Division 11 - Reconfiguration Code*.
S5.4	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to	**P5.4**	(1) No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works –

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Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.		Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
S5.5	(1) Uses and other development (excluding dwelling house, dual occupancy, multiple dwelling, or reconfiguring a lot for a dwelling house or dual occupancy) – a) Provide safe and efficient manoeuvring for waste collection vehicles; b) Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; c) Ensure sufficient vertical clearance for container servicing; and d) Ensure unobstructed access to containers by collection vehicles.	**P5.5**	(1) No probable solution identified.
S5.6	Community infrastructure is able to function effectively during and immediately after flood events.	**P5.6**	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.
S5.7	Other than where they are separated from major electricity infrastructure or substations by a road, buildings are oriented to avoid direct overlooking of such infrastructure.	**P5.7**	Other than where they are separated from major infrastructure sites or a substation site by a road, buildings are designed so that windows and balconies do not face infrastructure sites and any side views to infrastructure sites are screened by devices attached to the building (in addition to any landscaping on the site).
S5.8	(1) Development provides sufficient space within the site to establish landscaping which substantively assists in screening and softening structures and equipment associated with – (a) major electricity infrastructure; and	**P5.8**	(1) Landscaping should comprise – (a) a minimum 3 metre wide densely planted landscape buffer is provided along the boundary adjoining major electricity infrastructure, (including provision for advanced trees and shrubs

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Shoreline Residential Precinct Code Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) substations.		that will grow to a minimum height of 10 metres). (b) a minimum 3 metre wide densely planted landscape buffer is provided along the boundary adjoining a substation site, (including provision for advanced trees and shrubs that will grow to a minimum height of 5 metres).
S5.9	Development is located and designed to maintain access to major electricity infrastructure or sub-stations.	**P5.9**	No probable solution identified.
S5.10	Development is designed to minimise the risk to public health from arboviruses.	**P5.10**	(1) . In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan.
S5.11	(1) For non-residential uses, opportunities for cycling as a modal choice for employees, users and visitors are provided through – (a) Clearly defined on-site cycle paths and facilities; (b) Secure cycle storage areas and facilities; (c) Provision of cycle racks.	**P5.11**	(1) Cycling facilities include – (a) On-site bicycle facilities that are designed and constructed in accordance with *AUSTROAD's Traffic Engineering Practice*, Part 14 – Bicycles; (b) The following for employees – (i) 1 bicycle space per 350m2 of gross floor area; (ii) 1 personal locker per 2 bicycle parking spaces; (iii) 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or (iv) 1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required; (c) The following for visitors and users – 1 bicycle space per 350m^2 of gross floor area, up to a maximum of 10 spaces.

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Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

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4.4 SHORELINE OPEN SPACE PRECINCT CODE

4.4.1 Introduction

The Open Space Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Open Space Precinct Code.

4.4.2 Compliance with Shoreline Open Space Precinct Code

Development that is consistent with the specific outcomes in section 4.4.4 complies with the Shoreline Open Space Precinct Code.

Editor's Note -

The following planning scheme policy will assist in achieving specific outcomes within the Open Space Precinct Code -
- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works.

4.4.3 Overall Outcomes for Shoreline Open Space Precinct Code

(1) The overall outcomes are the purpose of the Shoreline Open Space Precinct Code.

(2) The overall outcomes sought for the Shoreline Open Space Precinct Code are described by six key characteristics -

(a) Uses and Other Development;
(b) Open Space Design;
(c) Built Form;
(d) Amenity;
(e) Environment;
(f) Infrastructure.

Each of these is detailed below.

(a) Uses and Other Development

In the Foreshore Open Space Sub-precinct –
a. Comprises a community and destination park with opportunities to view Moreton Bay and engage with the water, whilst protecting and conserving remnant coastal vegetation; and
b. Establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism / Recreation Activity areas indicated on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan and may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques and a playground. Design and layout must ensure that built form does occupy more than 50% of the width of the Foreshore Open Space Sub-precinct where located at the Tourism / Recreation Activity Areas.

Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –
a. Meet the active or passive recreational needs of residents and visitors to the City;
b. Provide for recreation activities on land in public or private ownership;
c. May include land used for activities not involving access by the general public;

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d. Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas;
e. Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.

Provide for a limited range of other uses that –
a. Fulfill ancillary functions that are required for the open space to function effectively;
b. Do not impact on the amenity and landscape setting of the area.

Incorporates a network of east-west multi-functional environmental corridors, which integrate Water Sensitive Urban Design responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD area and the Foreshore Open Space Sub-precinct and provide for pedestrian and cyclist movement.

Reconfiguration –
a. Facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;
b. Does not prejudice the future use of this land for open space purposes.

(b) Open Space Design

Uses and other development are designed in a manner that complies with the Shoreline Open Space Landscape Strategy, Shoreline Biting Insect Management Plan, the Shoreline Infrastructure Agreement and -
a. Contributes to the legibility and character of the local area;
b. Provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;
c. Provides for a range of passive and active recreational opportunities;
d. Enhances opportunities for community interaction;
e. Complement the broader open space network;
f. Forms links between existing open space areas.

(c) Built Form

Uses and other development have a site layout that -
a. utilise land efficiently;
b. provide for vehicle access and parking commensurate with activities expected on the site;
c. incorporate existing landscape and topographic features;
d. retain and integrate existing native plants;
e. support the retention and enhancement of habitats and corridors;
f. assist in the identification of entry points and paths;
g. maximise visibility of public and semi-public areas to encourage casual surveillance.

The scale of uses and other development -
a. is compatible with that of the surrounding area;
b. positively contributes to the visual amenity of the area;
c. is consistent with the open space nature of the precinct and the specific function of the site.

Buildings design -
a. facilitates the intended use while being compatible with the predominant built form in the surrounding area;
b. is physically accessible for all the community;
c. maximises Crime Prevention Through Environmental design (CPTED) principles;

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d. incorporates architectural elements and a mix of materials that are responsive to local conditions and styles.

(d) Amenity

Uses and other development achieve a high standard of amenity by -
a. providing high quality useable public and private open space that meets the needs of community;
b. creating open space areas that are safe and comfortable for users;
c. contributing to the livability of the City through the provision of visual relief from the built environment;
d. providing a landscape setting that complements the specific open space function of the site;
e. eliminating or mitigating impacts associated with light, noise, air and traffic.

(e) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -
a. responding to topographical features;
b. minimising the need for excavation and fill;
c. protecting the site from erosion;
d. minimising the need to clear native plants;
e. maximising the use of plant species that are native to the area (except in the Conservation Park and the central habitat core of the Open Space Corridors where 100% of planting must be native species);
f. incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination;
g. enhancing water quality and minimise adverse impacts of potentially water and soil contaminating substances.

(f) Infrastructure

Uses and other development -
a. maximise use of existing infrastructure;
b. provide for the extension of infrastructure in an orderly and cost effective manner;
c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -
a. reticulated water or adequate potable water supply;
b. reticulated sewerage;
c. stormwater drainage;
d. constructed road access;
e. energy;
f. telecommunications (including the National Broadband Network);
g. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -
a. incorporates and provides a range of movement modes including passenger vehicles, pedestrian and cycling and where possible public transport;

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b. provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility throughout the site and to adjoining areas;
c. minimises conflict between traffic generated by the use and adjoining land uses.

Uses manage the generation, storage and disposal of waste commensurate with the specific activities of the use.

4.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development[14]

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	Uses and Other Development -		
S1.1	(1) The following activities are consistent in the precinct - (a) leisure and recreation activities, such as restaurant/cafe/bar, tennis courts, informal open space for picnics and barbeques and a playground at or in the vicinity of the Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan; (i) Design and layout of built form located at the Tourism / Recreation Activity Areas does not occupy more than 50% of the width of the Foreshore Open Space Sup-precinct; (ii) A Hotel does not have a site area of more than 2,000m^2 where located at a Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan; (b) parks that - • complement environmental attributes such as nature based, water focused or the like; • serve diverse demographic and community needs such as local play, sport field or showground or the like;	P1.1	(1) No probable solution identified.

[14] Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	• are themed to showcase specific attributes such as ornamental gardens, showgrounds or the like; (c) outdoor recreation facilities such as fields, tracks, race courses, arenas and trails, pools, golf courses and ranges, courts, and the like and ancillary facilities including clubhouses and canteens; (d) community facilities such as cultural, social or community based uses such as halls, showgrounds or the like; (e) utility installations and minor utilities where necessary to - protect the safety of people and property; provide essential services to the community.		
S1.2	(1) Reconfiguration - (a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement; (b) enhances social, cultural and recreational opportunities; (c) provides linkages between existing and/or open space areas; (d) does not prejudice the future use of this land for open space purposes.	**P1.2**	(1) No probable solution identified.
S2	Open Space Design - (1) The design of open space sites complies with the Shoreline Open Space Landscape Strategy, the Shoreline Biting Insect Management Strategy and the Shoreline Infrastructure Agreement and - (a) contributes to the legibility and character of the local area through - • facilitating movement networks, specifically pedestrians and cyclists;	**P2**	(1) No probable solution identified.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	• encouraging walking and cycling; • being suited to the locational attributes of the area; (b) provides adequate facilities that meet community needs and expectations based on - • the demographic profiles of surrounding areas; • the density of residential development in surrounding areas; (c) provides for a range of passive and active recreational opportunities, and preferably a mixture of varied activities within the site; (d) facilitates community interaction as a place to meet, socialise and recreate; (e) complements adjoining and nearby open space areas to facilitate an open space network that in combination offer a diversity of outdoor activities; (f) integrates with adjoining open space areas through - • interlinking pedestrian and cycle paths; • providing complementary activities and facilities.		
S3.1	Built Form - (1) Site layout - (a) complements the existing landscape features of the site including - • topography; • native plants; • bushland habitats and corridors; • foreshore areas, waterways and wetlands; (b) uses the site efficiently and allocates sufficient areas for all activities related to the use;	**P3.1**	(1) No probable solution identified.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(c) provides for vehicle access to the use, that does not adversely affect the function of the road from which the use is accessed; (d) locates parking areas and entries at visible locations that have easy and direct access to facilities or buildings associated with the use; (e) is designed to maximise personal safety of users; (f) provides sufficient areas for servicing, manouevring and loading/unloading as applicable to the specific use.		
S3.2	(1) Building height - (a) does not - dominate the predominantly open space nature of the site; result in overshadowing of key outdoor areas; (b) respects the existing streetscape and adopts the predominant height of nearby buildings; (c) where a use involves a building or structure that is higher the predominant building height of nearby buildings all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like.	**P3.2**	(1) Building height - (a) is 8.5 metres or less above ground level; or (b) for specific recreational activities - is a height appropriate to the function of the activity. **Editor's Note -** Building height of sports complexes may vary depending on the sporting activity undertaken. Refer to Sports Dimensions for Playing Areas - Fourth Edition 1998.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S3.3	(1) Site coverage of buildings and any other hard surface areas minimise built areas to - (a) emphasise the function of this precinct as an open landscape that offers relief from the built environment; (b) assist in retaining existing native plants, habitat areas and corridors; (c) provide sufficient areas for access, parking, manouevring and service functions while designing these in a manner that - maximise permeable surfaces; complements the open space nature of the precinct. (d) facilitate stormwater and flood management.	P3.3	(1) No probable solution identified.
S3.4	(1) Setbacks of buildings from property boundaries - (a) allow for the safe and efficient use of the site; (b) allow for planted landscaping to support built form; (c) provide car parking at visible locations that has easy and direct pedestrian access to building entries and recreation areas; (d) enable the effective location of overland flow paths and utility infrastructure; (e) minimise visual impacts on key scenic sight lines; (f) are increased where required to provide - overland flow paths associated with flood and stormwater management, other infrastructure; car parking.	P3.4	(1) No probable solution identified.
S3.5	(1) Where the use incorporates buildings that are visible from public locations and are accessed by the public on a regular basis, they are designed to incorporate architectural elements that -	P3.5	(1) No probable solution identified.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) exhibit a high degree of interest through the use of colour, angles, materials and shadows; (b) integrate with landscape planting and prevailing landscape features; (c) maintain human scale; (d) provide interesting, functional and attractive facades that contribute to the streetscape and open space setting and pedestrian experience; (e) minimise any adverse overshadowing and reflective impacts; (f) provide physical connections and linkages between buildings and outdoor areas; (g) are articulated to minimise appearance of building bulk and size.		
S3.6	(1) Uses and other development provide equitable access to all residents and visitors.	**S3.6**	(1) Uses and other development - (a) provide non-discriminatory access to buildings and paths in accordance with *Australian Standard 1428 - Design for Access and Mobility*; (b) are designed to be multi-purpose and easily adapted for future changes of use.
	Amenity -		
S4.1	Development does not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	**P4.1**	No probable solution identified.
S4.2	Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and conserve important view corridors.	**P4.2**	No probable solution identified.
S4.3	(1) High quality landscape planting is provided to - (a) provide a focus for the open space nature of the precinct; (b) minimise the removal of existing native plants, habitat areas and corridors;	**P4.3**	(1) Landscape planting is in accordance with the Approved Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan. **Editor's Note -**

Unconfirmed

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(c) support buildings or structures associated with the use to maintain - • scale; • screen outdoor, storage and service areas; • create visual relief to the built form; (d) create visual relief and shade, particularly within car parking areas; (e) define - • activity areas; • entrances; • car parking areas; • pedestrian and cycle paths.		Refer to Part 8 - ■ Division 8 - Landscape Code for general landscaping assessment criteria; ■ Division 1 - Access and Parking Code for car parking landscape assessment criteria.
S4.4	(1) Furniture and equipment - (a) satisfy the functional requirements of the specific activities of the site; (b) include, as appropriate shelters, play equipment, seating, waste containers, water fountains and the like; (c) are durable.	**P4.4**	(1) No probable solution identified.
S4.5	(1) Building design maximises use of the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention including - (a) being orientated towards the street or other active areas; (b) being well lit; (c) providing opportunities for casual surveillance.	**P4.5**	(1) No probable solution identified.
S4.6	(1) Uses and other development - (a) particularly where catering for night time activities and major spectator events, mitigate or eliminate lighting and noise impacts; (b) including design and orientation of artificial lighting, vehicular access points, car parking, spectator areas and other major noise sources, minimise noise and lighting impacts.	**P4.6**	(1) No probable solution identified. **Editor's Note -** For an environmentally relevant activity, noise emissions comply with the requirements of any development approval issued under the *Environmental Protection Act 1994*.

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Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
S4.7	(1) Artificial lighting does not result in unreasonable disturbance to any person or activity; (2) Glare and reflection from the sun are minimised through landscape and building material, and glazing choice.	P4.7	(1) No probable solution identified; (2) No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.
S4.8	(1) Signage clutter is minimised, especially to the external streetscape; (2) Where appropriate - (a) communal signage is provided, preferably in the form of an architectural and landscaped feature; (b) directional, interpretative or signage of a similar nature assist the user in navigating the site and gaining knowledge of the features of the site.	P4.8	(1) No probable solution identified; (2) No probable solution identified.
S4.9	(1) Acoustic barriers along Serpentine Creek Road – (a) Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and (b) Are designed for longevity; and (c) Are provided with maintenance access; and (d) Provide for pedestrian and fauna permeability and protection; and (e) Comprise a mix of vegetated earth mounds, acoustic screens and acoustic treatments incorporated into building design; and (f) Are screened from the road carriageway by a landscaping buffer no less than 4 metres[15] in depth, that comprises screen		(1) No probable solution identified.

[15] The landscape buffer is to be a minimum width of 4m. Where sections are required to be reduced in width to accommodate other infrastructure in the verge, this will be assessed by Council on a case-by-case basis.

Unconfirmed

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.		
	Environment -		
S5.1	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) erosion and sediment run-off; (c) water quality; (d) weed infestation. (e) artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Park areas.	P5.1	(1) No probable solution identified.
S5.2	(1) Minimise the need for excavation and fill by activities being located and designed to - (a) prevent the unnecessary removal of native plants through site design that accommodates plant retention, particularly bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site); (b) protect overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off.	P5.2	(1) No probable solution identified. **Editor's Note -** Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria.
S5.3	Infrastructure is co-located in accordance with the relevant standards to minimise the need to remove native plants and adversely impact upon the environmental values of the area.	P5.3	No probable solution identified.
S5.4	(1) Landscaping - (a) incorporates plant species that are native to the local area;	P5.4	(1) Species used for landscaping are selected from the native plant species listed in - (a) The Approved Shoreline Open Space Landscape Strategy,

Unconfirmed

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (2) Incorporate landscaping as a component of the stormwater management system. Design to integrate with the central habitat core of the Open Space Corridors, Conservation Park areas, pedestrian footpaths, cycleways and recreational uses and in accordance with the Shoreline Open Space Landscape Strategy and Shoreline Biting Insect Management Plan.		Approved Shoreline Biting Insect Management Plan; (b) The Approved Shoreline Open Space Landscape Strategy and Schedule 9 - Street Trees where within the road reserve. (2) No probable solution identified. **Editor's Note -** ■ Note the approved Shoreline Open Space and Landscape Strategy prevails to the extent there is any inconsistency with the Vegetation Enhancement Strategy and / or Schedule 9 – Street Trees ■ For additional assessment criteria, refer to Part 8 - ▸ Division 8 - Landscape Code; ▸ Division 9 - Stormwater Management Code*.
S5.5	(1) Fences and non-building walls - (a) are minimised to those essential for - • the safety of people; • limiting access to service or outdoor storage areas or infrastructure; (b) generally consist of bollards or the like rather than solid or continuous fencing; (c) where required, they are visually attractive and contribute to or blend with planted landscaping and building materials; (d) do not inhibit the movement of native animals.	**P5.5**	(1) No probable solution identified.
S6.1	Infrastructure - (1) All uses are serviced by infrastructure including - (a) reticulated water or adequate potable water supply; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy;	**P6.1**	(1) No probable solution identified.

Unconfirmed

Shoreline Open Space Precinct Code			
Assessable Development			
	Specific Outcomes		Probable Solutions
	(f) telecommunications (including the National Broadband Network); (g) waste and recycling facilities.		
S6.2	(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing - (a) links to public transport routes and stops; (b) pedestrian and cycle paths; (c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.	P6.2	(1) No probable solution identified. **Editor's Note -** Refer to Part 8 - ■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle path; ■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.
S6.3	(1) Opportunities for cycling as a modal choice are provided through - (a) clearly defined cycle paths and facilities; (b) secure cycle storage areas and facilities for cyclists.	P6.3	(1) No probable solution identified.
S6.4	(1) Vehicular access and parking facilities - (a) are located to minimise disruption to traffic flow; (b) promote use of public transport; (c) minimise impact on adjoining areas; (d) are located and designed to- • minimise conflicts between pedestrians and cyclists with vehicles; • maintain a high quality landscape and streetscape from along all road frontages.	P6.4	(1) No probable solution identified.
S6.5	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;	P6.5	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified. **Editor's Note -** Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for

Unconfirmed

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts; (2) Uses and other development - (a) provide safe and efficient manoeuvring for waste collection vehicles; (b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access; (c) ensure sufficient vertical clearance for container servicing; (d) ensure unobstructed access to containers by collection vehicles; (3) Waste and recycling storage is designed and located to - (a) provide adequate container volume to contain the waste and recyclables; (b) provide recycle containers in an equivalent or greater volume to waste containers; (c) provide a dedicated waste and recycling container storage area that is convenient and safe to use; (d) ensure containers are located on impermeable surfaces.		further information on waste and recycling container volume, storage, servicing, screening and cleansing. Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.
S6.6	Community infrastructure is able to function effectively during and immediately after flood events.	**P6.6**	Community infrastructure is located at or above the recommended flood levels in Table 1.

Unconfirmed

Table 1 - Recommended Flood Levels for Community Infrastructure

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)

■ State-controlled roads ■ Works of an electricity entity not otherwise listed in this table ■ Railway lines, stations and associated facilities ■ Aviation facilities ■ Communication network facilities	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

Reference - *State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

Unconfirmed

5. OVERLAYS & OVERLAY CODES

5.1 INTRODUCTION

The following overlays are currently mapped over the subject site under the RPS V6.2. The relevance of each overlay in relation to the Shoreline POD, together with the applicability of the relevant overlay code in the RPS V6.2, and any variation to these provisions, is as specified below.

5.2 ACID SULFATE SOILS OVERLAY

5.2.1 Spatial application of overlay

No variation to overlay mapping.

5.2.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.2.3 Code

No variation to code.

5.3 BUSHFIRE HAZARD OVERLAY

5.3.1 Spatial application of overlay

No variation to overlay mapping.

5.3.2 Level of assessment

No variation to the level of assessment specified in the RPS v6.2.

5.3.3 Code

The overlay code is varied so that uses and other development is in accordance with the Shoreline Master Plan and are sited, designed and maintained in accordance with the approved Shoreline Bushfire Management Plan.

5.4 FLOOD PRONE, STORM TIDE AND DRAINAGE CONSTRAINED LAND OVERLAY

[All the storm tide will be in the Shoreline Open Space Precinct as will 90% of the flood prone land. Application of Overlay is therefore considered acceptable]

5.4.1 Spatial application of overlay

No variation to overlay mapping.

5.4.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

Unconfirmed

5.4.3 Code

No variation to code.

5.5 HABITAT PROTECTION OVERLAY

5.5.1 Spatial application of overlay

The Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 is varied so as not to apply to land included in the Shoreline POD, with the exception of Lot 1 on SP289245, to which it still applies.

[Many of the enhancement corridors, areas and links shown on the Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 for the Shoreline site are cadastrally focussed, presumably as an attempt to share the burden of providing such links amongst individual landowners in the future, which is not a relevant consideration for this application given the consolidated ownership of the site. Also, the recommendations of ecological investigations undertaken for the Shoreline project are that conservation protection measures be focussed on establishing a continuous conservation and open space network for the site. The foreshore open space corridor and the three east-west open space and habitat corridors shown on the Shoreline Structure Plan are based on this recommended approach. Accordingly, the overlay is redundant. Further, the approved Open Space Landscape Strategy guides the development of the site's open space network]

5.5.2 Level of assessment

The levels of assessment specified in the RPS V6.2 are varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on SP289245, to which the levels of assessment in the Habitat Protection Overlay Map still apply.

5.5.3 Code

The Code is varied so as not to apply to the Shoreline POD area, with the exception of Lot 1 on RP133830, to which the Habitat Protection Overlay Code still applies.

5.6 HERITAGE PLACE AND CHARACTER PRECINCT OVERLAY

5.6.1 Spatial application of overlay

No variation to overlay mapping.

5.6.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.6.3 Code

No variation to code.

5.7 ROAD AND RAIL NOISE IMPACTS OVERLAY

The overlay is varied so that it is provided for information purposes only and does not regulate development under the RPS V6.2. This variation accords with the Queensland Planning Provisions.

Unconfirmed

Residential development on land located in a transport noise corridor should comply with the Queensland Development Code MP 4.4 Buildings in a transport noise corridor.

5.8 WATERWAYS, WETLANDS AND MORETON BAY OVERLAY

This overlay is varied so as not to apply in the Shoreline POD area. The Master Plan for the Shoreline POD has been developed based on ecological reports which considered the appropriate treatment of waterways and wetlands and the Shoreline Redlands Water Sensitive Urban Design Strategy.

5.9 LANDSLIDE HAZARD OVERLAY

5.9.1 Spatial application of overlay

The overlay mapping is varied so that areas identified as low landslide hazard do not apply in the Shoreline POD area.

5.9.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

5.9.3 Code

No variation to code.

Unconfirmed

6. USE CODES

6.1 INTRODUCTION

The Use Codes of the RPS V6.2 are:

- Aged Persons and Special Needs Housing
- Agriculture
- Animal Keeping
- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Child Care Centre
- Display Dwelling
- Drive Through Restaurant
- Dual Occupancy
- Dwelling House
- Estate Sales Office
- Extractive Industry
- Forestry
- Home Business
- Intensive Agriculture
- Mobile Home Park
- Multiple Dwelling
- Park
- Roadside Stall
- Rural Enterprise
- Service Station
- Telecommunications Facility
- Temporary Use
- Tourist Accommodation
- Tourist Park

6.2 VARIATION TO USE CODES

These Use Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Aged Persons and Special Needs Housing	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; (c) Shoreline Town Centre Frame (Reduced Density) Sub-precinct; or (d) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m^2 and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use:

Unconfirmed

Code	Outcome/Solution	Variation/Addition
	P3. (1) (h) and P6. (1) (g)	(a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD. Relevant requirements of the Building Design Code to Reduce Incidence of Biting Insects are adopted.
	Table 1	Removal of term "zone". Replacement of 'Urban Residential Zone – sub-areas UR1 and UR2' with 'Shoreline Residential Precinct' Replacement of 'Medium Density Residential Zone' with 'Shoreline Town Centre Frame Precinct'
Agriculture	-	No variation.
Animal Keeping	-	No variation.
Apartment Building	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) The Town Centre Frame (Reduced Density) Sub-precinct; or (d) Within 250 metres of the Tourism / Recreation Activity Area; or (e) Within 100 metres of a public transport stop.
	P2. (1) (a)	The use has a minimum lot size of 800m^2 and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) Table 2 Maximum height to the top of the floor level of highest habitable room, is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD.
	Table 1	Removal of term "zone".
Bed and Breakfast	A1. (2)	Not applicable. ***[lot size approved at subdivision stage – no need to be min 800sqm]***

Unconfirmed

Code	Outcome/Solution	Variation/Addition
Caretakers Dwelling	-	No variation.
Child Care Centre	P2. (4) added and P3. (1) (c) added S1.2 (g) added	Relevant requirements of the Building Design Code to Reduce Incidence of Biting Insects are implemented. To include the requirement for the site to have a minimum area of 2,000m^2.
Display Dwelling	A1. (1) (c) P1. (2) (a) A1. (1) (b) A1. (2)	Is used as a dwelling unit within 5 years of being constructed. Amended to allow display dwelling use 7 days a week but within the specified hours of operation. Amended to allow the display dwelling be located within a display village comprising an estate sales office.
Drive Through Restaurant	S1. (1)	The use is located in the Shoreline Town Centre Core Precinct or at or in the vicinity of the Potential Future Service Centre identified on the Shoreline POD Precinct Plan.
Dual Occupancy	P1. (1)	The use is located in the: (a) Shoreline Town Centre Frame (Reduced Density) Sub-precinct; or (b) Shoreline Residential Precinct.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
Dwelling House	Section 6.11.5 A1	(4) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4
	~~Section 6.11.5 A1~~	(5) ~~Building height in the Town Centre Core Precinct is 14m or 3 storeys above ground level, is for a terrace housing product and is in accordance with an approved building envelope.~~
	Section 6.11.6	P2(3) Building height in the Town Centre Frame (Reduced Density) Sub-precinct and Residential Precinct is 9.5 metres or less above ground level. Building Act 1975 Alternative Provision to QDC MP1.1, MP1.2, A4

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Code	Outcome/Solution	Variation/Addition
	A1. (2) P1. (2)	Maximum site coverage is 60%, or in accordance with an approved building envelope plan to the extent of any inconsistency.. ***[replaces 50% applying to Medium Density Residential Zone and Urban Residential Zone]***
	~~Section 6.11.6 P2 (4)~~	~~Addition of (4) *Building height in the Town Centre Core Precinct is 14m or 3 storeys or less above ground level.*~~
	Table 1	Minimum setbacks for the following zones (Medium Density Residential, Urban Residential – excluding sub-area UR2, and SMBI Residential) amended note to include reference to building envelope plan and building envelope. Included (3) *Sited wholly within a building envelope where approved by the local government to the extent of any inconsistency with (1) or (2).*
Estate Sales Office	6.12.14 A1. (1)	The use operates for a maximum of 5 years.
	P1. (1) (a)	The use operates for a maximum of 5 years.
Extractive Industry	-	No variation.
Forestry	-	No variation.
Home Business	Acceptable Solutions	3(c) amended to specify that there are no *more than 1* non-resident employees. 3(e) amended to allow the use to generate a maximum of 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more. (3)(f) amended to allow the display of goods or materials related to the use except those which can be seen from outside the building. (3)(g) removed. (3)(h) removed. (3)(m) removed. (3)(p) amended to allow client visits between 7am and 6pm Monday to Friday.
	P1(1)(c)(i)	Amended to allow the display of goods or materials related to the use except where they can be seen from outside the building. 3(n) included to remove on-site visitor parking requirement where the use is located at a rear loaded lot containing a terrace product and where fronting the Main Street within the Town Centre Core Precinct.
	P1(1)(c)(ii)	Removed.
	P(1)(d)	Removed.
	S2(1)	Amended to include allowance for visitor parking to be accommodated on street where

Unconfirmed

Code	Outcome/Solution	Variation/Addition
		the use is proposed at rear loaded lots containing a terrace product and where located adjacent to a street type which includes parking lanes.
Intensive Agriculture	-	No variation.
Mobile Home Park	-	No variation.
Multiple Dwelling	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Town Centre Frame (Reduced Density) Sub-precinct and located within 100 metres of a public transport stop; or (d) Shoreline Residential Precinct if within 250 metres of the Tourism / Recreation Activity Centre. Replacement of 'zone' with 'precinct' for clarity.
	P2. (1) (a)	The use has a minimum lot size of 800m^2 and frontage width of 20m (this has been reflected in Part 9 – Schedule 5 Lot Sizes).
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	(a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) The Requirement in Table 1 for Table 2 Maximum height to the top of the floor level of highest habitable room to be a standard is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
	P7. (1) (b)	The trigger for communal open space is increased from 10 dwelling units to 20 dwelling units.
	Table 1	Replacement of 'Urban Residential Zone – sub-area UR1' with 'Shoreline Residential Zone' Removal of (1)(b) Replacement of 'Medium Density Residential Zone – sub-areas MDR1 and MDR2' with 'Shoreline Town Centre Frame Precinct' Removal of term "zone"

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Code	Outcome/Solution	Variation/Addition
Outdoor Dining	-	Not used as no longer identified as a land use in the RPS V6.2.
Park	A1. (1)	Delete. The use is on land: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or otherwise (c) as for A1. (1) of the Park Code*.
Roadside Stall	-	No variation.
Rural Enterprise	-	No variation.
Service Station	S1. (1)	The use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
	P2.5	Gross floor area of the retail component of the use does not exceed: (a) 500m^2 where the use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan; or otherwise (b) as for P2.5. (1) of the Service Station Code *.
Telecommunications Facility	-	No variation.
Temporary Use	-	Varied so as not to apply in the Shoreline POD area.
Tourist Accommodation	S1.1 (1)	The location of the use for urban based tourist accommodation is: (a) within a precinct where such a use is envisaged in the Table of Assessment; or (b) on land intended for that purpose in the Shoreline Master Plan; or otherwise (c) as for S1.1 (1) (a) (i) of the Tourist Accommodation Code *.
Tourist Park	-	No variation.

Unconfirmed

7. OTHER DEVELOPMENT CODES

7.1 INTRODUCTION

The Other Development Codes of the RPS V6.2 are:

- Advertising Devices
- Communication Structures

- Domestic Driveway Crossover
- Domestic Outbuilding
- Excavation and Fill
- On-site Raising or Relocation
- Private Tennis Court
- Private Waterfront Structures
- Reconfiguration

7.2 VARIATION TO OTHER DEVELOPMENT CODES

Variation is proposed to the Reconfiguration Code. The variation is to Table 1 of the Code, wherein the Minimum Lot Area Range and Minimum Lot Frontage / Width for the Medium Density Residential Zone, standard and corner lots is 800m2 and 20 metres respectively. Additional variations are as follows:

Code	Outcome/Solution	Variation/Addition
Reconfiguration	S4(1)	Amended to include reference to Building Envelopes.

8. GENERAL CODES

8.1 INTRODUCTION

The General Codes of the RPS V6.2 are:

- Access and Parking
- Centre Activity
- Centre Design
- Commercial Industry Activity
- Development Near Underground Infrastructure
- Erosion Prevention and Sediment Control
- Infrastructure Works
- Landscape
- Stormwater Management

8.2 VARIATION TO GENERAL CODES

The General Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Centre Activity	A1. (1)	The centre activity is located in either the Shoreline Town Centre Core Precinct, Shoreline Town Centre Frame Precinct or Shoreline Town Centre Frame (Reduced Density) Sub-precinct where located within 100m of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan.

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Code	Outcome/Solution	Variation/Addition
Centre Design	Table 1 Maximum Building Height	Delete Maximum height to the top floor level of highest habitable room/commercial storey column in Table 1. Include Maximum Building Heights for Town Centre Core Precinct, Town Centre Frame Precinct, Town Centre Frame (Reduced Density) Sub-precinct, Residential Precinct and Open Space Precinct.
Commercial Industry Activity	-	No variation.
Development Near Underground Infrastructure	-	No variation.
Erosion Prevention and Sediment Control	-	No variation.
Infrastructure Works	-	No variation.
Landscape	-	No variation.
Stormwater Management	Complete Code	Code varied to reference the Shoreline Redlands Water Sensitive Urban Design Strategy V9 (refer Appendix III). New Overall Outcome added – (v) stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline Redlands Water Sensitive Urban Design Strategy [as amended by the conditions of this approval]) and where possible minimises whole of life costs. S1(1)(a) varied to read: (1)(a) protects and preserves land below the 1% AEP flood level. P1(1) varied to read: (1) Stormwater drainage design: (a) maintains land below the 1% AEP in an undeveloped state (b) complies with the WSUD objectives (c) identifies and determines the 1 % AEP of natural overland drainage lines where the lot or premises: a. has an upstream catchment area greater than 5 hectares; or

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Code	Outcome/Solution	Variation/Addition
		b. is 2,500 m2 or greater in area. (d) Maximizes the retention and use of natural overland drainage lines through their identification and minimizes earthworks in these areas. P2(1) varied to read: (1) Stormwater drainage design: (d) Meets the stormwater flow capacity requirements of the relevant design storm event: a. where for the minor system – as detailed in Table 1 – Minor System Design Storm Event by Road Frontage Classification and Precinct; b. where for the major system – 1% AEP. (e) Ensures the major system caters for 50% blockage in the minor system without causing inundation of building floor levels. P3(1) varied to read: (1) Stormwater management design: (a) for reconfiguration that will result in roofwater through adjoining properties: a. For residential configuration, a maximum of two lots are served by a pipe system that discharges roof water run off to the nearest downhill road reserve or lawful point of discharge; or; b. For other reconfiguration, an inter lot drainage system discharges roof and surface runoff to the nearest available downhill road reserve or lawful point of discharge; c. Avoids the risk of flooding by ensuring that uses and other development are undertaken on land above the 1% AEP flood and storm tide level (2.4 meters AHD).

Unconfirmed

Code	Outcome/Solution	Variation/Addition

An additional code has been added:

8.3 BUILDING DESIGN CODE TO REDUCE THE INCIDENCE OF BITING INSECTS

8.3.1 Application

This code applies to self-assessable and assessable development identified as required by the tables of assessment in **Part 3 (Tables of assessment)**.

8.3.2 Purpose and overall outcomes

(1) The purpose of this code is to ensure development minimises:-

(a) the exposure of people to health risks associated with arboviruses;
(b) the adverse impacts on an amenable lifestyle and the public's wellbeing from exposure to biting midges and mosquitoes; and
(c) the adverse impacts of biting midges and mosquitoes on human health, and long-term management costs to Council.

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

(i) In sub-area 1,within the Open Space Precinct or within the Development Free Buffer
a) Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and
b) Where a Child Care Centre must ensure outdoor play / entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.

(ii) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.

Editor's Note - Building Design Advice

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings.

- Outdoor entertaining areas are encouraged to be equipped with insect screens with a mesh aperture of not more than 1mm to minimise mosquito entry to the area.
- Insect screens specifically designed to prevent the entry of smaller insects such as biting midge are recommended to be incorporated to minimise biting midge entry to the building.
- Locate the majority of windows on the windward side of the building to pressurise the building and reduce opportunities for biting insects to enter the preferred leeward side of the building.
- Ceiling fans and other air circulation devices are encouraged to increase airflow indoors and outdoors to minimise the ability for mosquitoes to travel inside the building.

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- Outdoor lighting is encouraged to be directed towards the ground to minimise the attraction of biting insects. Mosquitoes will travel significant distance towards lit up areas.

8.3.3 Specific Outcome and Probable Solutions applicable to Assessable Development

Specific Outcomes		Probable Solutions	
S1.1	(1) In sub-area 1, the Open Space Precinct and in the Development Free Buffer a) Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and b) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm. (2) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.	P1.1	(1) No probable solution identified. (2) No probable solution identified.

Unconfirmed

9. SCHEDULES

9.1 INTRODUCTION

The Schedules to the RPS V6.2 are:

- Access and Parking
- Land Designated for Community Infrastructure
- Dictionary
- Heritage Places Register
- Lot Sizes
- Movement Network and Road Design
- Roof Colour Chart
- Specific Advertising Devices

- Street Trees
- Water Quality Objectives

9.2 VARIATION TO SCHEDULES

The Schedules are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Schedule	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Land Designated for Community Infrastructure	-	No variation.
Dictionary	Definition of Shop	Varied so as to exclude Discount Department Store, which for the purpose of the Shoreline POD is an undefined use. Includes *Shopping Centre*
	Definition of Mixed Use	Varied so as to remove mandatory requirement for mixed use development to include tourist accommodation.
	Definition of Minor Building Work	Varied so as to remove reference to self-assessable development and *Building Regulation* 2006 and to include reference to *Building Regulation 2021* and Schedule 2.
	Definition of Dwelling House	Removal of family day care.
	Definition of Food and Drink Outlet	Definition included to define a use conducted wholly indoors (excluding parking facilities) for the preparation and sale of food and drink for off-site consumption, examples include 'dark kitchens' and 'ghost kitchens'.
	Definition of Indoor Sport and Recreation	Definition included to define a use of premises for a leisure, sport or recreation activity conducted wholly indoors (excluding parking facilities).
Administrative Terms	Definition of Building Envelope	Definition included to clarify built form extent of structures on a site.
	Definition of Building Envelope Plan	Definition included to clarify that Building Envelope Plans may be approved by the local government as a condition of development on an approved plan of subdivision.
Heritage Places Register	-	No variation.
Lot Sizes	Table 1 Use Lot Sizes	Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Residential Zones is 700 m^2. For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Need Housing uses in the Urban Residential

Unconfirmed

Schedule	Outcome/Solution	Variation/Addition
		and Medium Density Residential Zones, the minimum lot size is 800 m^2.
Roof Colour Chart	-	No variation.
Specific Advertising Devices	-	No variation.
Street Trees	-	No variation.
Water Quality Objectives	-	Varied so as not to apply in the Shoreline POD area.

Unconfirmed

Division 2 - Centre Activity

8.2.1 Introduction

(1) This division contains the provisions for the Centre Activity Code, that incorporates -

(a) Compliance with the Centre Activity Code (section 8.2.2);

(b) Overall Outcomes of the Centre Activity Code (section 8.2.3);

(c) Acceptable Solutions applicable to Self-Assessable Development (section 8.2.4).

8.2.2 Compliance with the Centre Activity Code

(1) Self-assessable development that is consistent with the acceptable solutions in section 8.2.4 complies with the Centre Activity Code.

8.2.3 Overall Outcomes of the Centre Activity Code

(1) The overall outcomes are the purpose of the Centre Activity Code.

(2) The overall outcome sought for the Centre Activity Code is the following -

(a) to ensure the centre activity -

(i) facilitates the timely establishment of specified uses that require only minor building work to an existing premises;

(ii) has a scale, intensity and operation of the use of premises that is consistent with existing building floor space and infrastructure.

Unconfirmed

Centre Activity

8.2.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	(1) The centre activity is located in either the - (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Town Centre Frame (Reduced Density) sub-precinct where located within 100m of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan. (2) Is for a tenancy change only; (3) Involves only minor building work to an existing building; (4) Except within the Major Centre Zone complies with Part 9 - Schedule 1 - Access and Parking - Table 1 - Minimum On-Site Vehicle Parking Requirements specified for the proposed use in terms of - (a) minimum number of parking spaces; (b) minimum design vehicle. **Editor's Note -** ■ If not self-assessable the use is to achieve the assessment criteria stated for that use in column 3 of the table of assessment for material change of use of premises for the relevant zone. ■ Credit is given for parking spaces already provided for the existing use provided that this use was lawfully established. Refer to Tenancy Change provisions in Table 1 in Part 9 - Schedule 1 - Access and Parking. ■ For a change of tenancy in the Major Centre Zone no additional car parking is required

Unconfirmed

Centre Activity

Division 3 - Centre Design

8.3.1 Introduction

(1) This division contains the provisions for the Centre Design Code, that incorporates -

(a) Compliance with the Centre Design Code (section 8.3.2).

(b) Overall Outcomes for the Centre Design Code (section 8.3.3).

(c) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 8.3.4).

8.3.2 Compliance with the Centre Design Code

(1) Development that is consistent with the specific outcomes in Section 8.3.4 complies with the Centre Design Code.

8.3.3 Overall Outcomes of the Centre Design Code

(1) The overall outcomes are the purpose of the Centre Design Code.

(2) The overall outcome sought for the Centre Design Code is the following -

(a) to ensure that the network of centres -

(i) are designed to be inviting, accessible, safe, comfortable and convenient to customers and employees;

(ii) exhibit an attractive built form integrated with high quality landscaping and streetscape works that contribute to the desired urban character of the centre;

(iii) achieve a high level of accessibility and convenience for pedestrians, cyclists, public transport and private vehicles;

(iv) make a positive contribution to the efficient and cohesive functioning of the centre.

Unconfirmed

8.3.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Building Form and Design -		
S1.1	(1) Building heights - (a) do not overwhelm or dominate the centre; (b) respects the desired streetscape; (c) ensures a high quality appearance when viewed from both within and external to the centre.	**P1.1**	(1) The height to the highest point of the roof line is limited to the levels identified in the Maximum Building Height column of Table 1 – Maximum Building Height. The Maximum Height to the Top of the Floor Level of Highest Habitable Room/Commercial Storey column is not used for assessment in the Shoreline POD.
S1.2	Building design, streetscape, pedestrian paths and street front spaces promotes integration with the surrounding area and the rest of the centre.	**P1.2**	No probable solution identified
S1.3	(1) Buildings - (a) address the primary street frontage; (b) ensure main entrances front the street or public spaces that constitute the focal point of the centre; (c) do not focus principally on internal spaces or parking areas.	**P1.3**	(1) No probable solution identified.
P1.4	(1) Setbacks at ground level provide for - (a) connection between pedestrian paths and public places; (b) areas for convenient and comfortable movement of pedestrians; (c) standing areas at bus stops, taxi ranks and display windows; (d) the queuing of patrons at entertainment venues; (e) changes in the gradient of the street	**P1.4**	(1) Setbacks at ground level - (a) are clear of columns and other obstructions; (b) have a pavement matching the gradient of the adjoining footpath and connecting pedestrian areas on neighbouring sites; (c) connect without any lip or step to adjoining footpaths; (d) ensure steps, escalators, ramps or lifts are set back an additional 1.2m from the building setback to maximise pedestrian flow and safety and allow for adequate waiting space.
S1.5	(1) Automatic teller machines are located to - (a) maintain visibility with good sight lines and are well lit; (b) not in the vicinity of drinking fountains, seating or public telephones to avoid loitering or queuing conflicts.	**P1.5**	(1) Any automatic teller machine - (a) is set back an additional 1 metre from the building setback; (b) is well illuminated at all times; (c) includes a barrier to prevent queues forming across a footpath or pedestrian way.

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
P1.6	(1) A building located on a corner site, or a site with frontages to public places, or a site terminating important vistas, expresses and emphasises the importance of its location through - (a) architectural expression; (b) roof form; (c) building setbacks; (d) entrance location; (e) orientation; (f) decorative treatments.	**P1.6**	(1) No probable solution identified.
S1.7	(1) Buildings do not result in a reduction of views and vistas from public places to - (a) topographical ridge lines for example coastlines and the bay; (b) areas with environmental values; (c) public open space; (d) heritage listed buildings and places.	**P1.7**	(1) No probable solution identified.
	Detailed Building Design -		
S2.1	(1) Detailed building design - (a) enhances the visual amenity of the streetscape; (b) has a legible and attractive built form that is visually enhanced by architectural elements; (c) contributes to achieving and maintaining an attractive streetscape; (d) contributes to a distinctive and legible physical character for the centre; (e) integrates major landscape elements to maximise their aesthetic value and use, including planting at all levels, particularly above podium areas or low-level roof decks. (2) The building exhibits variation to the external appearance and shape of the built form to provide visual interest through - (a) surface decoration; (b) wall recesses and projections; (c) a variation of wall finishes, windows, balconies, awnings or other visible structural elements; (d) differentiating between the lower, middle and upper portions of the building by varying the façade	**P2.1**	(1) No probable solution identified; (2) No probable solution identified.

Unconfirmed

Centre Design

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	appearance and/or shape of the built form, where comprised of two or more storeys.		
S2.2	(1) Roofs are attractive and are not characterised by a cluttered display of plant and equipment, in particular - (a) building caps and rooftops contribute to the architectural distinction of the building and create a coherent roofscape for the centre; (b) service structures, lift motor rooms and mechanical plant are designed as an architectural feature of the building or are screened; (c) the rooftop is designed to enable future inclusion of communication structures or telecommunication facilities in an unobtrusive manner.	**P2.2**	(1) No probable solution identified.
S2.3	(1) Windows and sun control are used in building form, in particular sun shading devices are provided to - (a) shade buildings; (b) reduce glare; (c) assist in maintaining comfortable indoor temperatures; (d) minimise heating loads; (e) conserve energy; (f) enrich the subtropical character; (g) provide texture to building façades.	**P2.3**	(1) No probable solution identified.
S2.4	(1) Buildings are finished with high quality materials, selected for their - (a) contribution to the character of the centre; (b) easy maintenance, durability and ability not to readily stain, discolour or deteriorate; (2) Buildings do not incorporate any type of glass or other surface likely to reflect specular rays that could create nuisance, discomfort or hazard to any part of the centre or surrounding locality.	**P2.4**	(1) No probable solution identified; (2) No probable solution identified.
S2.5	(1) The architectural treatment of façades and elevations avoids large blank walls and openings, and setbacks are used to	**P2.5**	(1) Façades are designed to ensure - (a) the length of a blank wall above ground level without variation, articulation or

Centre Design

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	articulate vertical building surfaces and contribute positively to the streetscape.		openings is no more than 10m to all frontages; (b) semi-enclosed spaces and colonnades are provided at the ground level of buildings abutting pedestrian routes, through the use of awnings, pergolas or other devices that may be suspended, freestanding, supported on columns or cantilevered.
	Public Places -		
S3.1	(1) Building façades that face public places at ground floor level - (a) complement the appearance of the development and the surrounding streetscape; (b) enhance the visual amenity of the public place; (c) include a variety of human scale architectural elements and details; (d) facilitate pedestrian movement between the public space and the development; (e) provide opportunity for the casual and convenient surveillance of public space from within the development.	**P3.1**	(1) Building façades at the ground floor storey of development that face public places are designed to ensure - (a) a minimum of 50 percent of the façade area is comprised of windows, wall openings or shop-fronts that permit the casual surveillance of the public space from the development; (b) a visually prominent main entrance that faces the principal public space; (c) prominent architectural elements and details are incorporated at 3 metre or less intervals along the length of the façade.
S3.2	Landscaped pedestrian scale places are provided for public use at ground level and extend the landscape character into the building.	**P3.2**	No probable solution identified.
S3.3	(1) All pedestrian places are designed and constructed to reinforce the character of the centre and to promote its useability ensuring - (a) external pedestrian scale places offer a variety of passive recreational opportunities and experiences ranging from intimate seating to open plazas including features to enhance their use and enjoyment, such as food outlets, tables and chairs, seating, ledges, shade structures and artwork; (b) street furniture, including seats, bollards, grates, grills, screens and fences, bicycle racks, flag poles, banners, litter bins, telephone booths	**P3.3**	(1) No probable solution identified. **Editor's Note -** To assist in achieving S3.3 refer to Planning Scheme Policy 17 - Streetscape Design Manuals.

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	and drinking fountains are coordinated with other elements of the streetscape; (c) tactile surface treatments are used to promote interest and variety in the centre and to aid people with sensory disabilities.		
S3.4	Centre activities respect the gradient changes within the centre. Buildings are designed to step with the contours to allow for continuous pedestrian access.	**P3.4**	Building form steps with gradient change and allows continuous public access to the building façade.
S4.	Parking - (1) Parking structures and access are designed and located to - (a) not detract from the character and visual attraction of the centre; (b) ensure it is not a dominant visual element of the centre, the site on which it is developed, or the streetscape; (c) incorporate uses at ground level that promote active street frontages; (d) minimise potential entrapment areas and maximise continuous sight lines.	**P4.**	(1) No probable solution identified.
S5.1	Pedestrian Access and Connectivity - (1) Pedestrian footpaths and pathways - (a) are continuous and compatible with existing pedestrian pathways; (b) protect pedestrians from rain and sun; (c) allow for street trees and other landscaping; (d) are adequately lit to ensure pedestrian safety and amenity while not causing nuisance to surrounding residents. (2) Awnings for pedestrian shelter are consistent with the character setting of the centre and - (a) are provided and maintained by the building owner on their premises; (b) extend and cover the adjoining footpath (c) include lighting under the awning; (d) maintain the normal flow of pedestrians;	**P5.1**	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified.

Centre Design

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Assessable Development			
Specific Outcomes		Probable Solutions	
	(e) are continuous across the frontage/s of a site; (f) align to provide continuity with existing or future shelter structures on adjoining sites; (g) are a minimum 3.2 metres in width and generally not more than 4.2 metres above pavement height; (h) extend from the face of the building or the property line; (i) do not extend past a vertical plane - (i) 1.5 metres inside the kerbline to enable street trees to be planted and grow; or (ii) 0.6 metres inside the kerbline where trees are established; (j) have a 0.5 metre clearance to any tree trunk and main branches; (k) align with existing awnings where the footpath has been widened; (l) are cantilevered from the main building with any posts within the footpath being non-load-bearing; (3) Pedestrian shelter provided as a free standing structure, for example an umbrella, is consistent with the character of the centre, and - (a) is sited within a footpath; (b) provided and maintained by the building owner on their premises; (c) maintains the normal flow of pedestrians; (d) is a minimum 2.5 metres above pavement height; (e) does not extend past a vertical plane 0.6 metres inside the kerb line; (f) ensures any load bearing posts are setback a minimum of 1 metre from the kerbline and do not disrupt pedestrian movements.		
S5.2	(1) Buildings provide facilities for convenient, safe and comfortable movement of pedestrians within and connecting to the centre. The finished levels allow easy pedestrian, bicycle, vehicular and carparking interconnection between properties and buildings	**P5.2**	(1) No probable solutions identified; (2) No probable solutions identified.

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	within the centre; (2) In major and district centres, arcades are provided in areas of high pedestrian and retail activity and - (a) integrate adjoining buildings; (b) link established pedestrian networks, parking and public transport facilities; (c) provide for formal and informal activities such as outdoor dining; (d) provide for 24 hour pedestrian access; (e) take advantage of natural light and ventilation.		
S5.3	(1) The design of buildings and spaces promotes legibility to help users find their way. This may be achieved by ensuring - (a) street numbers and building names are prominently displayed; (b) public signage is provided at - (i) public transport stations; (ii) interchanges; (iii) major stops; (iv) entries to the centre; (c) signage details the services available within the centre and where they are located.	**P5.3**	(1) No probable solution identified.
S5.4	(1) Development maintains or establishes continuous, accessible, attractive, direct, convenient and effectively signed routes through sites for pedestrians and cyclists, providing for - (a) access to public transport facilities; (b) links to carparking areas; (c) improved accessibility to and from facilities and services within the centre; (2) Pedestrian connections are - (a) designed to ensure open parking areas have clearly delineated, convenient walkways through them, suitable for use by wheelchairs, trolleys and pushers; (b) properly illuminated at all times; (c) paved and finished with materials in accordance with the desired character of the centre;	**P5.4**	(1) No probable solution identified; (2) No probable solution identified.

Centre Design

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Assessable Development			
Specific Outcomes		Probable Solutions	
	(d) a minimum 3 metres wide.		
S6.	Design for Safety - Design and building of spaces must safeguard and promote personal and property security for all users of the centre. In particular, casual surveillance of public and communal areas, including public transport facilities, is optimised through minimising concealed areas and maximising continuous sight lines.	**P6.**	No probable solution identified. **Editor's Note -** To assist in achieving S6. refer to Planning Scheme Policy 16 – Safer By Design.
S7.	Non-Discriminatory Access - Buildings and facilities within centres are accessible to people with special needs.	**P7.**	Non-discriminatory access complies with *Australian Standard 1428: 2003 - Design for Access and Mobility.*

Unconfirmed

Centre Design

Table 1 - Maximum Building Height

Location	Maximum Building Height
Shoreline Town Centre Core Precinct	14 metres
Shoreline Town Centre Frame Precinct	14 metres
Shoreline Town Centre Frame (Reduced Density) Sub-precinct	9.5 metres; or 14 metres where within 100m of a public transport stop
Shoreline Residential Precinct	9.5 metres; or 14 metres if within 250m of a Tourism / Recreation Activity Area or within 100m of a public transport stop
Shoreline Open Space Precinct	10.5 metres
Sub-area MC1	Refer to Part 4 - Division 12 - Major Centre Zone - Map 1 - Capalaba Height Limits
Sub-area MC2	14 metres
Sub Area MC3	20 metres
Sub-area MC4	14 metres
Sub-area MC5	26 metres
Sub-area MC6	20 metres
Sub-area MC7	14 metres
Sub-area MC8	20 metres
Sub-area MC9	14 metres
Sub-area MC10	14 metres
Sub-area MC11	14 metres
Sub-area MC12	14 metres
District Centre Zone	**14 metres**
Neighbourhood Centre Zone	**10.5 metres**
Sub-area NC1	10.5 metres
Sub-area NC2	14 metres
Sub-area NC3	10.5 metres
Local Centre Zone	**10.5 metres**

Unconfirmed

Division 7 - Child Care Centre

6.7.1 Introduction

(1) This division contains the provisions for the Child Care Centre Code, that incorporates -

(a) Compliance with the Child Care Centre Code (section 6.7.2);

(b) Overall Outcomes of the Child Care Centre Code (section 6.7.3);

(c) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.7.4).

6.7.2 Compliance with the Child Care Centre Code

(1) Development that is consistent with the specific outcomes in section 6.7.4 complies with the Child Care Centre Code.

Editor's Note -

Child care centres are subject to the provisions of the *Child Care Act 2002*, the *Child Care Regulation 2003* and the *Queensland Development Code - Part 22 - Child Care Centres.*

6.7.3 Overall Outcomes of the Child Care Centre Code

(1) The overall outcomes are the purpose of the Child Care Centre Code.

(2) The overall outcome sought for the Child Care Centre Code is the following -

(a) to ensure the use -

(i) is conveniently located in conjunction with other community facilities and to users served;

(ii) is compatible with the character of the locality and the physical characteristics of the site;

(iii) is designed for the specific needs of end users;

(iv) does not have an adverse impact on the amenity of the adjoining and nearby properties;

(v) provides for the safe movement for pedestrians and vehicles;

(vi) minimises impacts on surrounding traffic networks.

Unconfirmed

Child Care Centre

6.7.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Location -		
S1.1	(1) The use is - (a) in a highly accessible location; (b) co-located with community focal points such as centres, community facilities, open space, education facilities or the like; (2) The location of the use does not - (a) adversely impact on external traffic movement; or (b) introduce non-local traffic into local residential streets.	**P1.1**	(1) No probable solution identified; (2) The use is located on either a collector, trunk collector or sub-arterial road. **Editor's Note -** Refer to Table 2 - Road Design in Part 9 - Schedule 6 - Movement Network and Road Design, for the local government's movement network road hierarchy.
S1.2	(1) The use is located on a site having a size and configuration that enables it to accommodate a well designed facility incorporating - (a) all required buildings and structures; (b) vehicle access, parking and manoeuvring areas; (c) adequate provision for both external play areas and internal activity areas, including sleep areas; (d) waste management and other service functions; (e) emergency vehicle access; (f) landscaping, planting and buffering; (g) has a minimum site area of 2,000m^2.	**P1.2**	(1) The use is located on land having less than 10 percent slope (1 in 10) and a minimum area of - (a) 1500m^2 for up to 40 children; or (b) 2200m^2 for between 40 - 75 children; or (c) for more than 75 children, no probable solution identified. **Editor's Note -** A smaller site area may be considered where some or all of the parking is provided in reasonable proximity to the use rather than on the proposed site. An example being a child care centre located in a major shopping centre.
	Site Layout and Building Design -		
S2.	(1) Site layout and building design - (a) maintains and enhances the visual amenity of the locality; (b) reinforces or contributes to an attractive streetscape; (c) is compatible with the character of the locality; (d) actively enhance and promote children's physical health and safety. (2) The location and design of play areas minimise noise impacts to adjoining and nearby properties; (3) Waste storage and collection areas and service and delivery areas are screened from the streetscape and located to minimise adverse impacts on	**P2.**	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. (4) Relevant Building Design Code to Reduce Incidence of Biting Insects are implemented. **Editor's Note -** Site layout and building design is in accordance with the *Queensland Development Code - Part 22 - Child Care Centres*.

Child Care Centre

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	adjoining properties.		
S3.	Landscaping and Open Space - (1) Planting is used to present an attractive appearance to the streetscape; (2) Outdoor open space and play areas are designed as an extension of the indoor learning areas and offer a functional and visually attractive environment for a wide range of activities; (3) Play areas are located and designed to - (a) allow maximum natural light; (b) avoid afternoon western sun; (c) maximise natural ventilation and access to cooling breezes in summer; (d) minimise exposure to cold winds in winter.	**P3.**	(1) Planting - (a) is provided in a 2 metre wide strip along the primary street frontage; (b) where adjacent to play areas, is located on the street side of fencing; (c) relevant requirements of the Building Design Code to Reduce the Incidence of Biting Insects are implemented; (2) No probable solution identified; (3) No probable solution identified. **Editor's Note -** Indoor and outdoor play areas comply with the provisions of - ■ *Queensland Development Code - Part 22 - Child Care Centres;* ■ *Child Care Act 2002;* ■ *Child Care Regulation 2003.*
S4.	Access and Parking - (1) On-site car parking is sufficient to cater for employees and users; (2) Car parking areas maintain pedestrian safety; (3) Driveways promote ease of access and movement.	**P4.**	(1) Car parking complies with Part 9 - Schedule 1 - Access and Parking - Table 1 - Minimum On-Site Vehicle Parking Requirements; (2) Pedestrian paths are clearly identified and separated from car parking and manoeuvring areas; (3) Driveways are 6.5 metres or greater in width.
S5.	Safety and Security - (1) The use - (a) has a main entrance that is highly visible from the street frontage; (b) is designed to facilitate the casual surveillance of public spaces; (c) is designed to ensure the casual surveillance of high security risk areas such as building entries, car parking and play areas; (d) is not compromised by landscape planting and fencing.	**P5.**	(1) No probable solution identified. **Editor's Note -** To assist in achieving S5. refer to Planning Scheme Policy 16 - Safer By Design.

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Child Care Centre

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Child Care Centre

Division 11 - Reconfiguration

7.11.1 Introduction

(1) This division contains the provisions for the Reconfiguration Code, that incorporates -

(a) Compliance with the Reconfiguration Code (section 7.11.2);

(b) Overall Outcomes for the Reconfiguration Code (section 7.11.3);

(c) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 7.11.4).

7.11.2 Compliance with the Reconfiguration

(1) Development that is consistent with the specific outcomes in section 7.11.4 complies with the Reconfiguration Code.

Note -

The following planning scheme policies will assist in achieve specific outcomes for the Reconfiguration Code -

- Planning Scheme Policy 3 - Contributions and Security Bonding;
- Planning Scheme Policy 9 - Infrastructure Works.

7.11.3 Overall Outcomes of the Reconfiguration Code

(1) The overall outcomes are the purpose of the Reconfiguration Code.

(2) The overall outcomes sought for the Reconfiguration Code are the following -

(a) reconfiguration supports the *SEQ Regional Plan 2009 – 2031*
  (i) Strategic Directions, Principles, Policies;
  (ii) Regulatory Provisions as they relate to the Regional Landscape and Rural Production Area and Investigation Areas;

(b) reconfiguration makes a positive contribution to the formation of neighbourhoods;

(c) reconfiguration results in safe, convenient and attractive neighbourhoods and places of economic activity, which meet the diverse and changing needs of the community;

(d) reconfiguration facilitates the creation of lots, which satisfy population growth and economic need, while ensuring that lot size and mix is suited to -
  (i) the local landscape setting;
  (ii) expected end uses, associated activities and building forms;

(e) if creating a new lot or lots or dividing land into parts by agreement, the lot or part of a lot -
  (i) is capable of being adequately serviced having regard to expected use of the premises and its location;
  (ii) has an area and dimension consistent with -
    a. the outcomes sought for the zone in which it occurs or any use approved for the subject land;
    b. any significant physical constraints of the land including environmental values, landscape setting or natural hazards;
    c. the provision of any setbacks for the use in that zone, if applicable;

(f) if the reconfiguration opens a new road, the reconfiguration design is consistent with -
  (i) the outcomes sought for the zone in which it occurs or any use approved for the premises;

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(ii) any significant physical constraints of the land including environmental values, landscape setting or natural hazards;
(iii) the provision of a legible, integrated, efficient and safe movement network for vehicles, pedestrians, cyclists and public transport;
(iv) the provision of well located open space that facilitates community interaction, and passive and active recreational opportunities;
(v) the use or future use of adjoining premises;
(vi) the efficient use of existing infrastructure;
(vii) the orderly and cost effective extension of infrastructure;
(viii) where for residential uses - the siting of buildings to reduce energy consumption and provide climatic conditions that result in high quality living environments;

(g) infill reconfiguration respects established lot sizes, frontage widths and streetscapes;

(h) if in the Urban Residential, Low Density Residential or Medium Density Residential Zones, created lots are of sufficient size and suitable proportions for -
(i) residential uses, associated activities and other development;
(ii) the various housing types expected in the zone and on the premises;
(iii) non-residential uses compatible with the amenity of the area and outcomes sought for the zone;
(iv) the timely, logical and efficient creation of lots having regard to -
a. consolidation and infill of existing urban areas;
b. provision of infrastructure;

(i) if in the Rural Non-Urban Zone, created lots are of sufficient size and suitable proportions for -
(i) productive agricultural activities, and where necessary, a residential use on the same lot;
(ii) locationally specific uses as expected in the zone;

(j) if in the Park Residential, Environmental Protection or Conservation Zones, created lots maximise retention, enhancement and the long-term management of environmental values by ensuring -
(i) uses and development are suitably located;
(ii) access and utility infrastructure provision minimise visual scaring of the land and the loss of environmental or scenic values;

(k) if in the General Industry, Commercial Industry or Marine Activity Zones created lots result in a lot layout that is adaptable to allow for a variety of large and smaller scale end users;

(l) in certain zones reconfiguration does not create additional lots due to -
(i) locational and servicing constraints;
(ii) need to minimise fragmentation of land;
(iii) need for land capability investigation and forward planning processes, specifically in the Emerging Urban Community Zone and Investigation Zone;

(m) if reconfiguring with a Community Management Statement the creation of lots -
(i) promotes alternative titling systems;
(ii) ensures building siting, open space, access and landscaping are suited to the needs of end users;
(iii) in lands with identified environmental values provides opportunities for reconfiguration in a manner that achieves enhanced environmental outcomes;

(n) if rearranging the boundaries of a lot, the useability of and access to all lots affected is improved or maintained;

(o) volumetric reconfiguration facilitates efficient development;

(p) if creating an easement from a constructed road, the useability of and access to all lots affected is improved or maintained.

Reconfiguration

Unconfirmed

7.11.4 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Reconfiguration Design -		
S1.1	(1) The reconfiguration design - (a) responds to the landscape setting and topography of the location; (b) protects environmental values and functions including habitat areas, corridors and waterways; (c) responds to potential impacts of previous land uses such as land contamination; (d) does not result in lots that are subject to risk or hazard from flood, bushfire or landslip; (e) maintains a high level of environmental amenity from existing or potential emissions such as noise and air quality impacts; (f) does not compromise the ongoing operation of existing uses; (g) integrates with surrounding neighbourhoods and areas of economic or social activity; (h) ensures future development on adjacent and nearby lands is able to occur in an orderly, efficient and cohesive manner; (i) complements existing attractive streetscapes and aids in establishing attractive streetscapes in newly developing areas; (j) takes into account the location, size, accessibility and function of existing and future open space networks; (k) enhances personal safety and perception of safety and minimises potential for crime, vandalism and fear through achievement of surveillance by drivers, pedestrians and occupants.	**P1.1**	(1) No probable solution identified, as each proposal will require an individual approach. **Note -** To assist in achieving the specific outcomes in S1.1 - S1.5 reconfiguration is required to consider all relevant matters and to satisfy the requirements of the local government's Reconfiguration Design Process detailed in Planning Scheme Policy 9 - Infrastructure Works. This involves the preparation and submission of a Site Analysis Plan and Structure Plan in addition to Subdivision Plans.
	Movement Network -		
S1.2	(1) The movement network associated with reconfiguration - (a) is based on the functional road classification of the	**P1.2**	(1) No probable solution identified. Refer to P1.1.

Unconfirmed

Assessable Development			
	Specific Outcomes		**Probable Solutions**
	local government's adopted Road Hierarchy; (b) is designed to provide a clear distinction between road types based on legibility, convenience, traffic volumes, traffic speed and amenity; (c) provides a high level of internal accessibility and good external connections for vehicles, pedestrians and cyclists, and to public transport through the use of a grid pattern layout; (d) is not served by a single entry/exit street; (e) limits the use of culs-de-sac and only incorporates these where required due to topographic or similar constraints; (f) caters for extension of existing or future public transport routes that are convenient and accessible to the community; (g) incorporates road reserves necessary for the effective provision of utility infrastructure, street tree planting and pedestrian and cycle paths; (h) acts as a separator to hazards, specifically flood and bushfire; (i) provides a continuous road adjacent to foreshore areas and maximises road frontages to open space areas; (j) where reconfiguration directly accesses existing Trunk Collector, Sub Arterial or Arterial Roads, uses address the road frontage without providing individual access to each lot; (k) Collector and Access Streets and Places are designed to reduce traffic volume and speed; (l) incorporates pedestrian and cycle facilities that - (i) are safe, attractive and are located largely along roads and in open space areas; (ii) increase opportunities for access to facilities and services such as -		**Note -** For further information on provision of utility infrastructure refer to - ■ Part 8 - Division 7 - Infrastructure Works Code; ■ Planning Scheme Policy 9 - Infrastructure Works.

Reconfiguration

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	a. education facilities; b. community facilities; c. centres; d. open space; e. public transport; (iii) are fronted by uses and avoid areas with major breaks in surveillance, specifically on routes to and from those activities identified in a. - e. above.		
S1.3	Open Space - (1) Reconfiguration provides for public open spaces that - (a) are well distributed; (b) contribute to the legibility and character of the local area; (c) are suitable to provide adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area; (d) provide a range of passive and active recreational opportunities; (e) are cost effective to maintain; (f) complement the broader open space network; (g) form links between open space areas; (h) contribute, through good design, to stormwater management without hindering the core purpose of public open space; (2) Residential reconfiguration ensures open space provision and location is of a suitable size and is highly accessible to the community; (3) Land dedicated for open space purposes is usable for its core purpose being the provision of open areas that are suitable for passive and active recreation and community interaction by - (a) not including land below the 5 percent AEP (1 in 20 ARI) which functions primarily as overland drainage paths and may also contain or be capable of enhancing environmental values; (b) fulfilling an identified gap in provision of local parks	**P1.3**	(1) No probable solution identified; (2) No probable solution identified; (3) No probable solution identified. Refer to P1.1. **Note -** For information specific to open space requirements refer to - ■ Planning Scheme Policy 3 - Contributions and Security Bonding; ■ Planning Scheme Policy 9 - Infrastructure Works.

Unconfirmed

Reconfiguration

Assessable Development			
Specific Outcomes		Probable Solutions	
	based on - (i) location; (ii) function; (iii) standard of provision; (iv) size; (v) land characteristics.		
P1.4	Infrastructure - (1) Reconfiguration - (a) makes efficient use of existing infrastructure; (b) facilitates the orderly and efficient extension of infrastructure; (c) ensures sites are capable of being provided with all services, specifically - (i) reticulated water; or (ii) a potable water supply; (iii) reticulated sewerage; or (iv) where the site is not able to be connected to a reticulated sewerage system, the lot is of a sufficient size based on - a. soil, slope or other locational constraints; b. expected end uses, users and building forms; that ensure wastewater is able to be treated and disposed of on-site; (v) energy in the form of electricity and/or gas; (vi) telecommunications; (d) design is capable of on-site management of all stormwater run-off that will be generated once fully developed with expected end uses and building forms; (e) provides constructed road access commensurate with the location and expected end uses.	**P1.4**	(1) No probable solution identified. Refer to P1.1. **Note -** For further information on provision of utility infrastructure refer to - ■ Part 8 - Division 7 - Infrastructure Works Code; ■ Part 8 - Division 9 - Stormwater Management; ■ Planning Scheme Policy 9 - Infrastructure Works.
S1.5	Where reconfiguration intends to incorporate non-residential uses they are located at focal points within convenient walking distance for residents or workers to reinforce the function of the local area.	**P1.5**	No probable solution identified. Refer to P1.1.

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
S1.6	(1) Where in the Urban Residential, Medium Density Residential, Low Density Residential or Point Lookout Residential Zones - lot and road design assists in orientating dwelling units to reduce energy consumption and provide comfortable climatic conditions that result in high quality living environments by - (a) maximising solar access to the north in winter; (b) minimising solar access to the east and west in summer; (c) maximising access to any prevailing summer breezes; (d) minimising exposure to prevailing winter winds; (e) maximising solar access having regard to the slope of the land and resulting overshadowing; or	**P1.6**	(1) Reconfiguration design reduces energy consumption and result in high quality living environments by - (a) each new lot being generally rectangular in shape and the majority of lots having a longitudinal axis on a north south alignment; or (b) where the longitudinal axis is on an east-west alignment, the lot has an increased width to maximise its northern setback; (c) roads being primarily aligned along an east-west alignment, where practicable; (d) locating narrower lots on north facing slopes where shadows are shorter; (e) increasing lot width and depth on south facing slopes where shadows are wider; or
	(2) Where in the General Industry, Commercial Industry, Island Industry or Marine Activity Zones, reconfiguration - (a) protects the amenity of adjoining and nearby areas; (b) provides buffers between any existing or potentially incompatible land uses, specifically sensitive receiving environments; (c) provides for a mix of lot sizes that - (i) facilitate the variety of uses expected in these zones; (ii) are adaptable and allow for easy amalgamation for large uses; (iii) are suited to a range of small and mid sized tenancies within individual lots; or		(2) No probable solution identified. Refer to P1.1; or
	(3) Where in the Rural Non-Urban Zone reconfiguration - (a) maintains rural lands in usable parcels to reduce fragmentation of the zone; (b) does not negatively impact on the economic viability of existing or potential uses in this zone; (c) ensures that lots created are suitable for agricultural or other productive uses; (d) protects the rural landscape setting in which it is		(3) No probable solution identified. Refer to P1.1; or

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	proposed; (e) protects the amenity of adjacent and nearby areas; (f) provides buffers between any existing or potentially incompatible land uses, specifically sensitive receiving environments; or (4) Where in the Park Residential, Environmental Protection or Conservation Zones, reconfiguration - (a) protects the landscape setting and scenic values; (b) protects, enhances and manages environmental values and the viability of those values; (c) results in lots of a shape and size suited to the topography and specific characteristics of the land; or (5) Where in any of the Centre Zones, reconfiguration - (a) facilitates orderly development; (b) complements the identified role and function of the centre; (c) enhances internal and external movement of vehicles, pedestrians and cyclists; (d) enriches the vitality and amenity of the centre.		(4) No probable solution identified. Refer to P1.1; or (5) No probable solution identified. Refer to P1.1.
S1.7	(1) In the following zones, Standard Format Plan reconfiguration is inconsistent due to - (a) in Emerging Urban Community Zone - requires significant investigation to determine areas available for more intense forms of development. Until investigations are complete no further fragmentation of the land occurs; or (b) in the Investigation Zone - requires amendment to the *SEQ Regional Plan 2005 - 2026* following significant investigation including - (i) optimum and most suitable use of the land; (ii) form and intensity of development; (iii) impact on the adjacent areas of scenic and conservation value;	**P1.7**	(1) The creation of Standard Format Plan lots is not undertaken in these zones.

Reconfiguration

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	(iv) protection and full public access to the coastline and the bay; (v) impacts on external infrastructure; (c) in Marine Activity - sub-area MA2 - Beveridge Road, Victoria Point - existing lot sizes are suited to proposed uses, further reconfiguration will hinder ability to undertake these uses; or (d) in Point Lookout Tourist - all sub-areas - existing lot sizes are suited to proposed uses being integrated tourist accommodation, further reconfiguration will hinder ability to undertake these uses; or (e) in Rural Non-Urban - sub-area RN3 on Southern Moreton Bay Islands - existing lot sizes are suited to proposed uses, further reconfiguration will hinder ability to undertake these uses; or (f) in SMBI Residential including sub-area SR1 - constraints associated with - (i) provision of utility and road infrastructure; (ii) environmental values; (iii) drainage and flooding; (iv) hazard associated with bushfire risk; or (g) in Urban Residential sub-area UR3 and Local Centre sub-area LC1 constraints associated with the land being erosion prone.		
S2.1	Lot Size and Layout in all Zones - (1) Reconfiguration is in accordance with the *SEQ Regional Plan 2009 - 2031*, as it applies to the Regional Landscape and Rural Production, and Investigation Areas by compliance with, Part H - Regulatory Provisions of the Plan; (2) The creation of Standard Format Plan lots results in a mix of lot sizes that suit a variety of needs with areas and dimensions that -	**P2.1**	(1) No probable solution identified; **Note -** Refer to Diagram 1 - *SEQ Regional Plan 2009 - 2031* which is a graphic representation of land in the Regional Landscape and Rural Production, and Investigation Areas. (2) The creation of lots by Standard Format Plan of land, outside the *SEQ Regional Plan 2009 - 2031* Regional Landscape and Rural

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(a) use land efficiently and allow amalgamation of lots to suit specific needs; (b) protect environmental values, and cultural and scenic features; (c) address site constraints such as identified hazards, slope and site drainage; (d) retain significant features, such as native plants; (e) take into account the slope of the land to minimise the need for excavation and fill; (f) for housing, are of a size and width that - (i) take advantage of microclimatic benefits; (ii) have dimensions to allow on-site solar access and access to breezes; (iii) provide locations for private outdoor places; (iv) provide convenient vehicle access and on-site parking; (v) where reticulated sewer is not available, have a sufficient area for on-site wastewater management systems;		Production, and Investigation Areas, - (a) have a lot size and frontage equal to or greater than that indicated in Table 1 for the relevant zone; (b) result in lots that – (i) have a maximum overall slope across the long axis and the short axis of 1 in 7 (15 percent); (ii) generally rectangular in shape; or (iii) if required to be irregular, are capable of containing a rectangle of the size nominated in Table 1, where specified;
Reconfiguration	(3) The creation of lots that are subject to a Community Management Statement ensures resulting lot sizes are based on - (a) density requirements for the relevant zone; (b) lot type, area and frontage criteria specified for the relevant zone; (c) expected end uses or approved uses;		(3) Where involving a Community Management Statement, resulting lot size is determined on the merits of the proposal based on - (i) density requirements for the relevant zone; (ii) lot type, area and frontage criteria identified in Table 1 for the relevant zone; (iii) the expected end use or approved uses ;
	(4) Reconfiguration that proposes internal lots - (a) protects the character of the existing streetscape; (b) protects residential amenity for the lots being created and existing properties; (c) allows for easy vehicle access by multiple users; (d) protects the safety of pedestrians and cyclists by ensuring accessways to the road frontage are designed to maintain visibility to the verge; (e) allows sufficient street frontage for waste collection		(4) Where internal lots are proposed - (a) lot size complies with the requirements of Table 1 for the relevant zone; (b) a maximum of two internal lots are created behind a street frontage lot; (c) they are not located in cul-de-sac heads; (d) where the internal lot is capable of further subdivision under this planning scheme the accessway is that required for two internal lots; (e) one accessway serves all internal lots and is located on only one side of the street

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	facilities. **Note -** The local government considers that unless required by specific site conditions, such as topography, access or shape, internal lots are undesirable and are not preferred.		frontage lot; (f) for reconfiguration that results in a road frontage lot creating one or two internal lots - (i) the road frontage lot is truncated 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; (ii) fencing in the truncated area is not greater than 1.2 metres high to ensure clear sight lines to the verge; (g) for reconfiguration that results in numerous lots and includes internal lots - (i) incorporate a truncation of 1 metre along the frontage and 5 metres along the accessway on each side of the accessway on Access or higher order roads; (ii) where there are two adjoining internal lots created, a common accessway serves both lots and incorporates a truncation of 1 metre along the frontage and 5 metres along the accessway on each side of the accessway; (h) driveway location within the accessway allows for landscaping and utility infrastructure along the length of the driveway; (i) accessways incorporate passing bays to reduce the quantity of hard surfaces and to facilitate landscaping along the length of the driveway; (j) the width of any existing or proposed residential lot adjoining an accessway is not less than 15 metres at any point throughout its depth; (k) a designated waste collection area is provided within the road reserve adjoining the street frontage and internal lot(s) that is - (i) of a size necessary to cater for the maximum number of rubbish bins required by the street

Unconfirmed

Reconfiguration

Assessable Development			
Specific Outcomes		Probable Solutions	
			frontage lot and internal lots; (ii) finished as a hard surface; (iii) within easy access of all properties serviced by the accessway.
S2.2	(1) In the Urban Residential Zone, lots are of a size and width that - (a) achieve a density that meets expected population growth; (b) maintains a quality lifestyle; (c) meets the requirements of people with different housing needs; (d) provides housing choice.	P2.2	(1) Medium and major reconfiguration by Standard Format Plan, whether or not incorporating a Community Management Statement, provides - (a) 30 percent of lots as small lots that are - (i) identified on the plan of subdivision as being for this end use in conjunction with identification of the lot size, (ii) distributed throughout the development based on - a. a maximum of four having adjoining boundaries on Access Streets or high order roads; b. not directly adjoining other small lots in an Access Place; c. being located to front or adjoin public open space; d. not being located on corner lots; e. when located in a cul-de-sac - are on a T or Y cul-de-sac head that provides for on-street parking at either end of the T or in the centre of the cul-de-sac; (b) 50 percent of corner lots for an end use of dual occupancy that are - (i) identified on the plan of subdivision as being for this end use; (ii) of a width on each street frontage to allow each dwelling unit to address a separate frontage;
S2.3	(1) In the Medium Density Zone and Urban Residential Zone sub-area UR1 lots are of a size and width that - (a) achieve a density of development anticipated in	S2.3	(1) No probable solution identified.

Reconfiguration

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	these zones and meets expected population growth; (b) facilitates the range of housing types anticipated in these zones, such as Aged Persons and Special Needs Housing and Multiple Dwellings, among others; (c) encourages amalgamation rather than reconfiguration of land in these zones.		
S2.4	(1) In Commercial Industry, General Industry and Island Industry Zones - lots are of a size, shape and width that - (a) supports a range of uses; (b) allows for the easy amalgamation of lots; (c) allows for adequate landscaping and stormwater overland drainage; (d) provides convenient vehicle access, manoeuvrability and on-site parking.	**P2.4**	(1) No probable solution identified.
S2.5	In the Rural Non-Urban Zone - lots are of a size that maximise economically viable productive activities and allow for the buffering of activities from potentially incompatible uses on nearby lands.	**P2.5**	No probable solution identified.
S2.6	In the Park Residential, Environmental Protection and Conservation Zones - lots are of a size and shape that maximises opportunities to maintain, enhance and manage environmental values.	**P2.6**	A development envelope is established in conjunction with the reconfiguration. **Note -** In some instances it may be necessary to prepare a Property Management Plan to ensure the long-term viability of environmental values. Refer to Planning Scheme Policy 9 - Infrastructure Works for details on development envelope and Property Management Plans.
S2.7	(1) In all other zones, lot size - (a) facilitates uses expected in the zone; (b) maintains and enhances economic, social or environmental values as appropriate to the zone.	**P2.7**	(1) No probable solution identified.

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	Minor Reconfiguration -		
S3.	(1) Minor reconfiguration must provide lot(s) - (a) that are suitable for future intended land uses; (b) where for residential dwelling units, that comply with all assessment criteria for the specific dwelling unit type, which includes but is not limited to - (i) siting and setbacks; (ii) privacy; (iii) solar access; (iv) private open space; (v) service areas; (c) with a frontage width that is in proportion to the depth of the lot. **Note -** ■ It is recommended that for lots less than 450m^2 or with a frontage of between 10 and 15 metres that the reconfiguration and material change of use are submitted concurrently to ensure sufficient information is available to allow the local government, with certainty, to consider issuing a development permit for the creation of a lot. ■ Where doubt exists with the local government as to the ability of the lot to be used for its intended purpose and achieve the outcomes being sought for that use further information may be required to satisfy the local government's consideration of the reconfiguration application.	**P3.**	(1) Minor reconfiguration where creating lot(s) - (a) the lot size, and frontage width comply with Table 1 - (i) the reconfiguration plan incorporates a three dimensional envelope that illustrates that the built form of the resulting use is capable of being contained on the proposed lot and will satisfy the outcomes sought for that resulting use; (ii) lots do not exceed a frontage to depth ratio of 1 in 4; (b) for a dual occupancy - the use is approved and building and other works are substantially begun, at lock up, before any subsequent Community Management Statement reconfiguration occurs; **Note -** ■ The three dimensional envelope detailed in P3.(1)(a)(i) form a component of the conditions of any approved development permit.
	(2) Minor reconfiguration that creates internal lots - (a) minimises impacts on adjoining properties by limiting the total number of internal lots to a maximum of two; (b) protects the safety of pedestrians and cyclists by ensuring accessways to the road frontage are designed to maintain visibility to the verge. (c) provides an adequate internal manoeuvring area		(2) For minor reconfiguration that results in a road frontage lot creating one or two internal lots - (a) internal lot size, remaining road frontage lot size and frontage width and accessway widths comply with Table 1; (b) the road frontage lot is truncated 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; (c) fencing in the truncated area is not greater than 1.2 metres

Reconfiguration

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	for vehicles to exit the internal lot in forward gear.		high to ensure clear sight lines to the verge.
S4.	Reconfiguration that incorporates Development Envelopes and/or Building Envelopes - (1) Development envelopes and/or building envelopes where incorporated in reconfiguration - (a) achieve enhanced - (i) environmental and scenic outcomes; (ii) quality of life, such as a reduction in noise impacts; (b) are of a size that is able to contain all aspects of the development including - (i) buildings and structures; (ii) infrastructure; (iii) recreation facilities, such as swimming pools or tennis courts; (c) identify the extent of area required for on-site wastewater treatment and disposal, where in an area not serviced by reticulated sewer.	**P4.**	(1) No probable solution identified. **Note -** Refer to Part 11, Planning Scheme Policy 9 - Infrastructure Works, Chapter 3 - Reconfiguration for further information on Development Envelopes.
S5.	Standard Format Reconfiguration that incorporates a Community Management Statement - (1) Reconfiguration involving a Community Management Statement provides - (a) an alternative titling system; (b) individual lots that are of an adequate size and dimension for the siting and construction of buildings and structures; (c) common property that is located and designed to - (i) offer protection to residents from hazards, specifically bushfire, flood or landslide; (ii) cater for communal infrastructure including - a. accessways and driveways; b. stormwater management systems; c. water supply for bushfire;	**P5.**	(1) No probable solution identified.

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	(iii) protect areas with environmental values; (iv) provide opportunities for social interaction and recreation; (2) Internal accessways and driveways in Community Management Statement reconfiguration are designed to clearly indicate their function and provide acceptable levels of access, safety, amenity and convenience for users, as well as catering for vehicle parking and service vehicles; (3) In the Urban Residential, Medium Density Residential, Low Density Residential and Park Residential Zones - Community Management Statement reconfiguration offers opportunities to - (a) provide for alternative titling systems; (b) increase environmental outcomes; (c) provide greater choice in communal living opportunities; (d) provide an increased range of recreational and social interaction opportunities within the development; or (4) In the Environment Protection Zone and Rural Non-Urban Zone - excluding sub-areas RN1, RN2 and RN3 - Community Management Statement reconfiguration allows for enhanced environmental outcomes together with opportunities for co-operative arrangements for the owning, leasing or operating of rural activities by providing incentives for this titling system in the form of increased densities where - (a) individual lots form a development cluster; (b) all other land is retained as common property; (c) each individual lot has one boundary adjoining another individual lot; (d) no lots have direct access to the public road frontage; or (5) In the Conservation Zone - excluding sub-areas CN1 and CN2 - Community Management Statement reconfiguration allows		(2) Internal accessways are designed in accordance with Schedule 1 - Access and Parking - Table 3 - Internal Accessways for Community Management Statement; (3) Lot size and frontage widths comply with Lot Sizes - Table 1 for the relevant zone; or (4) Provide for increased densities by - (a) each individual lot having at least one adjoining boundary with another individual lot; (b) no individual lot having direct access to a public street frontage; (c) the initial lot size being greater than 20 hectares; (d) individual lots being a maximum of 4000m^2; (e) resulting density being 1 individual lot per 7.5 hectares; (f) all land, other than the individual lots, being held as common property; or (5) Provide for increased densities by - (a) each individual lot having at least one adjoining boundary

Reconfiguration

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	for enhanced environmental outcomes where - (a) individual lots form a development cluster; (b) all other land is retained as common property; (c) each individual lot has one boundary adjoining another individual lot; (d) no lots have direct access to the public road frontage.		with another individual lot; (b) no individual lot having direct access to a public street frontage; (c) the initial lot size being greater than 40 hectares; (d) individual lots being a maximum of 4000m^2; (e) resulting density being 1 individual lot per 10 hectares; (f) all land, other than the individual lots, being held as common property.
S6.	Reconfiguration by Building Format Plan - (1) Reconfiguration - (a) relates to the titling of existing or approved use; (b) does not create a situation where the existing use of the land becomes unlawful as a result of the reconfiguration.	**P6.**	(1) No probable solution identified.
S7.	Boundary Realignment - (1) If rearranging boundaries of a lot, the useability of and access to all lots affected is improved or maintained.	**P7.**	(1) Boundary realignment - (a) where involving lots with areas and frontage less than those indicated in Table 1, the resulting lots does not reduce the area of any lot by greater than 10 percent; (b) improves the existing situation to result in - (i) the lot having a frontage to depth ratio that is greater than the existing lot; or (ii) access being provided or improved to a lot that previously had no access or access in a location that was constrained by slope, drainage or similar hazard.
S8.	Volumetric Reconfiguration - The reconfiguration of the space above or below the surface of the land is required to facilitate efficient development in accordance with the zone in which it is located.	**P8.**	No probable solution identified.
S9.	Easements - Reciprocal easements are established for internal lots that	**P9.**	No probable solution identified.

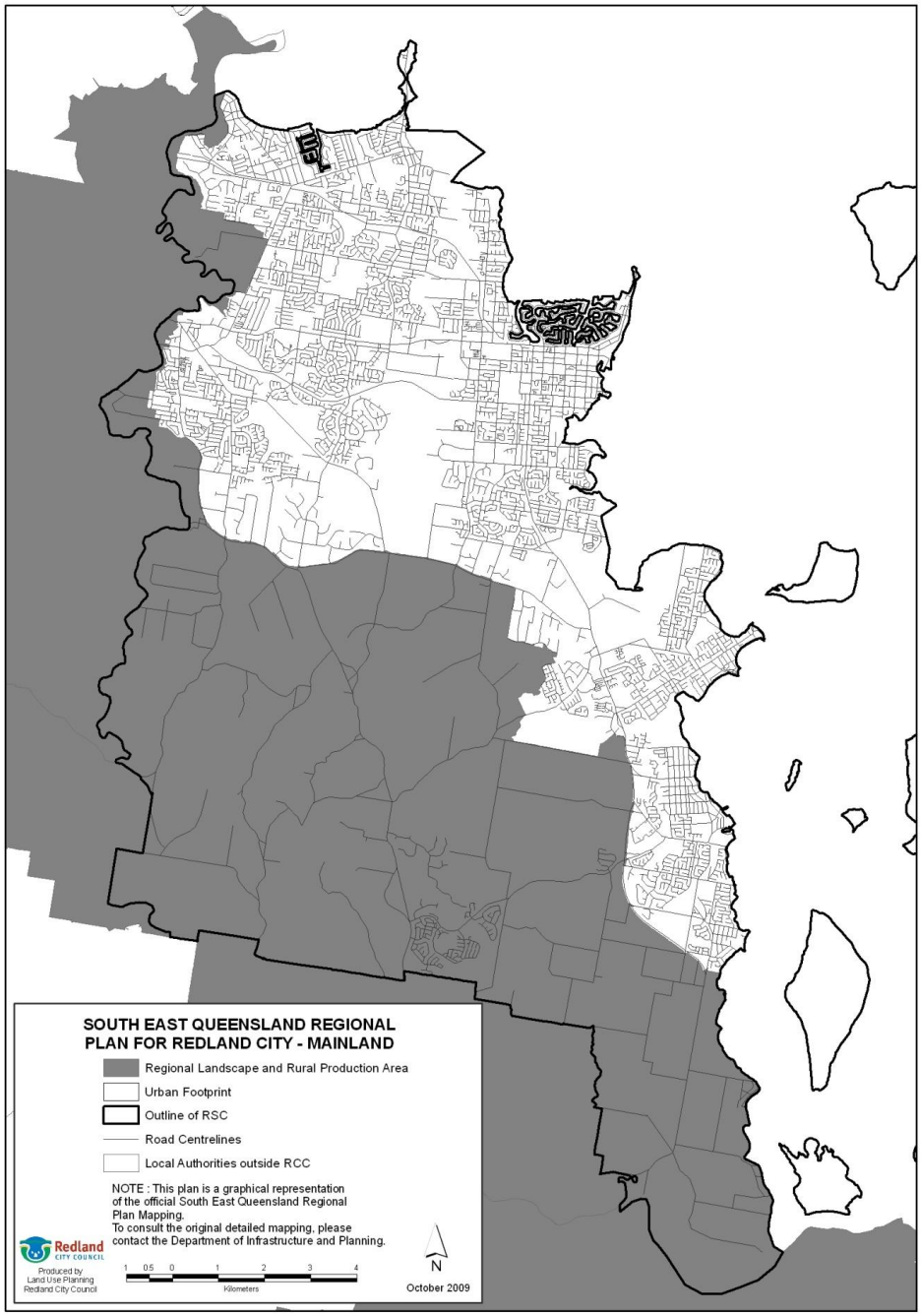
Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
	ensure individual or communal access, utility infrastructure, stormwater drainage and other matters are fully addressed.		
S10.	Entry Statements - (1) Where it is intended to incorporate an entry statement to an existing or proposed development, the entry statement - (a) is located wholly within the property being reconfigured; (b) does not obstruct sight lines to the road(s) accessing the development; (c) is an architectural feature that reflects the character of the development; (d) is designed for low maintenance; (e) does not incorporate gates to residential development.	**P10.**	(1) No probable solution identified. **Note -** The local government does not support 'gated' development, with the exception of industrial estates where it can be demonstrated that a high level of security is necessary.

Unconfirmed

Reconfiguration

Diagram 1 - Graphical Representation of the SEQ Regional Plan 2009 - 2031



Reconfiguration

Table 1 - Creating Lots by Standard Format Plan, whether or not having a Community Management Statement

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Urban Residential Zone			
Including sub-area UR1 and UR2	**Standard** (refer to Diagram 2 - Standard Lot in Urban Residential Zone)	■ 450-700m^2	■ 15 metres
	Small	■ 400-449m^2 (for minor reconfigurations) ■ 350-449m^2 (for major and medium reconfigurations)	■ 10 meters
	Corner	■ 800m^2	■ 20 metres - including any truncation
	Internal (refer to Diagram 4 - Internal Lot in Urban Residential Zone)	■ 800m^2 excluding accessway; or ■ 700m^2 excluding accessway and where having a boundary greater than 15 metres adjoining the Open Space Zone	■ Street front lot - 18 metres including any truncation; ■ Accessway - ‣ one internal lot - 4.5 metres; or ‣ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created
	Irregular (refer to Diagram 3 - Irregular Lot in Urban Residential Zone)	■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 15 x 25 metre rectangle suitable for building	9 metres at the front building line
Sub-area UR3 - Amity Point	Inconsistent in this sub-area		

Reconfiguration

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Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Investigation Zone			
	Inconsistent in this zone - except where complying with Part H - Regulatory Provisions of the *SEQ Regional Plan 2005 - 2016*		
Medium Density Residential Zone			
Including sub-area MDR1, MDR2 and MDR3	**Standard and Corner**	800m^2	20 metres including any truncation
	Internal	Not preferred - amalgamate to facilitate standard or corner lots of the required size	
	Irregular	Not preferred	
Low Density Residential Zone			
	Standard / **Corner**	2000m^2	30 metres including any truncation
	Internal	2000m^2 - excluding accessway	■ Street front lot - 20 metres including any truncation; ■ Accessway - ▸ one internal lot - 4.5 metres; or ▸ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created
	Irregular	■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 20 x 30 metre rectangle suitable for building	15 metres at the front building line
SMBI Residential Zone			
Including sub-area SR1	Inconsistent in this zone		

Unconfirmed

Reconfiguration

Reconfiguration

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Emerging Urban Community Zone			
	Inconsistent in this zone		
Point Lookout Residential Zone			
	Standard	■ 450-700m^2; or ■ For small lot - 350 - 449m^2	■ 18 metres; or ■ For small lot - 14 metres
	Corner	■ 800m^2	20 metres
	Internal	■ 800m^2 - excluding accessway; or ■ 700m^2 - excluding accessway and where having a boundary greater than 15 metres adjoining the Open Space Zone	■ Street front lot - 18 metres including any truncation; ■ Accessway - ‣ one internal lot - 4.5 metres; or ‣ two internal lots - 6 metres; ■ Where the resulting internal lot is capable of further reconfiguration under this planning scheme a 6 metre wide accessway is provided regardless of the number of lots being created.
	Irregular	■ Minimum lot area excluding accessway, where the accessway provides the only street frontage - as per standard lot; ■ Containing a 15 x 25 metre rectangle suitable for building	9 metres at the front building setback
Point Lookout Tourist Zone			
Including sub-areas PT1 - 7	Inconsistent in this zone		
All Centre Zones			
Including all sub-areas - except those listed below	■ Lot size as required to - ‣ comply with the overall outcomes of the zone; ‣ facilitate uses proposed in these zones; ‣ maintain or enhance social and economic values		

Unconfirmed

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Local Centre - sub-area LC1	Inconsistent in this sub-area		
Commercial Industry Zone			
Including sub-area CM1	Standard and Corner	1000m^2	25 metres
	Internal	1000m^2	■ Street front lot - 15 metres ■ Accessway - 10 metres
	Irregular	Not preferred	
General Industry Zone			
Including sub-area GL1 and sub-area GL2	Standard and Corner	4000m^2	40 metres
	Internal	4000m^2	■ Street front lot - 30 metres ■ Accessway - 10 metres
	Irregular	Not preferred	
Island Industry Zone			
Including sub-area IS1	■ Lot size as required to - ▸ comply with the overall outcomes of the zone; ▸ facilitate uses proposed in this zone; ▸ maintain or enhance economic values		
Marine Activity Zone			
Including sub-areas MA1 and MA2	■ Lot size as required to - ▸ comply with the overall outcomes of the zone; ▸ facilitate uses proposed in this zone; ▸ maintain or enhance economic values		
sub-area MA3	Inconsistent in this sub-area		
Rural Non-Urban Zone			
Including sub-areas RN1 and RN2	Standard, Corner and Irregular	20 hectares	100 metres
	Internal	20 hectares	■ Street front lot - 100 metres ■ Accessway - 10 metres
Sub-area RN3	Inconsistent in this sub-area		
Park Residential Zone			
	Standard, Corner and Irregular	6000m^2	40 metre
	Internal		■ Street front lot - not specified; ■ Accessway - ▸ one internal lot - 6 metres; or ▸ two internal lots - 10 metres

Uncontrolled

Reconfiguration

Sub-Areas	Lot Type	Minimum Lot Area Range	Minimum Lot Frontage/ Width
Environmental Protection Zone			
	Standard, Corner and Irregular	20 hectares	Not specified
	Internal	20 hectares	■ Street front lot - 100 metres ■ Accessway - 10 metres
Conservation Zone			
Excluding sub-areas	Standard, Corner and Irregular	40 hectares	Not specified
	Internal	40 hectares	■ Street front lot - 100 metres ■ Accessway - 10 metres
In sub-areas CN1 and CN2	(2) Inconsistent in these sub-areas, except where - (a) required to transfer land into the ownership of the local government; (b) to maintain and enhance environmental values		
Community Purposes Zone			
Including all sub-areas	■ Lot size as required to - ▸ comply with the overall outcomes of the zone; ▸ facilitate uses proposed in the zone; ▸ maintain or enhance economic values		
Open Space Zone			
	■ Inconsistent in this zone, except where - ▸ required to transfer land into the ownership of the local government; ▸ to maintain and enhance social and recreational values		

Reconfiguration

Unconfirmed

Diagram 2 - Standard Lot in Urban Residential Zone -

Lot size and frontage width will vary depending on the relevant zone.

Diagram 3 - Irregular Lot in Urban Residential Zone -

Size of rectangle and lot frontage at front building line will vary depending on the relevant zone.

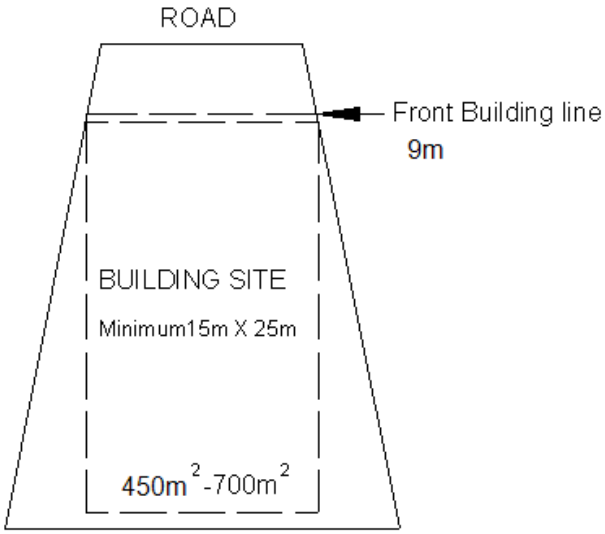
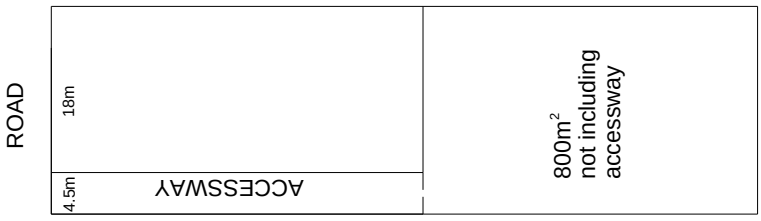


Diagram 4 - Internal Lot in Urban Residential Zone -

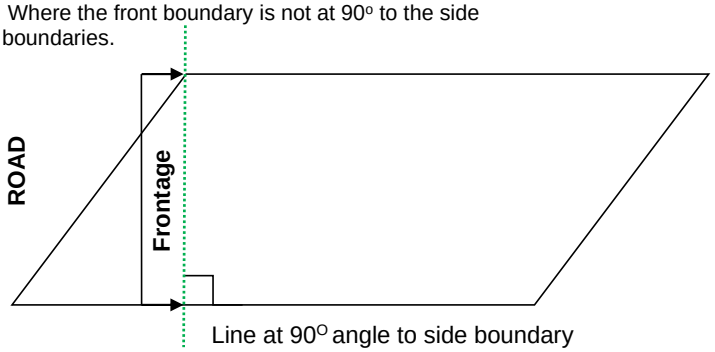
Size of internal lot, frontage width of street front lot and accessway width will vary depending on the relevant zone.



Reconfiguration

Diagram 4 5 – Measuring frontage – non-standard lot

Where the front boundary is not at 90º to the side boundaries.



Unconfirmed

6.3 Terrace House Code

6.3.1 Application

(1) This code applies to all development identified as requiring assessment against the Terrace House Code in the Shoreline Plan of Development (POD) Categories of Development and Assessment Tables.

(2) This division contains the provisions for the Terrace House Code, that incorporates -

(a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section 6.3.2)

(b) Compliance with the Terrace House Code (section 6.3.3);

(c) Overall Outcomes of the Terrace House Code (section 6.3.4);

(d) Acceptable Solutions applicable to Accepted Development (section 6.3.5);

(e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.3.6);

(f) The Queensland Development Code applies to dwelling houses (terraces) unless altered by this code.

Note Where the land is identified as being in a relevant overlay area, additional provisions relating to that overlay may also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood Prone, Storm Tide and Drainage Constrained overlay code.

Note In instances of non-compliance with the acceptable solutions for accepted development where no relevant overlay applies, the level of assessment of a proposal cannot be elevated from accepted development to assessable development in accordance with Schedule 6, Part 2 of the *Planning Regulation 2017*. Terrace Houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the *Planning Regulation 2017*, or trigger a code assessable Building Work application assessable against the Shoreline POD.

6.3.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

(1) The provisions of the Queensland Development Code (QDC) MP1.1 and MP1.2 applies to development. The Terrace House Code contains specific outcomes and probable solutions that are nominated as Building Act, 1975 (as amended) "Alternative Provisions" to QDC MP1.1 and MP1.2;

(2) The following provisions are Building Act, 1975 alternative provisions –

(a) Table 1 - Maximum Site Coverage and Minimum Setbacks
(b) Specific provisions as noted.

6.3.3 Compliance with the Terrace House Code

(3) Development that is consistent with the following complies with the Terrace House Code -

(a) acceptable solutions in section 6.11.5 where accepted development; or

(b) specific outcomes in section 6.11.6 where assessable development.

Terrace House

6.3.4 Overall Outcomes of the Terrace House Code

(1) The purpose of the code is to ensure that a Dwelling house (Terrace house), including a domestic outbuilding, is compatible with the surrounding area.

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

(a) To ensure the Dwelling house (Terrace house), including a domestic outbuilding,
(i) is designed and sited to:
- protect the amenity of adjoining premises and the streetscape;
- support a balance of indoor and outdoor living spaces;
- provide a high standard of living for occupants; and
- provide for a high quality living environment.

(ii) maintains a high standard of residential amenity;
(iii) complements the character of the surrounding area and streetscape;
(iv) provides a greater range of housing types to the community;
(v) is comprised of at least two storeys with a building height and appropriate boundary clearance that avoids overshadowing of premises;
(vi) provides usable private open space that maximises outdoor living opportunities and enhances amenity for residents;
(vii) provides safe vehicle access to the premises.

(b) Development supports a subtropical character by ensuring that a Dwelling house (Terrace house) is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.

(c) Development appropriately responds to land constraints and topography, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by any overlays affecting the site or in codes applicable to the development.

(d) In the Town Centre Core Precinct, Dwelling house (Terrace house) will be located fronting the Main Street and will incorporate small business uses at the ground level to contribute to the commercial and social heart and generate activity at the street level.

6.3.5 Acceptable Solutions applicable to Accepted Development

Accepted Development	
Acceptable Solutions	
A1.	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2, A3, A6 (2) Maximum site coverage complies with Table 1 – Building Siting and Design Requirements, or in accordance with an approved building envelope plan to the extent of any inconsistency; Building Act, 1975 Alternative Provision to QDC MP1.1, A3 (3) The maximum slope of a driveway does not exceed 1 in 4; **Editor's Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard. (4) Building height in the Town Centre Frame Precinct is 14m or less above ground level. Building Act, 1975 Alternative Provision to QDC MP1.1, A4. (5) Building height in the Town Centre Frame (Reduced Density) Sub-Precinct is: (a) 9.5m and 2 storeys or less; or (b) 14m or less where within 100m of a bus stop. Building Act, 1975 Alternative Provision to QDC MP1.1, A4. (6) Building height in the Residential Precinct is: (a) 9.5m and 2 storeys or less; or

Unconfirmed

Accepted Development	
Acceptable Solutions	
	(b) 14m or less where within 100m of a bus stop. Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4. (7) Garage setbacks comply with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, A1

Unconfirmed

Terrace House

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6.3.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Setbacks and Site Cover		
S1.	(1) Development is appropriately sized and located on site. (2) Site cover ensures development occurs at a compatible scale and in a form that is consistent with the character of the locality. (3) Setbacks create an attractive, consistent and cohesive streetscape. (4) Building setbacks maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings and provide useable open space for the occupants.	**P1.1**	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements unless adjoining a lot 300m² in size or greater, development provides: • for habitable spaces, a minimum side boundary clearance of 1 metre; • for non-habitable spaces, a minimum side boundary clearance of: • 0 metres for a garage or where matching the extent of an existing built to boundary wall on an adjoining premises; or • 0.5 metres where the height of the part of the building is 4.5 metres or less; • 1 metre where the height of the part of the building is greater than 4.5 metres. Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3 (2) Maximum site coverage complies with Table 1 – Building Siting and Design Requirements;
		P1.2	Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary, except for: (1) Bower Series Terraces where: (a) The Primary Frontage (Street) where eaves may extend up to the street boundary for Type A & B lots and should not be closer than 1500mm for Type C lots; and (b) The Secondary Street Frontage where eaves

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
			should not be closer than 1500mm; and (c) Walls that are built to boundary; and Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2 (2) Front Loaded Terraces where: (a) The Primary Frontage (Park) where eaves should not be closer than 1500mm; and (b) The Street Frontage where eaves should not be closer than 2500mm; (c) The Secondary Street Frontage where eaves should not be closer than 1000mm; and (d) Walls that are built to boundary. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
		P1.4	Eaves should not encroach closer than 450mm to the lot boundary except in the case of: (1) The Primary Frontage (street/park) where eaves should not be closer than 1500mm; (2) The Secondary Street Frontage where eaves should not be closer than 1000mm; (3) Walls that are Built to Boundary. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
		P1.5	Roofed gatehouses and arches are permitted within the Primary Frontage setback (and the Secondary Frontage setback for corner lots) provided they meet the requirements of the Queensland Development Code, having: (1) A maximum area of 4m^2; and (2) Not more than 2m wide elevation to the street; and (3) Not more than 3m in height. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
S2.	Design elements contribute to an interesting and attractive streetscape and building through: (1) The provision of projections and recesses in the façade which reflect changes of internal functions of buildings, including circulation; (2) Orientation of buildings to the street; (3) Clearly identifiable and easily accessible pedestrian entrances;	**P2.**	Building articulation incorporates the following: Park Front Terrace Types, the Primary Frontage (Park) incorporates - (4) The primary frontage will have gated pedestrian access to the front door of the dwelling:

Unconfirmed

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(4) Variations in material and building form; (5) Modulation in the façade, horizontally or vertically; (6) Articulation of building entrances and openings; and (7) Corner treatments to address both street frontages.		(a) A pedestrian gate must be provided on the front boundary fence; and (b) A minimum of two (2) or more of the following building articulation measures must be incorporated on the park façade of the building: (i) Verandah / balcony on the upper level; (ii) Shade structures / hoods over windows; (iii) Inclusion of window openings / doors with glazing; (iv) At least two different materials and at least one horizontal or vertical step in the façade. Bower Series Terrace Types and Front Loaded Terrace Types, the Primary Frontage (Street) incorporates - (1) A minimum of two (2) or more of the following building articulation measures must be incorporated on the park façade of the building: (a) Verandah / balcony on the upper level; (b) Shade structures / hoods over windows; (c) Inclusion of window openings / doors with glazing; (d) At least two different materials and at least one horizontal or vertical step in the façade.
S3.	Buildings must be sited and design to provide adequate visual privacy tor neighbouring dwellings.	**P3.**	Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m: (1) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or (2) a window has a sill height of more than 1.5m above the adjacent floor level; or (3) a window has obscure glazing below 1.5m. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
			Note – Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
S4.	Built Form (1) Development comprises a minimum of two stories.	**P4.**	(1) Development comprises a minimum of two stories; or (2) Is located within an approved building envelope for the site to the extent of any inconsistency with (1).
S5.	Development has a building height that: (1) achieves a low-rise appearance, having regard to site conditions; (2) is consistent with the intended character for the applicable zone or precinct as identified in the Shoreline Plan of Development (POD); (3) has regard to the functional requirements of the use; (4) is responsive to the topography of the site.	**P5.**	Development has a maximum building height of: (1) 14m in the: (a) Town Centre Core Precinct; (b) Town Centre Frame Precinct; (c) Town Centre Frame (Reduced Density) Sub-precinct where within 100m of a bus stop; or (2) 9.5m in the: (a) Town Centre Frame (Reduced Density) Sub-Precinct; (b) Residential Precinct; or (3) Is located within an approved building envelope for the site to the extent of any inconsistency with (1) or (2). Building Act, 1975 Alternative Provision to QDC MP1.1, A4
S6.	Development is of a bulk and scale that: (1) is consistent with and complements the build form and front boundary setbacks prevailing in the street and local area; (2) does not create overbearing development for adjoining dwelling houses and their private open space; (3) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (4) does not result in the loss of significant views or outlook of adjoining residents; (5) provides for natural light, sunlight and breezes.	**P6.1**	Development is contained within: (1) the building envelope for the site, created by applying: (a) the acceptable outcome for maximum building height; (b) the front, rear and side boundary setbacks in Table 1; (c) the built to boundary wall requirements in Table 1; or (2) the approved building envelope for the site to the extent of any inconsistency with (1).
		P6.2	Built to Boundary Walls: (1) Are limited by the applicable building setbacks and building height limit; (2) Where not adopted, the non-built to boundary setbacks in Table 1 apply.

Unconfirmed

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
			Building Act, 1975 Alternative Provision to QDC MP1.1, A2, A6
	Private Open Space		
S7.	Development provides private open space that is: (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living of common areas to promote outdoor living as an extension of the dwelling; (3) clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) Development maintains the amenity of the streetscape and for occupants of neighbouring dwellings.	**P7.**	Private open space must be provided as follows: (1) For Laneway Terrace Allotments: (a) Private open space must not be less than 16m^2 with a minimum dimension of 3.0m and is directly accessible from a living area; and (b) Where private open spaces are provided in the form of an upper-level balcony, a ground level courtyard must also be provided to assist with cross ventilation and to provide space for clothes drying; (2) For Park Front Terrace Allotments: (a) Private open space must be not less than 16m^2 with a minimum dimension of 3.0m and is directly accessible from a living area; (3) For Bower Series Terraces: (a) Private open space may be roofed and must meet the following requirements: • Type A: 6m^2 at ground level; • Type B: 9m^2 at ground level; • Type C: 12m^2 at ground level. (4) For Front Loaded Terrace Allotments: (a) Private open space must be not less than 16m^2 with a minimum dimension of 3.0m, is directly accessible from a living area, and may be provided as a covered deck at first floor level; and Building Act, 1975 Alternative Provision to QDC MP1.1, A3 (5) Mechanical plant equipment and clothes drying racks: (a) Are not located on balconies; (b) Are screened so as to not be visible from the streetscape.
	Safety and Security		

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
S8.	Development is oriented to the street to facilitate casual surveillance and enhance the character and amenity of the streetscape or public area.	**P8.**	Fences along street frontages or public spaces are – (1) For Laneway Terrace Allotments: (a) Fencing to the Primary Frontage (street/park) boundaries forward of the building line must be either 50% transparent or a maximum of 1.2m high; and provide a landscaped strip with a minimum width of 600mm along the entire length of the primary frontage (excluding those areas required for pedestrian or vehicle access); (b) Fencing to other boundaries where walls are not built to boundary may be screen fencing to 1.8m high; (2) For Park Front Terrace Allotments: (a) Fencing along the Primary Frontage (Park) must be either 50% transparent or a maximum of 1.2m high; and provide a landscaped strip with a minimum width of 600mm along the entire length of the primary frontage (excluding those areas required for pedestrian or vehicle access); (b) Fencing to the Secondary Street frontages may be screen fencing up to 1.8m high up to the building line. (c) No fencing to the Street Frontage except for return on side fencing in line with the garage setback and not extending forward of this. (3) For Bower Series Terrace Allotments : (a) Fencing to all street frontages must not be higher than 1.5m or must be 50% transparent. (b) Provide a landscaped strip with: • a minimum width of 500mm along the entire length of the Primary frontage for Type A(excluding those areas required for

Unconfirmed

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
			pedestrian and vehicle access); • a minimum width of 600mm along the entire length of the secondary frontage for Type B(excluding those areas required for pedestrian access); • a minimum width of 600mm along the entire length of the primary frontage for Type C(excluding those areas required for pedestrian or vehicle access). (4) For Front Loaded Terrace Allotments: (a) Fencing along the Primary Frontage (Street) must be either 50% transparent or a maximum of 1.2m high. (b) Fencing to Secondary Street frontages may be screen fencing up to 1.8m high up to the building line.
S9.	Driveways and Parking (1) Driveways are designed and constructed to allow suitable vehicle access to the development. (2) A maximum of one driveway per terrace is permitted. (3) Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas or amenity planting. (4) Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.	**P9.**	(1) The maximum slope of a driveway does not exceed 1 in 4; (2) Parking spaces on driveways do not have to comply with the gradients in AS2890; (3) The minimum distance of a driveway from an intersection of one street with another street (not including a laneway) shall be 6.0m; and (4) For Laneway Terrace Allotments: (a) Standard detached allotments adjoining a laneway may have their garage front the laneway and comply with the garage setback to the lane; or (5) For Park Front Terrace Allotments, the maximum width of a driveway at the lot boundary and where crossing the verge is: (a) 4.8m where serving a double garage; or (b) 3.0m where serving a single garage; and (c) A planted area adjacent to the driveway must be provided extending from the

Unconfirmed

Assessable Development			
Specific Outcomes		**Probable Solutions**	
			driveway edge to the side boundary to soften the visual impact of the garage and driveway on the streetscape; or (6) For Bower Series Terrace Allotments: (a) The maximum width of a driveway at the lot boundary and where crossing the verge shall be 3.0m. Adjoining garages shall have a shared driveway of up to 7m in total width. **Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard. **Note –** Refer to Part 8 – Division 1 – Access and Parking Code for further assessment criteria.
S10.	Town Centre Core Precinct Dwelling house (Terrace house) where located within the Town Centre Core Precinct must: (1) Be located fronting the Main Street as identified on the Shoreline Precinct Plan and provide for vehicular access via a rear lane (e.g. Laneway Terrace Allotments); (2) Provide for a small business, commercial or retail use at the ground floor; (3) Provide separate entrances to the residential space and the ground floor commercial/business/retail space; (4) Provide pedestrian entry at the Main Street that is clearly visible and easily accessible; (5) Provide opportunities for passive surveillance through increased windows at the frontages.	**P10.**	No probable solution identified.

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Table 1 – Building Siting and Design Requirements

Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3, A6

Zone	Allotment Type (Typical Allotment Widths)	Maximum Site Coverage	Minimum Setbacks									
				Front			Rear[1]		Side		Corner Allotments	
			Elevation	Front Wall	Porch (OMP)[2]	Garage	Rear	Garage	Built to Boundary	Non Built to Boundary	Secondary Street Frontage	Secondary Frontage to a Laneway
Medium Density Residential Urban Residential - excluding sub-area UR2	Laneway Terrace (6.6m – 8.6m+)	85%	Ground Floor	2.0m	1.5m	n/a	0.5m	0.5m	0.0m	0.9m	1.5m	n/a
			First Floor	2.0m	1.5m	n/a	0.0m	n/a	0.0m	0.9m	1.5m	n/a
	Front Loaded Terrace (7.5m – 9.5m+)	75%	Ground Floor	3.0m	2.0m	5.0m	1.5m	0.5m	0.0m	0.9m	1.5m	n/a
			First Floor	3.0m	2.0m	n/a	1.5m	n/a	0.0m	0.9m	1.5m	n/a
	Bower Series Terrace – Type A & B (6.5m – 10.5m+)	85%	Ground Floor	0.5m	0.5m	1.2m	0.0m	n/a	0.0m	0.9m	2.0m	n/a
			First Floor	0.5m	0.5m	n/a	0.0m	n/a	0.0m	0.9m	2.0m	n/a
	Bower Series Terrace – Type C (7.5m – 9.5m+)	85%	Ground Floor	2.0m	1.0m	4.5m	1.5m	n/a	0.0m	0.9m	2.0m	n/a
			First Floor	2.0m	1.0m	n/a	1.5m	n/a	0.0m	0.9m	2.0m	n/a
	Park Terrace Allotments (7.5m – 9.5m+)	75%	Ground Floor	2.0m	1.5m	n/a	3.0m	5.0m	0.0m	0.9m	1.5m	n/a
			First Floor	2.0m	1.5m	n/a	3.0m	n/a	0.0m	0.9m	1.5m	n/a
	Otherwise, located: (1) As per the requirements of the QDC, or (2) Sited wholly within a the development envelope area and/or a building envelope plan approved by the local government to the extent of any inconsistency with (1).											

[1] Rear setback is the Street Frontage Setback for the following Allotment Types: Front Loaded Terrace, Bower Series Terrace Types A, B & C and Park Terrace.
[2] OMP is the Outermost Projection and includes porches, covered front decks and terraces, and bay windows.

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Terrace House

Division 15 - Home Business

6.15.1 Introduction

(1) This division contains the provisions for the Home Business Code, that incorporates -

(a) Compliance with the Home Business Code (section 6.15.2);

(b) Overall Outcomes of the Home Business Code (section 6.15.3);

(c) Acceptable Solutions applicable to Self-Assessable Development (section 6.15.4);

(d) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.15.5).

6.15.2 Compliance with the Home Business Code

(1) Development that is consistent with the following complies with the Home Business Code -

(a) acceptable solutions in section 6.15.4 where self-assessable development; or

(b) specific outcomes in section 6.15.5 where assessable development.

6.15.3 Overall Outcomes of the Home Business Code

(1) The overall outcomes are the purpose of the Home Business Code.

(2) The overall outcome sought for the Home Business Code is the following -

(a) to ensure the use -

(i) facilitates business and employment from home in a manner that does not adversely affect the amenity of the surrounding area;

(ii) promotes alternative employment opportunities that do not undermine the role and function of centres or industrial areas.

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Home -

6.15.4 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	(1) The use - (a) is contained within the dwelling unit and does not use more than 60m² of gross floor area (GFA); (b) is not located in a domestic outbuilding; (c) is undertaken by permanent residents of the dwelling unit and there are no more than 1 non-resident employee; (d) generates a maximum of 8 separate client visits per day with no more than 2 client visits at one time and no more than 40 visitations per week; (e) The use generates a maximum of 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or more; (f) does not involve the display of goods or materials related to the use that can be seen from outside the building; (g) does not emit vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other environmental emissions; (h) does not generate noise, measured as the $L_{Amax,adj,T}$ parameter, at the boundary of the lot or premises, which is greater than - (i) 5 dB(A) above the background noise level between 7am to 10pm; or (ii) 3 dB(A) above the background noise level between 10pm to 7am; (i) does not impose an adverse load on utility infrastructure, compared with the existing dwelling unit; (j) if generating wastewater or trade waste, a trade waste approval is obtained prior to the use commencing on site; (k) does not generate waste in excess of the capacity of the 240 litre bin, compared with existing domestic waste production; (l) includes one visitor car parking space on-site, but not within the front setback, except where (n) applies; (m) includes client visits only between 7am to 6pm Monday to Friday and 8am to 4pm on Saturday; and (n) Where use is proposed at rear loaded lots containing a terrace product and where located in the Town Centre Core Precinct with a frontage to Main Street (as identified on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan as 'Conceptual Trunk Collector Street (Main Street)', no on-site visitor parking is to be provided within the front setback to Main Street. **Note -** The $L_{Amax,adj,T}$ parameter is defined in the *Noise Measurement Manual* (Environmental Protection Agency 2000).

Home Business

Unconfirmed

6.15.5 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
S1.	(1) The use - (a) is associated with a dwelling unit that is being used as a private residence; (b) is low-key in terms of - (i) scale; (ii) operating characteristics; (iii) the number of non-resident employees; (c) does not adversely impact on the amenity or infrastructure of adjoining or nearby properties; (d) is compatible with the level of infrastructure provided to a dwelling unit under normal residential circumstances.	**P1.**	(1) The use - (a) is located - (i) within the dwelling unit and does not use more than 60m^2 GFA except where the use is located within a terrace home located on the Main Street in the Town Centre Core Precinct and the use does not use more than 100m^2 GFA; or (ii) outside of the dwelling unit including in a detached structure such as a domestic outbuilding; (b) employs no more than - (i) 2 non-residents; or (ii) in sub-area RN 1 - 5 non-residents; (c) does not - (i) involve the display of goods or materials related to the use that can be seen from outside the building, except where the use is located within a terrace home located on the Main Street in the Town Centre Core Precinct; (ii) impose an adverse load on utility infrastructure compared with the existing dwelling unit; (iii) generate regulated, infectious or clinical waste as defined in the *Environmental Protection (Waste Management Regulation) 2000*; (iv) generate contaminated waste that requires collection by a licensed waste collector; (v) generate wastewater that requires connection to a trade waste facility; (vi) emit vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio, electrical interference, or other environmental emissions; (vii) generate noise, measured as the $L_{Amax,adj,T}$ parameter, at the boundary of the lot or premises, which is greater than -

Unconfirmed

Assessable Development			
	Specific Outcomes		**Probable Solutions**
			a. 5dB(A) above background noise level between 7am to 10pm; or b. 3dB(A) above background noise level between 10pm to 7am; **Note -** The $L_{Amax,adj,T}$ parameter is defined in the *Noise Measurement Manual* (Environmental Protection Agency 2000). (d) where for commercial child care, has a maximum of 7 below school age children on the premises at any time, including children who permanently reside in the house. **Note -** Commercial child care activities are to comply with the *Child Care Act 2002*.
Home Business **S2.**	(1) Traffic generated by a home business is consistent with the expected level of traffic for the area.	**P2.**	(1) Traffic is maintained at a level consistent with the surrounding area, by ensuring - (a) where vehicles are an essential component of the operation of the use, they are - (i) limited to 2 work vehicles, one of which maybe 4.5 tonnes gross vehicle mass (GVM) or greater; (ii) parked to the side or rear of the premises (b) a designated car parking space is provided on-site for each non-resident employee; (c) one visitor car parking space is provided on-site, (d) a maximum of 3 car parking spaces are provided on-site, except for any additional work related vehicle spaces deemed acceptable under P2.1(1)(a); (e) on-site car parking is not provided within the front setback and to Main Street as identified in the as identified on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan as 'Conceptual Trunk Collector Street (Main Street);

Unconfirmed

Assessable Development			
Specific Outcomes		Probable Solutions	
			(f) the use generates a maximum of - (i) 8 separate client visits per day with an average of no greater than 40 visitations per week; (ii) 2 delivery vehicle visits per week by a delivery vehicle that has a GVM of 4.5 tonnes or less; (g) delivery of goods and materials used by the home business are restricted to the hours between 8am to 6pm. **Note -** On-site car parking requirements may be reduced where it can be demonstrated that sufficient on-street parking exists adjacent to the site frontage for visitors.
S3.	(1) Where the use is for commercial tutelage activities, it is restricted in scale to protect the amenity of surrounding properties.	**P3.**	(1) Where the use is for commercial tutelage activities - (a) there is a maximum number of 6 students at any one time; (b) if for swimming tutelage; classes are undertaken within a domestic size swimming pool. **Note -** Additional on-site visitor parking to that specified in P2.(1)(c) and P2.(1)(d) will be considered, based on the merits of the proposal.

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Home Business

Division 11 - Dwelling House

6.11.1 Dwelling House Code

(1) This division contains the provisions for the Dwelling House Code, that incorporates -

(a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section 6.11.2)

(b) Compliance with the Dwelling House Code (section 6.11.3);

(c) Overall Outcomes of the Dwelling House Code (section 6.11.4);

(d) Acceptable Solutions applicable to Self-Assessable Development (section 6.11.5);

(e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.11.6);

(f) The Queensland Development Code applies to dwelling houses unless altered by this code.

Note Where the land is identified as being in a relevant overlay area, additional provisions relating to that overlay may also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood Prone, Storm Tide and Drainage Constrained overlay code.

6.11.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

(1) The provisions of the Queensland Development Code (QDC) MP1.1 and MP1.2 applies to development. The Dwelling House Code contains specific outcomes and probable solutions that are nominated as Building Act, 1975 (as amended) "Alternative Provisions" to QDC MP1.1 and MP1.2;

(2) The following provisions are Building Act, 1975 alternative provisions –

(a) Table 1 - Maximum Site Coverage and Minimum Setbacks
(b) Specific provisions as noted.

6.11.3 Compliance with the Dwelling House Code

(1) Development that is consistent with the following complies with the Dwelling House Code -

(a) acceptable solutions in section 6.11.5 where self-assessable development; or

(b) specific outcomes in section 6.11.6 where assessable development.

Note -

Planning Scheme Policy 8 - Housing will assist in achieving specific outcomes within the Dwelling House Code.

Unconfirmed

6.11.4 Overall Outcomes of the Dwelling House Code

(1) The purpose of the code is to ensure that a Dwelling house, including a secondary dwelling and/or domestic outbuilding is compatible with the surrounding area.

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

(a) To ensure the dwelling house, including a secondary dwelling and/or domestic outbuilding,
- (i) is designed and sited to provide for a high quality living environment;
- (ii) maintains a high standard of residential amenity;
- (iii) complements the character of the surrounding area and streetscape;
- (iv) provides a greater range of housing types to the community;
- (v) provides safe vehicle access to the premises.

(b) Development supports a subtropical character by ensuring that a dwelling house on a small lot is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.

(c) Development appropriately responds to land constraints and topography, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by any overlays affecting the site or in codes applicable to the development.

6.11.5 Acceptable Solutions applicable to Self-Assessable Development

Self-Assessable Development	
Acceptable Solutions	
A1.	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3 (2) Maximum site coverage is 60%, or in accordance with an approved building envelope plan to the extent of any inconsistency; (3) The maximum slope of a driveway does not exceed 1 in 4; **Editor's Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard. (4) Building height in the Town Centre Frame (Reduced Density) Sub-Precinct and Residential Precinct is 9.5m or less above ground level. Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4. (5) Building height in the Town Centre Core Precinct is 14m or 3 storeys or less above ground level, is for a terrace housing product and is in accordance with an approved building envelope. **SMBI Dwellings** (6) In the Southern Moreton Bay Islands Residential Zone – (a) the dwelling house does not involve any built to boundary walls; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6) (b) the dwelling house and on-site sewage facility are located on land not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (c) dwelling house design incorporates light-weight design principles – (i) does not extend external masonry walls more than 4.5 metres above ground level; (ii) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding;

Dwelling House

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Self-Assessable Development

Acceptable Solutions

(iii) roofing material is sheet metal, such as corrugated iron;
(iv) utilises platform construction techniques with the platform on piers or stumps;

(d) dwelling houses –
(i) for lots equal to or less than 600m^2 retain or replant five native trees or shrubs; or
(ii) for lots greater than 600m^2 retain or replant ten native trees or shrubs;

(e) dwelling houses are –
(i) to be serviced by an advanced secondary on-site sewage facility approved by Council;
(ii) sited and designed in accordance with a site evaluation for an advanced secondary on-site sewage facility approved by Council;

(f) dwelling houses have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme;

(g) fencing does not block or interrupt overland flow paths.

Secondary Dwelling

(7) A Secondary dwelling is considered to be self assessable if it meets the following criteria:
(a) it is not located in sub-areas UR3; MDR1,MDR2,MDR3,or MDR6; RN2 or RN3; CN1 or CN2
(b) development comprises not more than one dwelling house and one secondary dwelling, occupied by one household.
(c) any development for a secondary dwelling is:
(i) a maximum of 50m^2 in gross floor area;
(ii) located within 20m of the dwelling house;
(iii) is only occupied by one or more members of the same household as the dwelling house;
(iv) has the appearance of a building ancillary to the dwelling house.

Dwelling House on a lot under 450m^2

(8) Carports and garages - where the building is:
(a) 2 storey, are recessed beneath the upper storey by at least 1.2 metres; (See Diagram 1)
(b) 1 storey, are recessed behind the main building facade by at least 1.2 metres.
Building Act, 1975 Alternative Provision to QDC MP1.1, A1

Editor's Note –
In instances of non compliance with the acceptable solutions for self assessable development where no relevant overlay applies, the level of assessment of a proposal cannot be elevated from self-assessable development to assessable development in accordance with Schedule 6, Part 2 of the *Planning Regulation 2017*. In these instances, the local government will undertake the function of a referral agency with Concurrence Agency jurisdiction under the PACT to assess and determine the application.

(9) A **Community Residence** where the following criteria are achieved:

(a) The maximum number of residents does not exceed seven;
(b) A maximum of one support worker resides on the premises at any time;
(c) The maximum number of support workers attending any daytime activity shall not exceed seven people over a 24 hour period;
(d) Resident and visitor parking is provided on site for a minimum of two vehicles, with one vehicle space being dedicated for parking for support services;
(e) The community residence is located within 500 metres of a centre, community facility or public transport services.

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6.11.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Safety and Security -		
S1.	(1) The site layout and building is designed to overlook streets and driveways to provide casual surveillance.	**P1.**	(1) The use is designed to present the front door and/or a habitable room window, balcony and the like to the street. **Editor's Note -** To assist in achieving S9. refer to Planning Scheme Policy 16 - Safer By Design.
	Setbacks and Site Cover -		
S2.	(1) Development is appropriately sized and located on site.	**P2.**	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3 (2) Maximum site coverage is 60%; (3) Building height in the Town Centre Frame (Reduced Density) Sub-Precinct and Residential Precinct is 9.5m or less above ground level; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4. (4) Building height in the Town Centre Core Precinct is 14m or 3 storeys or less above ground level.
	Driveways -		
S3.	(1) Driveways are designed and constructed to allow suitable vehicle access to the development.	**P3.**	(1) The maximum slope of a driveway does not exceed 1 in 4; **Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard.
	Secondary Dwelling -		
S4.	(1) A Secondary dwelling is appropriately located to not conflict with zone sub-area objectives. (2) A Secondary dwelling is located with an existing Dwelling house and is used by residents of the same household. (3) A Secondary dwelling: (a) is subordinate to the primary dwelling house on the property;	**P4.**	(1) Secondary dwellings are not located in the following sub-areas: (a) UR3; or (b) MDR1,MDR2,MDR3,MDR6; or (c) RN2, RN3; or (d) CN1, CN2. (2) Development comprises not more than one dwelling house and one secondary dwelling, occupied by one household.

Dwelling House

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(b) is designed and sited to provide for a high quality living environment; (c) maintains a high standard of residential amenity; (d) complements the character of the surrounding area and streetscape		(3) Any development for a secondary dwelling is: (a) a maximum of 50m^2 in gross floor area; (b) located within 20m of the dwelling house; (c) is only occupied by one or more members of the same household as the dwelling house; (d) has the appearance of a building ancillary to the dwelling house.
S5.	SMBI Dwellings- (1) Dwelling houses in the Southern Moreton Bay Islands Residential zone implement advanced measures to address wastewater disposal on site. (2) The Dwelling house is to include measures to control wastewater effluent by : (a) locating the building to outside of areas constrained for wastewater disposal; (b) ensuring that the design and location of the building(s) do not impact upon the ability of the land to adequately dispose of wastewater; (c) utilizing advanced on-site wastewater treatment and disposal methods appropriate to the location and soil conditions; (d) reducing the degree of ground saturation by; (i) planting of vegetation that draws out ground moisture; (ii) controlling and reducing the amount of stormwater flow onto the site; (iii) ensuring that stormwater is not retained on the site;	**P5.**	(1) the dwelling house does not involve any built to boundary walls; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6 (2) the dwelling house and on-site sewage facility are located on land not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme; (3) dwelling house design incorporates light-weight design principles – (a) does not extend external masonry walls more than 4.5 metres above ground level; (b) includes the use of sheet materials, such as timber, metal or fibre cement for external cladding; (c) roofing material is sheet metal, such as corrugated iron; (d) utilises platform construction techniques with the platform on piers or stumps; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A6 (4) dwelling houses – (a) for lots equal to or less than 600m^2 retain or replant five native trees or shrubs; or (b) for lots greater than 600m^2 retain or replant ten native trees or shrubs; (5) dwelling houses are – (a) to be serviced by an advanced secondary on-site sewage facility approved by

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
			Council; (b) sited and designed in accordance with a site evaluation for an advanced secondary on-site sewage facility approved by Council; (6) stormwater from roofed areas are discharged – (a) to fitted rainwater tanks; (b) to the street for a dwelling house located on the high side of a constructed road with kerb and channel or another legal point of discharge; (c) dwelling houses have vehicular access to a road not identified within the Southern Moreton Bay Islands Flood Prone and Storm Tide Area of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay of the Redlands Planning Scheme;
S6.	Dwelling House on a lot under 450m^2 (1) Garages and carports do not dominate the streetscape on small lots.	**P6.**	(1) Carports and garages - where the building is 2 storey, is recessed beneath the upper storey by at least 1.2 metres; (See Diagram 1) Building Act, 1975 Alternative Provision to QDC MP1.1, A1
S7.	Community Residence – (1) A community residence is located within easy walking distance of centres, community uses and public transport services.	**P7.**	No probable solution identified.
S8.	(1) Traffic generated by a community residence is consistent with the expected level of traffic for the area.	**P8.**	No probable solution identified.
S9.	(1) The siting and design of the use protects residential amenity and maintains the existing residential character of the premises and adjoining properties.	**P9.**	No probable solution identified.

Dwelling House

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Table 1 – Maximum Site Coverage and Minimum Setbacks

Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3

<table>
<tr><th>Zone</th><th colspan="2">Maximum Site Coverage</th><th>Minimum Setbacks</th></tr>
<tr><td>■ Conservation
■ Emerging Urban Community
■ Environmental Protection
■ Investigation</td><td colspan="2">1000m²</td><td rowspan="3">(1) For lots that are less than 2 hectares in area, front, side and rear setbacks are 10 metres; or
(2) For lots that are 2 hectares or greater in area, front, side and rear setbacks are -
(a) 20 metres; or
(b) 10 metres where screened by planted landscape; or
(3) Sited wholly within a development envelope area approved by the local government, where applicable.</td></tr>
<tr><td>■ Park Residential</td><td colspan="2">30 percent</td></tr>
<tr><td rowspan="2">■ Rural Non-Urban</td><td>Lot size ≤ 4ha</td><td>Lot size > 4ha</td></tr>
<tr><td>1,000m²</td><td>1,000m² + 2.5% of every m² over 4ha</td><td></td></tr>
<tr><td>■ Low Density Residential</td><td colspan="2">30 percent</td><td rowspan="3">(1) As per requirements of the QDC, or
(2) For SMBI residential 3 metres where:
(a) Maintaining or reinstating native vegetation; or
(b) Minimising impact on areas of habitat value; or
(c) Accommodating an on site sewerage facility; or
(3) Sited wholly within a building envelope where approved by the local government to the extent of any inconsistency with (1) or (2).

Note:

Refer to the Queensland Development Code or
Sited wholly within the development envelope area and/or a building envelope plan approved by the local government, where a development envelope and/or a building envelope exists on the property.</td></tr>
<tr><td>■ Medium Density Residential
■ Urban Residential - excluding sub-area UR2
■ SMBI Residential (Lots 600m² or less)</td><td colspan="2">60 percent</td></tr>
<tr><td>■ Urban Residential - sub-area UR2
■ SMBI Residential (Lots over 600m²)</td><td colspan="2">40 percent</td></tr>
<tr><td>■ All other zones</td><td colspan="3">Refer to the applicable zone code for site coverage and the Queensland Development Code for setbacks unless stated otherwise.</td></tr>
</table>

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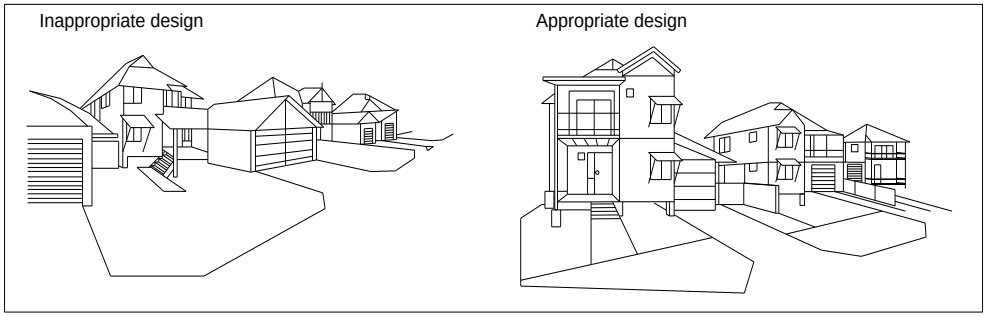
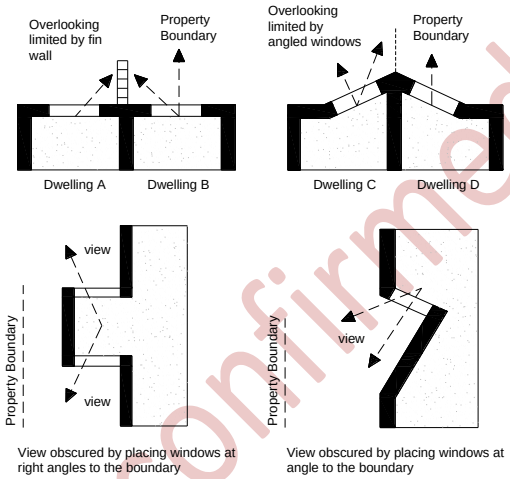
Diagram 1 - Garage design



Example 1 - Design techniques to avoid overlooking



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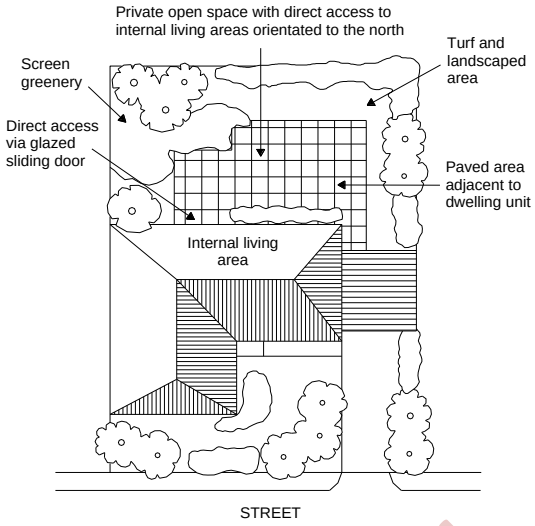
Dwelling House

Example 2 - Design for private open space



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Dwelling House

Schedule 3 - Dictionary

Division 1 - Uses

Note -

Index for Uses by Category

Residential

- Aged Persons and Special Needs Housing
- Apartment Building
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Dwelling House
- Home Business
- Mobile Home Park
- Multiple Dwelling

Tourist Accommodation

- Bed and Breakfast
- Tourist Accommodation
- Tourist Park

Rural

- Agriculture
- Animal Keeping
- Forestry
- Intensive Agriculture
- Produce Store
- Roadside Stall
- Rural Enterprise

Commercial

- Bulky Goods Showroom
- Car Wash Facility
- Commercial Office
- Display and Sale Activity
- Drive Through Restaurant
- Food and Drink Outlet
- Garden Centre
- Hotel
- Night Club
- Refreshment Establishment
- Retail Warehouse
- Service Station
- Shop
- Veterinary Surgery

Industrial

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- General Industry
- Heavy Industry
- High Impact Industry
- Landscape Supply Depot
- Marine Services
- Service Industry
- Vehicle Depot
- Vehicle Repair Premises
- Warehouse

Community

- Cemetery
- Child Care Centre
- Community Facility
- Education Facility
- Emergency Services
- Health Care Centre
- Hospital
- Institution
- Place of Worship

Sport and Recreation

- Indoor Recreation Facility
- Indoor Sport and Recreation
- Outdoor Recreation Facility
- Park

Infrastructure

- Airport
- Minor Utility
- Passenger Terminal
- Road
- Telecommunications Facility
- Utility Installation

Other

- Brothel
- Estate Sales Office
- Funeral Parlour
- Temporary Use
- Vehicle Parking Station

Use	Definition
Aged Persons and Special Needs Housing	Means the use of premises for residential accommodation that caters for persons having special or age related needs and do not have children living permanently with them. The term includes - (a) retirement villages, nursing homes, respite centres, hostel, group home, or uses of a like nature; (b) any ancillary facilities, such as medical, nursing, and personal care services to meet the needs of residents, dining and recreation facilities, administrative offices, laundries, kitchens, and residential accommodation for persons associated with the operation of the use.
Agriculture	Means the use of premises for the production of horticulture or livestock. The term includes packing or handling of the raw produce to a standard suitable for transport from the premises, outbuildings and other ancillary facilities.
Airport	Means the use of a public or private landing area for aircraft, including helicopters. The term includes ancillary facilities such as the - (a) housing, servicing, maintenance and repair of aircraft; (b) assembly of passengers or goods prior to, or the dispersal of passengers or goods subsequent to the embarkation, or disembarkation of such passengers or goods; (c) convenience and refreshment of passengers and their guests.
Animal Keeping	Means the use of premises for the commercial keeping, breeding, training or boarding of companion animals such as cats, dogs, horses, caged birds or the like. The term includes a kennel, cattery, stable or aviary. The term does not include the keeping of companion pets where ancillary to a dwelling unit. **Note -** Refer to *Local Law No.2 - Keeping and Control of Animals*, for the keeping of companion pets where ancillary to a dwelling unit.
Apartment Building	Means the use of premises for three or more dwelling units in a building that - (a) is three or more storeys in height; (b) results in another dwelling above or below; (c) has a common foyer entrance; (d) has communal facilities including outdoor spaces, car parking and waste collection. Apartment buildings are reconfigured as a community title scheme, generally horizontally[9.2].
Bed and Breakfast	Means the use of premises for the provision of short-term accommodation on a commercial basis within a dwelling house, where such accommodation is not self-contained.
Brothel	Has the meaning given to it in the *Prostitution Act 1999*.
Bulky Goods Showroom	Means the use of premises for the purpose of display, retail sale or hire of goods of a bulky nature that generally require delivery by a vehicle and where the gross floor area of the use is no less than 400m^2. The term includes, but is not limited to, large electrical appliances, furniture and carpets.

Schedule 3 - Uses

[9.2] Community Title is defined in the *Body Corporate and Community Management Act*, 1997.

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Use	Definition
Caretakers Dwelling	Means the use of premises for caretaker purposes, where a person residing in the dwelling unit is employed on the site and the dwelling unit is used in connection with a non-residential use conducted on the site. The term does not include any dwelling unit made available for private rental purposes.
Car Wash Facility	Means the use of premises for the cleaning of motor vehicles by a manual, automatic or partly automatic process, including high-pressure washing. The term includes, but is not limited to, the washing of cars, motorcycles, boats and trucks.
Cemetery	Means the use of premises for the burial or cremation of deceased people or animals. The term includes - (a) a graveyard, columbarium and burial ground; (b) any ancillary facilities such as a funeral chapel or parlour.
Child Care Centre	Means the use of premises for the minding or care, but not residence, of children under school age. The term includes a kindergarten, crèche, preschool and after school care.
Commercial Office	Means the use of premises for a business or office where the principal activity provides - (a) business or professional advice; (b) services or goods that are not physically on the premises; (c) the office based administrative functions of an organisation.
Community Facility	Means the use of premises for the provision of cultural, social or community services. The term includes community centre, community hall, cultural centre, library, museum and welfare premises.
Display and Sale Activity	Means the use of premises for displaying and offering for sale by retail, auction or hire goods such as - (a) building and construction materials, equipment and plant but not including general hardware; or (b) farming goods and equipment; or (c) vehicles including cars, trucks, motorcycles, boats, caravans, trailers and mobile homes.
Display Dwelling	Means the temporary use of premises for displaying a type of dwelling house or unit to be built or displaying a dwelling house or unit as a prize.
Drive Through Restaurant	Means the use of premises for the preparation of food to takeaway or consume on the premises where that premises includes a drive through facility.
Dual Occupancy	Means the use of premises for residential accommodation that comprises two dwelling units whether attached or detached.
Dwelling House	Means the residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling or a community residence. The term includes terrace houses and SOHOs (small office home office) which do not have shared common walls at the boundary.
Education Facility	Means the use of premises for the systematic training and instruction designed to impart knowledge and develop skill. The term includes - (a) a primary school, secondary school, university, academy, boarding school, college, lecture hall, sheltered workshop, and technical college; (b) ancillary facilities such as residential accommodation associated with the primary use.

Unconfirmed

Use	Definition
Emergency Service	Means the use of premises for a fire station, ambulance station, first aid station, police station or State Emergency Service and uses of a like nature.
Estate Sales Office	Means the use of premises within a subdivision estate or development site, to assist in the display and sale of that land and/or buildings on that land.
Extractive Industry	Means the use of premises for dredging, excavating, quarrying, sluicing or otherwise mining materials including sand, gravel, soil, rock, stone and similar substances from the earth and the removal of these materials from the premises. This term includes - (a) the treatment and storage of extracted material on the premises, including the crushing or screening of materials, where that material has been won from the subject land only; (b) the rehabilitation and restoration works associated with the use. The term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.
Food and Drink Outlet	Means the use of the premises for preparing and selling food and drink for consumption off the premises. The use must be contained wholly indoors or within an enclosed building on premises with the exception of parking facilities. Examples include 'dark kitchens' and 'ghost kitchens'.
Forestry	Means the use of premises for the establishment, silviculture and harvesting of tree species that have been planted in a regular spacing on cleared land, for the primary purpose of producing and extracting timber products. The term includes the primary processing of trees grown on the premises to produce products such as pulp, poles, posts and sawlogs.
Funeral Parlour	Means the use of premises to arrange and conduct funerals, memorial services and uses of a like nature. The term includes ancillary facilities such as a mortuary, crematorium, funeral chapel or administration area used in connection with the primary use.
Garden Centre	Means the use of premises for the display and retail sale of plants for use in gardening and landscaping where not including bulk storage and sale of landscaping material such as sand, soil, screenings, gravel, logs, sleepers, boulders and other similar landscaping materials. The term includes the ancillary display and retail sale of associated garden supplies such as seeds, pots, garden tools, garden furniture and ornaments, packaged fertilisers and packaged potting mixes.
General Industry	Means the use of premises for any industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) Chemical, products and activities - (i) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods up to 10 m^3; (b) fabricated metal product activities - (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing up to 20 tonnes a year; (ii) boiler making or engineering - commercial boiler making, electrical machine manufacturing or building or assembly of agricultural equipment, motor vehicles, trains, trams or heavy machinery;

Schedule 3 - Uses

Unconfirmed

Use	Definition
	(iii) metal forming - pressing, forging, extending, extruding or rolling metal, forming metal into plate, wire or rods or fabricating sheet metal; (iv) abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; (v) metal surface coating - enameling, electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; (vi) metal recovery - commercially operating a scrap metal yard or dismantling automotive or mechanical equipment including debonding brake or clutch components; (vii) metal recovery from disassembling and dismantling electrical equipment such as computers; (c) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to 10 tonnes per year; (ii) concrete batching - commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials~~;~~ (d) food processing - (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works producing up to 1,000 tonnes per year; (iv) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of up to 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of up to 200 tonnes or more a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of up to 1000 tonnes; (viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; (e) wooden product manufacturing - (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example, a product made by a cabinet maker, joiner or other wood worker, in a facility;

Unconfirmed

Use	Definition
	(ii) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including the manufacture of chipboard, laminated board and wood veneer products up to 2500 tonnes per year; (iii) sawmilling or wood-chipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; (f) miscellaneous industrial activities - (i) battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; (ii) boat building construction; (iii) commercially manufacturing substrate for mushroom growing; (iv) plastic manufacturing - commercially manufacturing plastic or plastic products in works producing up to 5 tonnes per year; (v) plaster manufacturing - manufacturing or processing plaster in works producing up to 200 tonnes per year. This includes the production of plasterboard and other plaster products; (vi) tyre recycling - operating a facility for receiving and commercially recycling or reprocessing tyres including retreading; (vii) printing - commercially screen printing or printing, other than photocopying and photographic printing, including advertising material, magazines, newspapers, packaging and stationery; (viii) storage of building, construction materials, equipment and plant as part of a contractors depot where those goods and materials are not available for sale or hire to the general public. The term does not include any use defined as a large dangerous goods location or major hazard facility[9.3].
Health Care Centre	Means the use of premises for the medical care or treatment of persons not resident on the premises. The term includes premises used for the following like activities - maternal and child welfare clinic; acupuncturist; chiropodist; chiropractor; dentist; medical practitioner; naturopath clinics and alternative therapies; nursing service; optometrist; pathologist; physiotherapist and radiologist.
Heavy Industry	Means the use of any premises for a large scale industrial activity which is intended to provide industry services to other industries or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) chemical, coal and petroleum products activities - (i) alcohol distillation - commercially distilling alcohol in works having a design production capacity of up to 2,500 litres per year. This does not include the distilling of alcohol for the production of fuel; (ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products by dilution with water, in a plant or works with a design production capacity of up to 200 tonnes per year; (iii) paint manufacture - manufacturing paint in works producing up

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[9.3] As defined in the *Dangerous Goods Safety Management Regulation* 2001.

Unconfirmed

Use	Definition
	to 10,000 litres per year; (iv) petroleum products - storing under 100 000 litres of petroleum products in tanks or containers, other than at service stations; (v) fuel burning - any process involving the use of fuel burning equipment, for example a standby power generator; (vi) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods greater than 10 m^3; (b) fabricated metal product activities - (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing greater than 20 tonnes a year; (ii) metal surface coating - enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of greater than 10,000 tonnes; (c) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 10 tonnes per year and less than 100 tonnes per year; (d) food processing - (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works with a design production capacity of greater than 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works with a design production capacity of greater than 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per year; (iv) bottling or canning - bottling or canning food in works with a design production capacity of greater than 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of greater than 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of greater than 200 tonnes a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of greater than 1000 tonnes; (viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatine works, in works with a design production capacity of greater than 200 tonnes a year; (ix) poultry meat processing - slaughtering poultry for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of poultry meat

Unconfirmed

Use	Definition
	or poultry meat products for human consumption; (x) sugar milling or refining - crushing sugar cane or manufacturing sugar or sugar cane products from sugar cane; (e) wooden product manufacturing - (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, in works producing greater than 2500 tonnes and less than 5000 tonnes per year; (ii) chemically treating timber - commercially treating timber for preservation using chemicals, including, for example copper, chromium, arsenic, borax and creosote~~;~~ (f) commercial waste management activities - (i) waste disposal - operating a facility for - a. disposing of general waste or limited regulated waste; b. disposing or regulated waste; c. disposing of untreated clinical waste; d. disposal of waste by incinerating - operating a waste incineration facility for incinerating vegetation, clean paper and cardboard, general waste, clinical waste or regulated waste; (ii) recycling or reprocessing regulated waste - operating a facility for the recycling or reprocessing of regulated waste to produce a saleable product, excluding battery or tyre recycling; (iii) regulated waste - operating a facility for the receiving and storing of regulated waste, excluding battery or tyre recycling; (g) miscellaneous activities - (i) plastic manufacturing - commercially manufacturing plastic or plastic products, including fibreglass products, in works producing greater than 5 tonnes per year; (ii) plaster manufacturing - manufacturing or processing plaster in works producing greater than 200 tonnes per year; (iii) rendering operation - commercially processing or extracting substances including, for example, fat, tallow, derivatives of fat or tallow or proteinaceous matter, from animal wastes or by products; (iv) soil conditioner manufacturing - commercially manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including for example, animal manures, sewage, septic sludges and domestic waste; (v) tanning - commercially operating a tannery or works for curing animal skins or hides, or commercially finishing leather; (vi) textile manufacturing - commercial carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;
High Impact Industry	Means the use of any premises for a large, high impact industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site (a) chemical, coal and petroleum products activities - (i) alcohol distillation - commercially distilling alcohol in works producing greater than 2,500 litres per year; (ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or

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Unconfirmed

Use	Definition
	chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products by dilution with water, in a plant or works producing greater than 200 tonnes per year; (iii) paint manufacture - manufacturing paint in works producing greater than 10,000 litres per year; (iv) petroleum products - storing over 100,000 litres of petroleum products in tanks or containers, other than at service stations; (v) oil refining or processing - refining or processing crude oil or shale oil; (vi) gas production - refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas; (vii) fuel gas refining or processing - refining or processing of fuel gas; (b) electricity and fuel burning activities - (i) power station; (ii) coke production - producing, quenching, cutting, crushing or grading coke; (c) fabricated metal product activities - (i) metal works - commercially smelting or processing ores or ore concentrates to produce metal in works; (ii) mineral processing - commercially processing, classification, mixing or concentration of mineral ores to produce mineral concentrates; (d) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 100 tonnes per year; (ii) manufacturing facility producing any of the following - a. tyres; b. asbestos products; c. asphalt; d. cement; e. glass or glass fibre for large scale commercial distribution; f. mineral wool or ceramic fibre for large scale commercial distribution; (e) food processing - (i) meat processing other than poultry meat processing - slaughtering animals for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of meat or meat products for human consumption, including abattoirs and knackeries; (f) wooden product manufacturing- (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, producing in works greater than 5000 tonnes per year; (ii) sawmilling or woodchipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing greater than 500 tonnes per year;

Unconfirmed

Use	Definition
	(g) commercial waste management activities – (i) chemical or oil recycling - operating a facility for receiving and commercially recycling or reprocessing used chemicals, oils or solvents to produce saleable products; (ii) drum reconditioning - operating a facility for receiving and commercially reconditioning metal or plastic drums; (h) miscellaneous activities - (i) battery manufacturing - manufacturing batteries of any kind; (ii) crushing milling or grinding - processing products including for example, uncured rubber and chemicals, by crushing or grinding or milling; (iii) pulp or paper manufacturing; (iv) tobacco processing - processing tobacco or manufacturing products from tobacco or a tobacco derivative. The term includes any use defined as a large dangerous goods location or major hazard facility[9.3].
Home Business	Means the use of a premises for a business activity which is located within a dwelling unit, a domestic outbuilding, or the curtilage of the dwelling unit, where the business is: (a) subordinate to the residential use of the dwelling unit; (b) owned and operated by a person permanently living in the dwelling unit.
Hospital	Means the use of premises for medical or psychiatric care and the treatment and residence of patients. The term includes ancillary facilities such as administrative offices, canteens and kitchens.
Hotel	Means the use of premises for the sale of liquor. The term includes - (a) hotels, taverns, licensed clubs and wine bars; (b) ancillary facilities such as short term accommodation, betting agency outlet and dining/entertainment activities; (c) bars where having a maximum capacity to seat sixty persons at any one time.
Indoor Recreation Facility	Means the use of premises for playing of a game, recreation, athletics, sport and entertainment where these activities take place primarily in a building. The term includes theatres, cinemas, amusement centres, function and convention centres, sport and fitness centres and gyms.
Indoor Sport and Recreation	Means the use of premises for a leisure, sport or recreation activity conducted wholly indoors (excluding parking facilities).
Institution	Means the use of premises as a penal institution, a reformatory, a prison or any other institution for the reform or training of persons committed by a Court.
Intensive Agriculture	Means the use of premises for intensive agricultural production that has specific treatment, management, infrastructure or built form requirements. The term includes - (a) livestock enterprises such as piggeries, feedlots, poultry farms, aquaculture or the like; (b) horticultural enterprises such as hydroponic or greenhouse production.

Unconfirmed

Schedule 3 - Uses

Use	Definition
Landscape Supply Depot	Means a premises used for the bulk storage and sale of landscaping materials including, ornamentation, furniture or structures for gardens, plants and propagative material suitable for use in gardening or landscaping.
Marine Services	Means the use of premises for any coastal dependent activity on land adjoining Moreton Bay or that part of a waterway subject to tidal influence. The term includes premises used for the launching, berthing, storage, fuelling, servicing and repairing of boats.
Minor Utility	Means the use of premises by or on behalf of an entity authorised under law to undertake the provision or maintenance of infrastructure associated with - (a) collection, treatment, storage, transmission or distribution of water, sewerage, waste, electricity, gas or communications services; (b) facilities required to mitigate hazards from flood waters or to collect, store, dispose or enhance water quality of stormwater; (c) movement networks including road, rail, air, water, pedestrian or cycle and associated controls and facilities, such as bus shelters, signage, traffic lights and the like; where these activities are limited to the following - (a) general - (i) works below the surface of the ground of a road reserve, such as a conduit or pipe installation; or (ii) the installation or maintenance of plant or equipment inside an existing building or structure of an existing facility or service; or (iii) the construction or use of any building or structure having a gross floor area of less than 50m^2 and a height less than 5 metres; or (iv) the use of land less than 1000m^2 in area; or (b) for electricity purposes - (i) the installation or erection of an electricity distribution or supply network, and any components of such a network, which operates at voltages less than 33 kilovolts, such as poles and lines; or (ii) the installation or erection of a new or replacement electrical transmission line on land on which such a line has already been erected and which is identified as a future line for the electricity provider; or (c) for gas purposes - (i) the installation of a gas supply system, including tanks, on private land in order to serve a use on that premises; (ii) does not involve generators or similar to infuse air into the liquid gas; or (d) for communication purposes - (i) "low impact facilities" as defined by the Telecommunications Act 1997, Telecommunications (Low Impact Facilities) Determination 1997 and Amendment No. 1 of 1999.
Mobile Home Park	Means the use of premises for permanent and long-term residential accommodation such as caravans or mobile homes that also have on-site management. The term includes ancillary facilities such as communal and recreational facilities.
Multiple Dwelling	Premises which contains three or more dwelling units where the use is primarily residential. The term includes flats, units and townhouses. The term includes dwellings (e.g. terraces) which share a common wall with a dwelling that adjoins the lot. The term does not include apartments,

Unconfirmed

Use	Definition
	rooming accommodation, dual occupancy, residential care facility, aged persons and special needs housing.
Night Club	Means the use of premises for listening and/or dancing by the general public to live or recorded music, predominantly during night hours. The term includes the ancillary sale of liquor for consumption on the premises.
Outdoor Recreation Facility	Means the use of premises either publicly or privately owned, for playing of a game, recreation, instruction, athletics, sport and entertainment where these activities take place primarily outdoors whether they are used for the purpose of gain or not. The term includes - (a) sporting fields, athletics tracks, race tracks, equestrian uses, swimming pools, golf courses, driving ranges and tennis courts, but excludes private tennis courts; (b) ancillary facilities including a clubhouse, whether licensed or not.
Park	Means the use of premises to which the public has rights of access free of charge for recreation and enjoyment. The term includes ornamental gardens, environmental or scenic reserves, any infrequent use for a sport or form of athletics conducted on an informal basis, picnic areas and children's play areas.
Passenger Terminal	Means the use of premises as a bus, rail or coach station or water transport passenger terminal.
Place of Worship	Means a premises used for a church, chapel, mosque, temple, synagogue or similar place of worship. This term includes ancillary facilities such as religious training, accommodation, social, welfare and recreational facilities.
Produce Store	Means the use of premises for the display and retail sale of goods which are normally used in carrying out agriculture or intensive agriculture. This term includes in combination, animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies and farm clothing.
Refreshment Establishment	Means the use of premises for a cafe, fast food outlet, milk bar, refreshment kiosk, restaurant, snack bar, take-away food premises, tea garden, tea room or uses of a like nature. The term includes ancillary activities that involve entertainment or the consumption of liquor.
Retail Warehouse	Means the use of premises for the display, retail sale or hire of goods, where the gross floor area of the use is no less than 400m^2. The term includes, but is not limited to, the sale of liquor, clothing, footwear and sporting goods.
Road	Means as in accordance with the *Transport Infrastructure Act 1994* - (a) an area of land dedicated to public use as a road; or (b) an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or (c) a bridge, culvert, ferry, ford, tunnel or viaduct; or (d) a pedestrian or bicycle path; or (e) any part of a bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in (a)-(d).
Roadside Stall	Means the use of premises for the display and retail sale of agricultural products grown on the premises or on nearby sites, and where the area of the use is not greater than 40m^2 gross floor area.

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Use	Definition
Rural Enterprise	Means the use of premises for the handling, treating, packing and distribution of unprocessed agricultural products, whether or not they are grown or produced on the premises, which does not include retail sale.
Service Industry	Means the use of premises for a small scale, low impact industrial activity which is intended to provide industry services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) making of the following - (i) artificial flowers; (ii) bread, cakes and pastry; (iii) dental prostheses; (iv) fashion accessories; (v) garments; (vi) jewellery; (vii) optical goods, being spectacles and the like; (viii) soft furnishings; (ix) toys; (b) assembling the following from components manufactured elsewhere - (i) aids and appliances for people with a disability; (ii) audio-visual equipment; (iii) barbeques; (iv) blinds; (v) furniture; (vi) portable domestic electrical appliances; (vii) domestic light fittings and accessories; (viii) scientific instruments; (ix) sports equipment, other than ammunition, vehicles and water craft; (x) television and video equipment; (c) repairing and servicing the following - (i) blinds; (ii) cameras or other photographic equipment; (iii) canvas goods, tents and camping soft goods; (iv) computers and computer equipment; (v) electronic instruments and equipment; (vi) garments; (vii) mowers, including motor mowers and portable gardening equipment; (viii) optical goods, being spectacles and the like; (ix) domestic electrical appliances; (x) power and other tools; (xi) scientific instruments; (d) providing the following services - (i) book binding; (ii) document duplicating or copying or photocopying; (iii) engraving by hand; (iv) laboratory facilities; (v) locksmith services; (vi) photographic film processing; (vii) picture framing; (viii) plan printing; (ix) restoration of small articles of a personal or domestic nature or works of art;

Unconfirmed

Use	Definition
	(x) studio facilities for film, theatre or television. The term does not include any use defined as a dangerous goods location, large dangerous goods location or major hazard facility.[9.3]
Service Station	Means the use of premises primarily for refueling motor vehicles. The term includes the ancillary use of premises for one or more of the following - (a) the retail sale to the travelling public of - (i) fuels, lubricants, oils and grease; (ii) spare parts and auto accessories; (iii) a range of convenience items; (b) the carrying out of - (i) maintenance, service and repair of motor vehicles; (ii) hire of a limited number of vehicles and trailers; (iii) cleaning of motor vehicles including facilities provided to the public to clean their own vehicles; (c) car wash.
Shop	Means the use of premises for the purpose of displaying or offering goods or personal services for retail sale or hire. The term includes shopping centres, supermarkets, chemists, newsagent, boutiques or the like and the incidental storage of such goods on the same premises. The term excludes a Discount Department Store, which for the Shoreline POD is an undefined use.
Telecommunications Facility	Means the use of premises for the installation of any equipment or infrastructure used to receive and transmit telecommunications that is constructed by a carrier licensed by the Commonwealth Government. This term includes cables, telephones, freestanding towers, poles, dishes, antennae and equipment shelters. The term does not include 'Low Impact Facilities' as defined by the *Telecommunications Act 1997*, *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No.1 of 1999*.
Temporary Use	Means the irregular or infrequent use of premises for sport, recreation, entertainment or cultural activities that does not require the construction of a permanent building or the installation of permanent infrastructure or services. A temporary use does not exceed 21 days in any 12 month period with not one single period exceeding 10 days duration.
Tourist Accommodation	Means the use of premises for short-term accommodation for tourists. The term includes self-contained motel, serviced apartments, guesthouse, backpackers hostel and resort.
Tourist Park	Means the use of premises for holiday and recreational purposes, involving the setting up of short-term and easily removable accommodation for travelers or holiday cabin. The term includes ancillary communal, management and recreational facilities.

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Use	Definition
Utility Installation	Means the use of premises for any of the following - (a) a public facility that collects, stores and treats water, wastewater, sewage or other solid or liquid waste; such as a sewerage treatment plant, water reservoir, water treatment plant, waste management facility or the like; or (b) a facility that commercially generates electricity using energy derived from water, wind or sun; or (c) a facility that distributes energy derived from electricity, gas, oil or the like; such as an electrical substation, gas storage facility or the like; or (d) a public or commercial facility for the broadcasting of television or other medium, such as radio; or (e) a movement network and associated facilities for transport by rail or air. This term includes maintenance and storage depots used in conjunction with the use.
Vehicle Depot	Means the use of premises for the storage, for commercial or public purposes, of more than one motor vehicle, including taxis, buses, trucks and uses of a like nature. The term includes the ancillary servicing, repair and cleaning of vehicles stored on premises.
Vehicle Parking Station	Means the use of premises for the parking of vehicles where the parking is not ancillary to some other use on the same premises.
Vehicle Repair Premises	Means the use of premises for the carrying out, either with or without servicing, of repairs to motor vehicles, including motor vehicle components such as radiators and windscreens, farm machinery or boats. The term includes panel beating, spray painting and car detailing.
Veterinary Surgery	Means the use of premises for the veterinary care, surgery and treatment of animals whether or not provision is made for the accommodation of animals on the premises.
Warehouse	Means the use of premises for the storage of goods, merchandise or materials in a building or buildings not associated with another use on the premises. The term includes a self-storage facility and freight depot.

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Note -

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- Mezzanine
- Minor Building Work
- Minor Drainage System
- Minor Electricity Infrastructure
- Minor Heritage Building Work
- Minor Reconfiguration
- Mixed Use
- Movement Network
- Native Animals
- Native Plants
- Natural Drainage Lines
- Nature Based Recreation
- Neighbourhood Density
- Net Residential Density
- Operational Work
- Other Development
- Outermost Projection
- Out-of-Centre
- Overall Outcomes
- Overland Flow Path
- Overlay
- Parking Aisles
- Permeable Surface
- Plan Area
- Planning Scheme Area
- Planning Scheme Policy
- Plot Ratio
- Premises
- Primary Active Frontage
- Private Open Space
- Private Swimming Pool
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- Probable Solutions
- Queuing Area
- Rainwater Harvesting
- Rear Lot
- Reconfiguring a Lot
- Recreational Path
- Recyclable Waste
- Removable Structure
- Retaining Wall
- Revetment Wall
- Riparian Vegetation
- Risk
- Road
- Road Hierarchy
- Road Reserve

Administrative Terms - continued

- Roof Water Hydraulic Drainage
- Roof Water Mains
- Scenic Values Schedules
- Secondary Active Frontage
- Secondary Dwelling
- Self-Assessable Development
- Sensitive Land Use
- Service Aisles
- Service Bay
- Service Vehicle
- Setback
- Sewerage Hydraulic Drainage
- Sewerage Mains (Sewerage Reticulation Mains)
- Short Term Accommodation
- Side and Rear Boundary Clearance
- Significant Centre Development
- Silviculture
- Site
- Site Analysis Plan
- Site Coverage
- Site Density
- Site Development Plan
- Specific Outcome
- Standard Format Plan of Survey
- State-controlled Road
- Storey
- Storm Tide Area
- Stormwater
- Stormwater Management Plan (SMP)
- Streetscape
- Structure
- Structure Plan
- Sub-area
- Substantially Completed
- Swale
- Table Drain
- Tables of Assessment
- Temporary Use
- Terrace House
- Transit Oriented Development
- Trunk Infrastructure
- Tidal Land
- Ultimate Development
- Use
- Vegetation
- Utility Infrastructure
- Verge
- Volumetric Format Plan of Survey
- Walkability
- Walking Catchment
- Waste Container
- Wastewater System
- Water Catchment
- Watercourse
- Wetland
- Zone
- Zone and Overlay Maps
- Zone of Influence

Administrative Term	Definition
Acceptable Solution	Precise criteria that do not require the exercise of discretion to assess whether a proposed development complies.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Access Permeability	Development that is accessible by a number of alternative paths but does not surround itself with or include barriers to movement.
Accessway	A vehicle driveway used to access premises.
Acid Sulfate Soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised *(potential acid sulphate soils)*. Note - definition from State Planning Policy 2/02
Act	The *Sustainable Planning Act 2009*, as amended from time to time.
Active Transport	Non-motorised travel such as walking and cycling
Adverse Flooding	Flooding which may adversely affect the amenity, safety or use of a premises
Advertising Device	Any permanent structure, device, or sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable Housing	Housing that is appropriate to the needs of households with low to moderate incomes.
All Weather Road Access	Public road access to boundary of the subject land by a vehicular carriageway of sufficient standard, in terms of width, surface, gradient and structural capacity, to allow for the safe passage of conventional two wheel drive vehicles and safe trafficability during storm runoff.
Alternative Provision	For the purpose of building works, provisions that are: (a) identified or stated in a planning scheme; (b) alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; (c) qualitative statements or quantifiable standards.
Annual Exceedance Probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5 percent, it means that there is a 5 percent risk, that is the probability of 0.05 or a likelihood of 1 in 20, of a peak flood discharge of 500 cubic metres /second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next. Note – Definition from State Planning Policy 1/03
Aquaculture	Has the meaning in the *Fisheries Act 1994* and includes the cultivation of live fisheries resources for sale other than in circumstances prescribed under a regulation.

Unconfirmed

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Unconfirmed

Administrative Term	Definition
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include - (a) vertical and horizontal detail and/or projections; (b) variations in colours, materials, patterns and textures; (c) architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form.
Assessable Development	Has the meaning given to it in the *Sustainable Planning Act 2009*.
Assessment Criteria	Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable, assessable development, and development requiring compliance assessment, including overall outcomes, performance outcomes and acceptable outcomes.
Asset Protection Zone	An area surrounding development intended to reduce bushfire risk to an acceptable level. The width of the asset protection zone will vary with slope and aspect and consists of a fuel reduced and fuel free area.
Australian Height Datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average Recurrence Interval (ARI)	The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude. Note—definition from Temporary State Planning Policy 1/11.
Average Width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation Facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located on or off airport. Note - definition from State Planning Policy 1/02.
Background Noise Level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
Basement	A storey either wholly or substantially below ground level where no part of the floor level projects more than one metre above ground level.
Biodiversity	The natural diversity of wildlife, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary Clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia – the outside face of the fascia; or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Buffer	An area of the land, including watercourses, required for maintaining separation distances: (a) between different land uses; or

Administrative Term	Definition
	(b) from a major noise source; or (c) from a conservation area or a public recreation area; or (d) from a wetland or watercourse. A buffer is not exclusive of other uses and may incorporate lower intensity activities that assist in mitigating the overall impact on external uses. As a general principle a buffer is not extended over a third party's property without their consent.
Building	A fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building. Note-definition from the *Sustainable Planning Act 2009*.
Building Envelope	The three-dimensional extent of where a building and associated structures may be built on a site after consideration of limits set on height, setback and other similar measures.
Building Envelope Plan	A plan that shows the building envelope for a particular development and may be approved by the local government as a condition of development on an approved plan of subdivision.
Building Format Plan (of survey)	A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings. Note—definition from the *Land Title Act 1994*.
Building Frontage	The facade of a building that fronts the street or other public spaces.
Building Height	The vertical distance from ground level to the highest point of the building and structures.
Building Work	Has the meaning given to it in the section 10 of the *Sustainable Planning Act 2009*.
Built to Boundary	Class 1 or Class 10 Building works undertaken within 750mm of the boundary of a lot
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australia ICOMOS members (ICOMOS - International Council on Monuments and Sites).
Bushfire	An uncontrolled fire burning in forest, scrub or grassland vegetation, also referred to as a wildfire.
Bushfire Risk	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the City's natural and cultural heritage.
Bushland Habitat Map	For the purposes of section 24(b) of Local Law o. 6 - Protection of Vegetation, the Enhancement Area, Enhancement Link, Enhancement Corridor, Koala Habitat, Bushland Habitat and Marine Habitat depicted on the Bushland Habitat Overlay Map is the land described in section 24(b) as land which is or may be required for Greenspace indicated in a Development Control Plan, Local Area Plan or Strategic Plan.
Canal and Lakeside Structure	All development, including works associated with a building or structure, as defined by the *Building Act 1975* (includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure) where that development is within nine (9) metres of a revetment wall landward or seaward, and is on, or associated with, a property included in the Canal and Lakeside Structures Overlay. The term includes: (a) a dwelling unit; or (b) a structure located on the same premises as a dwelling unit; or

Unconfirmed

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Administrative Term	Definition
	(c) a structure which is located seaward of a revetment wall but is directly associated with a residential property; (d) is for the exclusive use of the residents and their visitors; (e) is strictly ancillary to the residential use of the site. The term does not include marinas, ports or boat harbours.
Carrier	The holder of a carrier licence granted by the Australian Communications Authority (ACA).
Centre	Means the City Centres geographically defined by the extent of the Centre zones in the case of District, Neighbourhood, Local, Point Lookout and SMBI Centres, and *Diagram 12 Capalaba Principal Activity Centre, Diagram 13 Cleveland Principal Activity Centre and Diagram 14 Victoria Point Major Centre* as depicted in Part 3: Division 2 Strategic Framework of the Redlands Planning Scheme.
Circulation Aisles	Aisles performing the dual function of providing access to car parking spaces and providing access to other aisles.
Circulation Roads	Roadways contained within a development site that do not provide direct access to carparking spaces, but distribute traffic between entrance/exit driveways, circulation aisles and service areas.
Code Assessable	Has the meaning given to it in the *Sustainable Planning Act 2009*.
Commercial Place	For the purpose of noise assessments any commercial, industrial or business premises, not being a sensitive receiving environment.
Commercial Waste	Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises. Note—as defined in the *Environmental Protection (Interim Waste)Regulation 1996.*
Communications Structures	The installation on an existing building or structure of any device used to receive or transmit telecommunications through the air, where the device is ancillary to the use of the premises. This includes satellite dishes, aerials and antennae. The term does not include the installation of "low impact facilities" as defined by the *Telecommunications Act 1997*, *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No.1 of 1999*. **Note -** Where the device is the use of the premises, it is a Telecommunications Facility.
Community Infrastructure	The community infrastructure prescribed under a regulation for section 200 of the *Sustainable Planning Act 2009*.
Community Management Statement	The identification of a community titles scheme. It is also a document that: (a) identifies land; (b) otherwise complies with the requirements of the Body Corporate and (c) Community Management Act 1997 for a community management statement. Note—as defined in the *Body Corporate and Community Management Act 1997*.
Community Residence	Any dwelling used for accommodation for a maximum of six persons comprising a single household who require assistance or support with daily living needs, share communal spaces and who may be unrelated. A support worker is permitted to reside on the premises at any time in addition to the maximum of six persons requiring assistance or support.

Unconfirmed

Administrative Term	Definition
	The term does not include: multiple dwelling, hostel, residential care facility, short-term accommodation or aged care and special needs housing.
Community Titles Scheme	A single community management statement recorded by the registrar identifying land (the scheme land). Note—as defined in the *Body Corporate and Community Management Act 1997*.
Commuter Path	A path primarily intended to accommodate trips to work or school and provides for safe longer distance travel at higher speeds between destinations for both cyclists and pedestrians.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made.
Corner Lot	A lot bounded by two or more roads where the roads intersect or join.
Crime Prevention Through Environment Design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Curtilage	The area of a site associated with and adjoining a building or other structure. When applied to a dwelling unit, it comprises the area of land within the site used and maintained in conjunction with the dwelling unit.
Declared Plant	A plant declared under the *Rural Lands Protection Act 1985* or Local Law No. 13 - Control of Pests.
Defined Flood Event (DFE)	The higher of: (a) the highest recorded flood; or (b) the 1% annual exceedance probability (AEP) flood event.
Demolition	Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of: (a) a part of a structure for alteration, maintenance, remodelling or repair; or (b) formwork, false-work, scaffold or other construction designed or used to provide support, access or containment during construction work. Note—as defined in the *Workplace Health and Safety Act 1995*.
Design Production Capacity	The maximum output capable of being produced given the plant, equipment, personnel and facilities on the site.
Design Speed	The speed selected as being appropriate for a street, for design purposes.
Design Vehicle	The vehicle for which a given development is designed to accommodate in relation to on-site access and maneuverability.
Development	Any of the following: (a) carrying out building work; (b) carrying out plumbing or drainage work; (c) carrying out operational work; (d) reconfiguring a lot; (e) making a material change of use of premises. Note - definition from the *Sustainable Planning Act 2009*. Each term in this definition is further defined in the *Sustainable Planning Act 2009*.

Unconfirmed

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Administrative Term	Definition
Development Envelope Area	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area. **Note -** Development envelopes, previously described as 'building envelopes', are approved by the local government as - a condition of development on an approved plan of subdivision; or being identified as land outside a statutory covenant area on the property title. In both instances a property search will identify the existence of an approved development (building) envelope.
Development Footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic Additions	Means the addition to or extension of the dwelling unit for - (a) rooms - (i) on premises with an existing dwelling house; (ii) that are enclosed and roofed additions to the existing dwelling unit; (iii) that do not form an additional dwelling unit; or (b) buildings or structures used for passive recreational purposes that are - (i) roofed and unenclosed such as verandahs, decks, patios or the like; (ii) or provide roof-top recreational areas.
Domestic Outbuilding	A Class 10a building as defined in the *Building Code of Australia 1996* that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Domestic Waste	Has the meaning given to it in the *Environmental Protection (interim Waste) Regulation 1996*.
Drainage Constrained Land	Land on the Southern Moreton Bay Islands that is likely to be constrained by drainage issues, such as overland flow path, high water table, seepage and all weather road access.
Driveway Crossover	A vehicle driveway extending from the roadway to the property boundary.
Dwelling Unit	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.

Unconfirmed

Administrative Term	Definition
Ecologic Niche	The way a species interacts with all the components or resources of its habitat. The term includes not only the habitat occupied by an organism but also the organism's functional role as a member of the community of indigenous plants and animals.
Ecological Sustainability	A balance that integrates: (a) protection of ecological processes and natural systems at local, regional, (b) State and wider levels; (c) economic development; (d) maintenance of the cultural, economic, physical and social wellbeing of (e) people and communities. Note—definition from the *Sustainable Planning Act 2009*.
Electricity Easement	A right held by an electricity distribution provider over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
Electricity Infrastructure	A building or structure used for electricity distribution.
Environmental Impact Statement	A document which may be required to be prepared to support a development application for development approval and which includes, in sufficient detail to allow an adequate assessment of the potential environmental impacts and the suitability of proposed mitigation measures, the following - (a) a description of the development proposal; (b) a description of the existing environment and its values and significance; (c) a statement of the likely impacts of the proposal on the existing environment; (d) a statement of the measures to be used to avoid or mitigate adverse impacts; (e) a statement of the means to be used to monitor the effectiveness of the mitigation measures and to respond to accidents, emergencies and other non-conformances. This term commonly includes an environmental management plan.
Environmental Management Plan	For development to which the EIS process applies, means a document prepared by the proponent that proposes conditions and mechanisms to manage the potential environmental impacts of the development. Note—definition from the *Sustainable Planning Act 2009*.
Environmental Nuisance	An unreasonable interference or likely interference with an environmental value caused by: (a) noise, dust, odour, light; or (b) an unhealthy, offensive or unsightly condition because of contamination; or (c) another way prescribed by regulation. Note—definition from the *Environmental Protection Act 1994*.
Environmentally Relevant Activity (ERA)	Is: (a) an agricultural ERA as defined under section 75 of the Environmental Protection Act 1994; or (b) a mining activity as defined under section 147 of the Environmental Protection Act 1994; or (c) a chapter 5A activity as defined under section 309A of the Environmental Protection Act 1994; or

Unconfirmed

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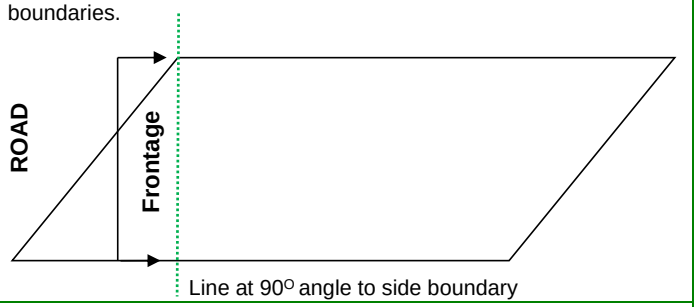
Administrative Term	Definition
	(d) another activity prescribed under section 19 of the Environmental Protection Act 1994 as an environmentally relevant activity. Note - definition from the *Environmental Protection Act 1994.*
Environmental Values	All of the components of a natural environment that maintain biodiversity and ecosystem processes and create opportunities for individual survival, population survival and the capacity for species to continue their evolutionary adaption, including - (a) native vegetation and native animals, their habitat, habitat values and habitat links; (b) the ecologic niche of native vegetation and native animals, that are the very specific areas in which they live and have important relationships with the physical environment, other native vegetation and native animals; (c) the behaviour of native vegetation and native animals, that is the responses of an animal to its environment, responses that are not random, but are highly organised and intricate patterns of activity, including a native animal's movement patterns through the landscape.
Environmental Weed	A plant which is not declared under the *Rural Lands Protection Act 1985* or *Local Law No. 13 Control of Pests*, however due to its impact on the environment, particularly bushland/native fauna, is considered by the local government to be a weed.
Erosion Prone Area	An area declared to be an erosion prone area under section 70(1) of the *Coastal Protection and Management Act 1995*. Note—definition from the *Coastal Protection and Management Act 1995*.
Excavation and Fill	Removal or importation of material to, from or within a lot that will change the ground level of the land.
Exempt Development	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Façade	The front of a building and more particularly its principal front.
Family Day Care	A dwelling unit used for the reception and minding or caring for children where such a service provides for home-based care. Home-based care means the use is undertaken as an ancillary use only in any dwelling. Operators must also be appropriately licenced and registered by the appropriate regulatory authority.
Flood	The temporary inundation of land by expanses of water that overtop the natural or artificial banks of a watercourse such as a stream, creek, river, estuary, lake or dam.
Flood Prone Area	An area that indicatively identifies the 1 percent Annual Exceedance Probability (AEP) flood event as shown on the Flood Prone, Storm Tide and Drainage Constrained Overlay where development is restricted.
Floor Space Ratio	The ratio of floor area including basements, mezzanine and toilets to the area of the site.
Footpath	A pavement intended only for pedestrians, separate from the road or street carriageway, either within or outside a road reserve.
Form	In a streetscape context, the two-dimensional shape, outline or silhouette of a building.
Frontage	A boundary of a lot which abuts a road and includes an average width parallel to the road or angled frontages where the front boundary is not at 90º to the side boundaries.

Unconfirmed

Administrative Term	Definition
	Measuring frontage – non-standard lot Where the front boundary is not at 90º to the side boundaries. 
Gross Floor Area (GFA)	The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for: (a) building services; or (b) a ground floor public lobby; or (c) a public mall in a shopping complex; or (d) parking, loading or manoeuvring of vehicles; or (e) balconies, whether roofed or not. Note—definition from the *Sustainable Planning Regulation 2009*.
Gross Leasable Area	The total floor area, inclusive of all walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets.
Ground Level	The level of the natural ground or where the level of the natural ground has been changed, the level as lawfully changed. **Note –** Council does not maintain an up to date reference point for ground level. The ground level may be determined by a cadastral surveyor using best evidence such as: ▪ 'as constructed' plans lodged with Redland City Council (RCC) at the time of subdivision; ▪ surveyed spot levels from Council's sewer maps; or ▪ a site survey prepared by a cadastral surveyor. In circumstances where the natural ground level has been altered as a result of a development activity, the applicant must demonstrate that the ground level has been lawfully changed.
Habitable Room	A room used for normal domestic activities, and: (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note—definition from the *Building Code of Australia*.
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.

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Schedule 3 - Administrative Terms

Administrative Term	Definition
Habitat Link	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
Habitat Values	Those characteristics of an area that make it suitable as a habitat or refuge for native plants and native animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats. **Note -** Also refer to "Koala Habitat Type" under State Planning Policy 2/10 Koala Conservation in South East Queensland.
Hazardous Materials	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— (a) the chemical properties of the substance; (b) the physical properties of the substance; (c) the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note—definition from the *Dangerous Goods Safety Management Act 2001*.
Heritage Place	A place, area, land, landscape, building or work which is of cultural heritage significance.
Highest Astronomical Tide	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
Household	An individual or a group of two or more related or unrelated people who reside in the same dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living
IDAS	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Impact Assessable	Has the meaning given to it in the *Sustainable Planning Act 2009.*
In-fill Development	Development in existing areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Internal Lot	A freehold lot that has access to a street only by means of an access way or easement, where the lot is not part of a community title scheme.
Irregular Lot	A lot that is not rectangular in shape. This term does not include an internal lot.
Koala Habitat Tree	Has the meaning given to it in the State Planning Policy 2/10 Koala Conservation in South East Queensland: (a) a food tree of the *Corymbia*, *Melaleuca*, or *Lophostemon* or *Eucalyptus* genera; and (b) a preferred shelter species such as *Angophora*
Land Application System	The system used to apply effluent from a wastewater treatment unit into or onto the soil for further in-soil treatment and absorption.
Landscaping	The treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated.
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.

Unconfirmed

Administrative Term	Definition
Level of Assessment	The type of assessment identified for development in accordance with the IPA, including one or other of the following - (a) exempt; (b) self-assessable; (c) assessable requiring code assessment, referred to as code assessable; (d) assessable requiring impact assessment, referred to as impact assessable.
Local Access Path	A path used by both pedestrians and cyclists that provides safe connectivity within a local community to individual properties.
Lot	Lot means: (a) a lot under the Land Title Act 1994; or a separate, distinct parcel of land for which an interest is recorded in a (b) register under the Land Act 1994; or (c) common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or (d) a lot or common property to which the Building Units and Group Titles Act1980 continues to apply; or (e) a community or precinct thoroughfare under the Mixed Use Development Act 1993; or (f) a primary or secondary thoroughfare under the Integrated Resort Development Act 1987 or the Sanctuary Cove Resort Act 1985. Note—definition from the *Sustainable Planning Act 2009*.
Low Impact Facility	Has the meaning given to it in the *Telecommunications Act 1997*.
Low-Rise Building	A building that is 1 to 2 storeys in height.
Major Drainage System	That part of the overall stormwater drainage system (including natural flow paths and creeks) which controls flow greater than those controlled by the minor drainage system, including street flows not contained in the minor system.
Major Reconfiguration	Any standard format reconfiguration that - (a) creates or has the potential to create more than 5 non-residential lots; (b) creates more than 50 residential lot or 75 dwelling unit (or their equivalent); or (c) creates a new road, public or private, that is an Access Street or higher order in the Movement Network.
Material Change of Use	Has the meaning given to it in the Schedule 3 of the *Sustainable Planning Act 2009.*
Mean High Water Spring Tide	The long term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
Medium Reconfiguration	Any standard format reconfiguration other than a major or minor reconfiguration.
Mid-Rise Building	A building that is 3 to 5 storeys in height.
Mezzanine	An intermediate floor within a room. Note—definition from the *Building Code of Australia*.
Minor Building Work	Means - (a) An alteration, addition or extension to an existing building where the floor area including balconies is less than five per cent of the building or twenty-five square meters, whichever is the lesser; or

Unconfirmed

Administrative Term	Definition
	(b) Building work identified as Accepted development-exempt from relevant provisions in accordance with Schedule 2 of the *Building Regulation 2021*. This term does not include alterations to, demolition of or additions to an item listed in Schedule 4 - Heritage Place Register.
Minor Drainage System	That part of the overall stormwater drainage system which controls flows from the minor design storm event e.g. kerb and channel, inlets, underground drainage etc. for the purposes of providing pedestrian safety, convenience and vehicle access.
Minor Electricity Infrastructure	All aspects of development for an electricity supply network as defined under the *Electricity Act 1994*, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.) This includes: – augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; – augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor Heritage Building Work	Building work that - (a) is internal; or (b) is at the rear of the building, where it is not visible from a public place; or (c) will not substantially change the external appearance of the place, such as sun hoods, awnings, stairs and ramps.
Minor Reconfiguration	Standard format reconfiguration that does not create a road, public or private, or require a road to be constructed, widened or altered.
Mixed Use	A use of premises that integrates residential activities with commercial, retail, industry or tourist accommodation activities where a minimum of 30 percent of the total gross floor area is used for residential purposes.
Movement Network	All road, pedestrian and cycleway corridors.
Native Animals	Terrestrial, arboreal and aquatic fauna that has and does occur naturally on the land, in the waters and in the sky of the Redland City area and neighbouring local government areas. This includes the progeny, larvae, pupae, eggs or genetic or reproductive material of an animal. Native Animals do not include: • Animals that have been introduced to the Redlands after European arrival; or • Declared pest species. All classes of native wildlife are protected under the *Nature Conservation Act 1992.*
Native Plants	Locally native plants or trees, living or dead, and their allies that have evolved and existed naturally in the Redland City area and neighbouring local government areas. This includes the whole or any part of the flowers, seeds or genetic or reproductive material of a plant. Native Plants do not include: • Plants or trees that are not locally native or that have been introduced to the Redlands after European arrival;

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Administrative Term	Definition
	• Plants or trees planted for cultivation, harvesting or grown for commercial purposes; • Declared weed species. All classes of native plants are protected under the *Nature Conservation Act 1992.*
Natural Drainage Line	Means - (a) for the purposes of the planning scheme, natural drainage lines which are identified on the Waterways, Wetlands and Moreton Bay Overlay Map; or (b) a natural or modified tributary of a watercourse.
Nature Based Recreation	Means - (a) activities that include appreciation of nature as the key motivational factor; (b) substantial modification of the natural environment is not required; (c) the natural environment is critical to the participation and satisfaction of the participants; (d) activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity; (e) activities that occur in, and are dependent upon, settings which are not under the direct control of participants.
Neighbourhood Density	The ratio of the number of dwelling units to the area of the land. The area includes internal public streets, all areas of public open space, local or neighbourhood shops, primary and secondary schools, local community services, local employment areas and half the width of adjoining arterial roads.
Net Residential Density	The ratio of the number of dwelling units to the area of land they occupy (including internal public streets) plus half the width of adjoining access roads that provide vehicular access to dwelling units.
Operational Work	Has the meaning given to it in the *Sustainable Planning Act 2009*.

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Schedule 3 - Administrative Terms

Administrative Term	Definition
Other Development	Development other than a material change of use of premises and is confined to - (a) reconfiguration for - (i) creating lots by subdividing another lot by standard format plan; (ii) creating lots by subdividing another lot by - a. building format plan; or b. volumetric format plan; (iii) rearranging the boundaries of a lot; (iv) dividing land into parts by agreement; (v) creating an easement for access; (b) building work for - (i) communications structures; (ii) [Blank]; (iii) a domestic outbuilding; (iv) [Blank]; (v) a private swimming pool; (vi) a private tennis court; (vii) addition or external alteration of a building other than a domestic building; (c) operational works for - (i) constructing a domestic driveway crossover; (ii) excavation and fill; (iii) operational work for reconfiguring a lot (by standard format plan); (iv) placing an advertising device on premises; (v) private waterfront structure.
Outermost Projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Out-of-Centre	A location that is clearly separate from a centre. Note - land that is zoned with the word "centre" in the title is a centre for the purposes of the planning scheme.
Overall Outcomes	Statements of desired outcomes that apply to the whole of a zone or overlay, or are the purpose of a code under s326(1) of the *Sustainable Planning Act 2009*, or both.
Overland Flow Path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined watercourse exists, the path taken by surface run–off from higher parts of the catchment. This does not include a watercourse or wetland.
Overlay	Specific provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may - (a) make those areas, places or sites sensitive to effects of development; or (b) constrain development due to an environmental hazard or the value of a resource.
Parking Aisles	The aisles used by vehicles to gain access to a carparking space.
Permeable Surface	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.

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Administrative Term	Definition
Plan Area	The vertical projection of all unenclosed structures at ground level and includes patios, decks, swimming pools, and associated paving and the like.
Planning Scheme Area	Means - (a) the most seaward extent of a cadastral boundary; or (b) to mean high spring tide.
Planning Scheme Policy	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Plot Ratio	The ratio of gross floor area to the area of the site.
Premises	Means: (a) a building or other structure; or (b) land, whether or not a building or other structure is situated on the land. Note - definition from the Sustainable Planning 2009.
Primary Active Frontage	A building frontage that provides maximum interaction with the street through the provision of uses and tenancies which support high levels of pedestrian movement and activity. These uses are to be concentrated where possible on the ground and lower floors of a building with direct visual contact with the street. A primary frontage is one that - (a) applies an appropriate combination of architectural design elements including windows, openings, surface articulation, entry statements, balconies, and awnings; (b) uses an appropriate combination of external finishes and colours to provide visual interest and unify the centre's streetscape; (c) maximises opportunities for casual surveillance and interaction between different user groups; (d) accommodates a mix of activities along the street frontage which contribute to pedestrian use over an extended period.
Private Open Space	An outdoor space for the exclusive use of occupants of a building
Private Swimming Pool	The meaning given to it in the *Building Code of Australia 1996* and - (a) is located on the same premises as a dwelling unit; (b) is for the exclusive use of the residents and their visitors; (c) the use of the swimming pool is strictly ancillary to the residential use of the site.
Private Tennis Court	A single tennis court that is - (a) located on the same premises as a dwelling unit or units; (b) for the exclusive use of the residents and their visitors; (c) is strictly ancillary to the residential use of the site.
Probable Solutions	The criteria or standards that provide a guide for achieving a specific outcome in whole or part, but do not necessarily establish compliance with a code.
Queuing Area	An area of roadway between the entry or exit driveway and the first conflict point or traffic control point within a car parking area, available for the storage of vehicles in a queue.
Rainwater Harvesting	The process of capturing and storing roof run-off for reuse.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Reconfiguring a Lot	Has the meaning given to it in the *Sustainable Planning Act 2009*.

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Schedule 3 - Administrative Terms

Administrative Term	Definition
Recreational Path	A path that provides for recreational use and commuter use and includes support facilities such as toilets, seating, drinking fountains and shelter.
Recyclable Waste	Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. Note—definition from the *Environmental Protection (Interim Waste) Regulation 1996*.
Removable Structure	A dwelling unit, building or structure including foundations, capable of being completely removed from site.
Retaining Wall	Means either a structure that holds back or supports soil when the natural ground level has been altered.
Revetment Wall	A wall erected against an earth bank or rock face to protect it against erosion.
Riparian Vegetation	Vegetation that grows on, below or adjacent to watercourse.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Road	An area of land, whether surveyed or unsurveyed: (a) dedicated, notified or declared to be a road for public use; or (b) taken under an Act, for the purpose of a road for public use. The term includes: (a) a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; (b) a bridge, causeway, culvert or other works in, or, over or under a road; (c) any part of a road. Note - definition from the *Land Act 1994*.
Road Hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic.
Road Reserve	The land dedicated to the Crown for the purpose of a road or street, and incorporating the full width from property boundary to property boundary.
Roof water hydraulic drainage	Private roof water drainage constructed from the roof water legal point of discharge during the building works.
Roof water mains	A roof water pipe installed during development works which may service one or more lots and may be covered under an easement.
Scenic Values	Elements valued by the community as being an important to the landscape and visual quality of the local government area. These elements include bushland, ridgelines, open and semi-open rural landscapes, coastal landscapes, water views and skylines.
Schedules	Details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other term used in the scheme.

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Administrative Term	Definition
Secondary Active Frontage	A building frontage that provides a minor but supporting role in stimulating pedestrian movement and activity. Uses and tenancies on these frontages will be concentrated at ground floor and offer some limited visual contact with the street. A secondary active frontage is one that - (a) where possible, applies an appropriate combination of architectural design elements including windows, openings, balconies and awnings; (b) sensitively uses an appropriate combination of external finishes and colours to provide visual interest and unify the centre's streetscape; (c) creates some opportunities for casual surveillance and interface between different user groups.
Secondary Dwelling	A dwelling, used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house , be attached to a dwelling house or be free standing.
Self-Assessable Development	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Sensitive Land Use	Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park. Note—definition from SPP 5/10.
Service Aisles	The proportion of roadway between the access driveway and the service area. Service aisles may form part of the internal circulating road system.
Service Bay	A parking bay for service vehicles engaged in loading or unloading and where a loading dock may or may not be provided.
Service Vehicle	A vehicle used to supply or remove goods or services to or from a development.
Setback	For a building or structure other than a swimming pool, the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.
Sewerage hydraulic drainage	Private drainage constructed from the sewer-house connection point during building works.
Sewerage mains (sewerage reticulation mains)	A main in a sewerage system that is a council asset, including the house connection point.
Short-Term Accommodation	The provision of temporary accommodation for tourists or travellers for a maximum period of eight weeks.
Side and Rear Boundary Clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Significant Centre Development	Centre development with a gross floor area over 4000m^2, whether or not in stages.
Silviculture	The practice of managing stands of trees by manipulation of all biological aspects of growing trees, to enhance growth and timber quality. Examples of silvicultural practices include planting, thinning, form pruning, harvesting, tending of weeds, fertilizing and spraying.

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Schedule 3 - Administrative Terms

Administrative Term	Definition
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous..
Site Analysis Plan	A plan that demonstrates an appreciation of a site and its context to identify opportunities and constraints for site layout and design.
Site Coverage	The proportion of the total site area expressed as a percentage to the area that is covered by buildings measured within the projection of the outer limits of the buildings onto a horizontal plane. This term also includes - (a) balconies that extend more than 2.5 metres out from the wall of the building; (b) balconies that have the ability to be enclosed by blinds, shutters, moveable panels or other architectural design features; (c) outbuildings. The term does not include - (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; (b) roof overhangs or sun hoods, or parts thereof which do not extend more than 2.5 metres out from the wall of a building; (c) private balconies which are accessible only from one dwelling unit and where any part of the balcony is not more than 2.5 metres out from the wall of the building; (d) building linkages which in total have a combined area of less than 5 percent of the lot area; (e) basement car parking areas.
Site Density	The ratio of dwellings to the area of the site occupied by the dwellings.
Site Development Plan	A diagram that identifies the location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, on-site parking and access, all associated facilities, landscaping, preliminary stormwater drainage design, floor plans, building elevations showing colours and finishes of building materials, cross-sections showing the relationship to existing and proposed topography that shows all excavation and fill.
Specific Outcome	Statements of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure or specified effects of use or development on aspects of the environment. Development that achieves the specific outcomes of a code complies with the code.
Standard Format Plan of Survey	Defines land using a horizontal plane and references to marks on the ground. Note—definition from the *Land Title Act 1994*.
State-controlled Road	A road or land, or part of a road or land, declared under section 24 [of the *Transport Infrastructure Act 1994*] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 [of the *Transport Infrastructure Act 1994*], see section 53 [of the *Transport Infrastructure Act 1994*]. Note—definition from the *Transport Infrastructure Act 1994*.
Storey	A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not: (a) a space that contains only: – a lift shaft, stairway or meter room; or – a bathroom, shower room laundry, water closet, or other sanitary – compartment; or

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Administrative Term	Definition
	– accommodation intended for not more than three vehicles; or a – combination of the above; (b) a mezzanine. Note—definition from the *Building Code of Australia*.
Storm Tide Area	An area below 2.4 metres Australian Height Datum (AHD) that indicatively identifies the 1 percent Annual Exceedance Probability (AEP) storm tide event as shown on the Flood Prone, Storm Tide and Drainage Constrained Overlay where development may be restricted.
Stormwater	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and watercourses where it eventually flows into the bays and ocean.
Stormwater Management Plan	A plan for the management of stormwater quantity and quality prepared for a waterway.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. Note—definition from the *Building Act 1975*.
Structure Plan	A plan that provides a comprehensive planning approach to the reconfiguration of land where the road and pedestrian/cyclist network, open space network, infrastructure, environmental issues, mix of land uses and density yields, integration with external sites among other attributes are identified.
Sub-area	An identified area within a zone with special attributes to which certain zone provisions apply.
Substantially Completed	In relation to a building or structure the completion of the floor and the erection of the frame and roof and in relation to landscaping its completion to a useable standard.
Surcharge Loading	Has the meaning given by the *Building Regulations 2006*
Swale	A shallow constructed channel, often grass-lined, which is used as an alternative to kerb and channel, or as a pretreatment to other measures.
Table Drain	The side drain of a road adjacent to the shoulders, having its invert lower than the subgrade level and being part of the formation.
Tables of Assessment	A table that identifies the assessment categories applying to development in a particular zone or overlay.
Temporary Use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.
Terrace House	A Dwelling house that - a. is built to the boundary on one or more sides; b. is located on a lot less than 300m² in size; c. does not involve a secondary dwelling; d. does not share a common wall at the boundary. A Multiple dwelling that - a. is built to the boundary on one or more sides; b. is located on a lot less than 300m² in size;

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Administrative Term	Definition
	c. does not involve a secondary dwelling; d. does share a common wall with a dwelling that adjoins the lot.
Transit Orientated Development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Trunk Infrastructure	See Schedule 3 (Dictionary) in the *Sustainable Planning Act 2009*
Tidal Land	Reefs shoals and other land permanently or periodically submerged by waters subject to tidal influence.
Ultimate Development	The year in which an area is estimated to be developed to its realistic potential of the planning scheme in accordance with the planned density.
Use	In relation to premises, includes any use incidental to and necessarily associated with the use of the premises. Note—definition from the *Sustainable Planning Act 2009.*
Utility Infrastructure	The following types of infrastructure - (a) water reticulation or supply; (b) energy supply; (c) telecommunications; (d) a sewerage system; (e) stormwater drainage; (f) road; (g) another system or service designed to improve the amenity, or enhance the enjoyment, of premises or other land.
Vegetation	Is a native tree or plant other than the following: (a) grass or non-woody herbage; (b) a plant within a grassland regional ecosystem prescribed under a regulation; (c) a mangrove. definition from the *Vegetation Management Act 1999*.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Volumetric Format Plan of Survey	Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface. Note—definition from the *Land Title Act 1994*.
Walkability	The extent to which a place or an area enables and encourages walking
Walking Catchment	The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location. Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay). In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map. In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.

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Administrative Term	Definition
Waste Container	Has the meaning given by 'Standard Commercial Waste Container' and 'Standard Domestic Waste Container' as defined under the *Environmental Protection (Interim Waste) Regulation 1996*.
Wastewater System	An on-site domestic, commercial or industrial wastewater system that receives, treats and absorbs wastewater within the property boundaries of the site of generation of the wastewater.
Water Catchment	An area that drains water to a common point.
Watercourse	(1) A watercourse is a river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events— (a) in a natural channel, whether artificially modified or not; or (b) in an artificial channel that has changed the course of the stream. (2) A watercourse includes any of the following located in it— (a) in-stream islands; (b) benches; (c) bars. (3) However, a watercourse does not include a drainage feature. Note—definition from the *Water Act 2000*
Wetland	An area shown as a wetland on the Map of Referable Wetlands. (a) Note—definition from the *Environmental Protection Regulation 2008*
Zone	An identified geographical area that is based on land use allocations.
Zone and Overlay Maps	Maps that - (a) for zones - identify zone(s) and if applicable sub-areas that affect the premises; (b) for an overlay - identify overlay(s) that affect the lot.
Zone of Influence	For a retaining wall, zone of influence means the volume of soil stratum behind a wall that affects the wall's structural integrity.

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Note -

Summary of commonly used terms from the *Sustainable Planning Act 2009* and other legislation.

Term	Other Terms Defined in Legislation
Building Work	Means - (a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or (b) work regulated under the *Standard Building Regulation 1993*; or (c) excavating or filling - (i) for, or incidental to, the activities mentioned in paragraph (a); or (ii) that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land; or (d) supporting (whether vertically or laterally) land for activities mentioned in paragraph (a). "Building work", for administrating IDAS under the *Queensland Heritage Act 1992*, includes any of the following - (a) painting or plastering that substantially alters the appearance of the place; or (b) renovation, alterations or additions to the place; or (c) excavations, disturbances or changes to landscape or natural features of land that substantially alters the appearance of the place; or (d) work on furniture, fittings and other objects - (i) associated with the place; (ii) that contributes to the place's cultural heritage significance. "Building work", for administering IDAS under the *Queensland Heritage Act 1992*, does not include development for which an exemption certificate has been issued under that Act.
Code Assessment	Means the assessment of development by the assessment manager only against the common material and applicable codes (other than codes, or parts of codes, a concurrence agency is required to assess an application against).
Commercial Waste	Means waste (other than garden waste, recyclable waste, interceptor waste or waste discharged to a sewer) resulting from the use or occupation of any premises, or part thereof, being – (a) a hotel, morel, caravan park, café, food store, canteen or like premises; or (b) an assembly building, institutional building, school, kindergarten or child minding centre; or (c) premises where any spectator sport or any game is played; or (d) an exhibition ground, showground, racecourse, or like premises; or (e) any office, shop or other premises whatsoever, where there is carried on any business or work, other than a manufacturing procsss.
Erosion Prone Area	Means an area declared to be an erosion prone area under section 70(1) of the *Coastal Protection and Management Act 1995*.
Exempt Development	Means development other than assessable or self-assessable development.

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Term	Other Terms Defined in Legislation
Habitable Room	Means a room used for normal domestic activities, and - (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in-wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
IDAS	Means the system detailed in Chapter 6 of the *Sustainable Planning Act 2009* for integrating State and local government assessment and approval processes for development.
Impact Assessment	Means the assessment (other than code assessment) of - (a) the environmental effects of proposed development; (b) the ways of dealing with the effects.
Koala Habitat Trees	Means native vegetation and plants greater than 4 metres in height or with a diameter greater than 10 centimetres at 1.3 metres above the ground and includes non-eucalypt species that grow in association with the species used by koalas.
Material Change of Use	Means - (a) the start of a new use of the premises; or (b) the re-establishment on the premises of a use that has been abandoned; or (c) a material change in the intensity or scale of the use of the premises.
Operational Work	Means - (a) extracting gravel, rock, sand or soil from the place where it occurs naturally; or (b) conducting a forest practice; or (c) excavating or filling that materially affects premises or their use; or (d) placing an advertising device on premises; or (e) undertaking work (other than destroying or removing vegetation not on freehold land) in, on, over or under premises that materially affects premises or their use; or (f) clearing vegetation on freehold land; or (g) operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the *Water Act 2000*; but does not include building, drainage or plumbing work.
Planning Scheme Policy	Means an instrument that - (a) supports the local dimensions of a planning scheme; (b) supports local government actions under the *Sustainable Planning Act 2009* for IDAS and for making or amending its planning scheme; (c) is made by a local government under Division 2 and part 5 of the *Sustainable Planning Scheme 2009.*
Premises	Means - (a) a building or other structure; or (b) land (whether or not a building or other structure is situated on the land).

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Term	Other Terms Defined in Legislation
Reconfiguring a Lot	Means - (a) creating lots by subdividing another lot; or (b) amalgamating 2 or more lots; or (c) rearranging the boundaries of a lot by registering a plan of subdivision; or (d) dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years, or an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*) rendering different parts of a lot immediately available for separate disposition or separate occupation; or (e) creating an easement giving access to a lot from a constructed road.
Recyclable Waste	Means clean and inoffensive waste that is declared to be recyclable waste under an application for an approval granted under section 369A of the Act.
Standard Format Plan	Means a plan of survey that defines land using a horizontal plane and references to marks on the ground.
Structure	Means a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.
Use	Means, in relation to premises, any use incidental to and necessarily associated with the use of the premises.
Volumetric Format Plan	Means a plan of survey that defines land using 3 dimensionally located points to identify the position, shape and dimensions of each bounding surface.
Waste Container	**Standard Commercial Waste Container –** Means a container of such type and such construction as approved by the chief executive for the storage of commercial waste. **Standard Domestic Waste Container –** Means a weatherproof and ratproof container of such type and such construction as approved by the chief executive for the storage of domestic waste and authorized by local government for use in the area.

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Note -

Summary of acronyms used in the Redlands Planning Scheme.

Acronyms	
Government Departments and Agencies	
C.S.I.R.O.	Commonwealth Scientific and Industrial Research Organisation
DSDIP	Queensland Department of State Development, Infrastructure and Planning
DTMR	Queensland Department of Transport and Main Roads
DAFF	Queensland Department of Agriculture Fisheries and Forestry
DEHP	Queensland Environmental and Heritage Protection
DNRM	Queensland Department of Natural Resources and Mines
Guidelines / Standards	
AR&R	Australian Rainfall and Run-off
AS	Australian Standard
AUS-SPEC	Specifications published by the AUS-SPEC joint venture
MUTCD	Manual of Uniform Traffic Control Devices
NZS	New Zealand Standard
QUDM	Queensland Urban Drainage Manual
Legislation	
BCA	*Building Code of Australia 1996*
CAMBA	Agreement between the Government of Australia and the Government of the People's Republic of China for the Protection of Migratory Birds and their Environment
DDA	*Disability Discrimination Act 1997*
IDAS	Integrated Development Assessment System
SPA	*Sustainable Planning Act 2009*
JAMBA	Agreement between the Government of Australia and the Government of Japan for the Protection of Migratory Birds in Danger of Extinction and their Environment
RAMSAR	Wetlands designated as of international importance by the Ramsar Treaty
SBR	*Standard Building Regulation 1993*
Organisations	
ARRB	Australian Road Research Board
IPWEAQ	Institute of Public Works Engineering Australia Queensland
RPEQ	Registered Professional Engineer of Queensland
Other	
NSI	North Stradbroke Island
SMBI	Southern Moreton Bay Islands
Technical Terms	
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ARI	Average Recurrence Interval
CBR	California Bearing Ratio
EIS	Environmental Impact Statement
EME	Electromagnetic Emissions
ESA	Equivalent Standard Axle
ESD	Ecologically Sustainable Development
GFA	Gross Floor Area
GQAL	Good Quality Agricultural Land
GVM	Gross Vehicle Mass
HAT	Highest Astronomical Tide
RL	Relative Level
SMP	Stormwater Management Plan
VMP	Vegetation Management Plan

Schedule 3 - Administrative

6.3 Terrace House Code

6.3.1 Application

(1) This code applies to all development identified as requiring assessment against the Terrace House Code in the Shoreline Plan of Development (POD) Categories of Development and Assessment Tables.

(2) This division contains the provisions for the Terrace House Code, that incorporates -

(a) Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2 (section 6.3.2)

(b) Compliance with the Terrace House Code (section 6.3.3);

(c) Overall Outcomes of the Terrace House Code (section 6.3.4);

(d) Acceptable Solutions applicable to Accepted Development (section 6.3.5);

(e) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 6.3.6);

(f) The Queensland Development Code applies to dwelling houses (terraces) unless altered by this code.

Note Where the land is identified as being in a relevant overlay area, additional provisions relating to that overlay may also apply. For example, minimum floor levels for a dwelling house on a site subject to certain types of flooding are identified in the Flood Prone, Storm Tide and Drainage Constrained overlay code.

Note In instances of non-compliance with the acceptable solutions for accepted development where no relevant overlay applies, the level of assessment of a proposal cannot be elevated from accepted development to assessable development in accordance with Schedule 6, Part 2 of the *Planning Regulation 2017*. Terrace Houses not complying with the relevant acceptable outcomes will require a concurrence agency referral to Council under Schedule 9 of the *Planning Regulation 2017*, or trigger a code assessable Building Work application assessable against the Shoreline POD.

6.3.2 Building Act, 1975 (as amended) Alternative Provisions to Queensland Development Code MP1.1 and MP1.2

(1) The provisions of the Queensland Development Code (QDC) MP1.1 and MP1.2 applies to development. The Terrace House Code contains specific outcomes and probable solutions that are nominated as Building Act, 1975 (as amended) "Alternative Provisions" to QDC MP1.1 and MP1.2;

(2) The following provisions are Building Act, 1975 alternative provisions –

(a) Table 1 - Maximum Site Coverage and Minimum Setbacks
(b) Specific provisions as noted.

6.3.3 Compliance with the Terrace House Code

(3) Development that is consistent with the following complies with the Terrace House Code -

(a) acceptable solutions in section 6.11.5 where accepted development; or

(b) specific outcomes in section 6.11.6 where assessable development.

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6.3.4 Overall Outcomes of the Terrace House Code

(1) The purpose of the code is to ensure that a Dwelling house (Terrace house), including a domestic outbuilding, is compatible with the surrounding area.

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

(a) To ensure the Dwelling house (Terrace house), including a domestic outbuilding,
(i) is designed and sited to:
- protect the amenity of adjoining premises and the streetscape;
- support a balance of indoor and outdoor living spaces;
- provide a high standard of living for occupants; and
- provide for a high quality living environment.

(ii) maintains a high standard of residential amenity;
(iii) complements the character of the surrounding area and streetscape;
(iv) provides a greater range of housing types to the community;
(v) is comprised of at least two storeys with a building height and appropriate boundary clearance that avoids overshadowing of premises;
(vi) provides usable private open space that maximises outdoor living opportunities and enhances amenity for residents;
(vii) provides safe vehicle access to the premises.

(b) Development supports a subtropical character by ensuring that a Dwelling house (Terrace house) is of a size and scale that minimises negative impacts on amenity and private open space of other dwellings by maintaining access to sunlight, daylight and privacy.

(c) Development appropriately responds to land constraints and topography, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by any overlays affecting the site or in codes applicable to the development.

(d) In the Town Centre Core Precinct, Dwelling house (Terrace house) will be located fronting the Main Street and will incorporate small business uses at the ground level to contribute to the commercial and social heart and generate activity at the street level.

6.3.5 Acceptable Solutions applicable to Accepted Development

Accepted Development	
Acceptable Solutions	
A1.	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2, A3, A6 (2) Maximum site coverage complies with Table 1 – Building Siting and Design Requirements, or in accordance with an approved building envelope plan to the extent of any inconsistency; Building Act, 1975 Alternative Provision to QDC MP1.1, A3 (3) The maximum slope of a driveway does not exceed 1 in 4; **Editor's Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard. (4) Building height in the Town Centre Frame Precinct is 14m or less above ground level. Building Act, 1975 Alternative Provision to QDC MP1.1, A4. (5) Building height in the Town Centre Frame (Reduced Density) Sub-Precinct is: (a) 9.5m and 2 storeys or less; or (b) 14m or less where within 100m of a bus stop. Building Act, 1975 Alternative Provision to QDC MP1.1, A4. (6) Building height in the Residential Precinct is: (a) 9.5m and 2 storeys or less; or

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Accepted Development	
Acceptable Solutions	
	(b) 14m or less where within 100m of a bus stop. Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4. (7) Garage setbacks comply with Table 1 – Building Siting and Design Requirements; Building Act, 1975 Alternative Provision to QDC MP1.1, A1

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Terrace House

6.3.6 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	Setbacks and Site Cover		
S1.	(1) Development is appropriately sized and located on site. (2) Site cover ensures development occurs at a compatible scale and in a form that is consistent with the character of the locality. (3) Setbacks create an attractive, consistent and cohesive streetscape. (4) Building setbacks maintain appropriate levels of light and solar penetration, air circulation, privacy and amenity for existing and future buildings and provide useable open space for the occupants.	**P1.1**	(1) Setbacks from the front, side and rear boundaries complies with Table 1 – Building Siting and Design Requirements unless adjoining a lot 300m² in size or greater, development provides: • for habitable spaces, a minimum side boundary clearance of 1 metre; • for non-habitable spaces, a minimum side boundary clearance of: • 0 metres for a garage or where matching the extent of an existing built to boundary wall on an adjoining premises; or • 0.5 metres where the height of the part of the building is 4.5 metres or less; • 1 metre where the height of the part of the building is greater than 4.5 metres. ~~(1)~~ ; Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3 (2) Maximum site coverage complies with Table 1 – Building Siting and Design Requirements;
		P1.2~~3~~	Boundary setbacks are measured to the main wall of the structure. Minor nib walls (required for fire protection purposes only) may encroach into the setback provided they are wholly contained within the property boundary, except for: (1) Bower Series Terraces where: (a) The Primary Frontage (Street) where eaves may extend up to the street boundary for Type A & B lots and should not be closer than 1500mm for Type C lots; and (b) The Secondary Street Frontage where eaves

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
			should not be closer than 1500mm; and (c) Walls that are built to boundary; and Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2 (2) Front Loaded Terraces where: (a) The Primary Frontage (Park) where eaves should not be closer than 1500mm; and (b) The Street Frontage where eaves should not be closer than 2500mm; (c) The Secondary Street Frontage where eaves should not be closer than 1000mm; and (d) Walls that are built to boundary. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
		P1.4	Eaves should not encroach closer than 450mm to the lot boundary except in the case of: (1) The Primary Frontage (street/park) where eaves should not be closer than 1500mm; (2) The Secondary Street Frontage where eaves should not be closer than 1000mm; (3) Walls that are Built to Boundary. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
		P1.5	Roofed gatehouses and arches are permitted within the Primary Frontage setback (and the Secondary Frontage setback for corner lots) provided they meet the requirements of the Queensland Development Code, having: (1) A maximum area of 4m^2; and (2) Not more than 2m wide elevation to the street; and (3) Not more than 3m in height. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2
S2.	Design elements contribute to an interesting and attractive streetscape and building through: (1) The provision of projections and recesses in the façade which reflect changes of internal functions of buildings, including circulation; (2) Orientation of buildings to the street; (3) Clearly identifiable and easily accessible pedestrian entrances;	**P2.**	Building articulation incorporates the following: Park Front Terrace Types, the Primary Frontage (Park) incorporates - (4) The primary frontage will have gated pedestrian access to the front door of the dwelling:

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Terrace House

Assessable Development			
Specific Outcomes		**Probable Solutions**	
	(4) Variations in material and building form; (5) Modulation in the façade, horizontally or vertically; (6) Articulation of building entrances and openings; and (7) Corner treatments to address both street frontages.		(a) A pedestrian gate must be provided on the front boundary fence; and (b) A minimum of two (2) or more of the following building articulation measures must be incorporated on the park façade of the building: (i) Verandah / balcony on the upper level; (ii) Shade structures / hoods over windows; (iii) Inclusion of window openings / doors with glazing; (iv) At least two different materials and at least one horizontal or vertical step in the façade. Bower Series Terrace Types and Front Loaded Terrace Types, the Primary Frontage (Street) incorporates - (1) A minimum of two (2) or more of the following building articulation measures must be incorporated on the park façade of the building: (a) Verandah / balcony on the upper level; (b) Shade structures / hoods over windows; (c) Inclusion of window openings / doors with glazing; (d) At least two different materials and at least one horizontal or vertical step in the façade.
S3.	Buildings must be sited and design to provide adequate visual privacy tor neighbouring dwellings.	**P3.**	Where the distance separating a window or balcony of an adjoining dwelling from the side or rear boundary is less than 1.5m: ~~(2)~~(1) a permanent window and a balcony has a window/balcony screen extending across the line of sight from the sill to at least 1.5m above the adjacent floor level; or ~~(3)~~(2) a window has a sill height of more than 1.5m above the adjacent floor level; or ~~(4)~~(3) a window has obscure glazing below 1.5m. Building Act, 1975 Alternative Provision to QDC MP1.1, A1, A2

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
			Note – Window and Window/Balcony Screen has the same meaning as in the Queensland Development Code.
S4.	Built Form (1) Development comprises a minimum of two stories.	**P4.**	(1) Development comprises a minimum of two stories; or (2) Is located within an approved building envelope for the site to the extent of any inconsistency with (1).
S5.	Development has a building height that: (1) achieves a low-rise appearance, having regard to site conditions; (2) is consistent with the intended character for the applicable zone or precinct as identified in the Shoreline Plan of Development (POD); (3) has regard to the functional requirements of the use; (4) is responsive to the topography of the site.	**P5.**	Development has a maximum building height of: (1) 14m in the: (a) Town Centre Core Precinct; (b) Town Centre Frame Precinct; (c) Town Centre Frame (Reduced Density) Sub-precinct where within 100m of a bus stop; or (2) 9.5m in the: (a) Town Centre Frame (Reduced Density) Sub-Precinct; (b) Residential Precinct; or (3) Is located within an approved building envelope for the site to the extent of any inconsistency with (1) or (2). Building Act, 1975 Alternative Provision to QDC MP1.1, A4
S6.	Development is of a bulk and scale that: (1) is consistent with and complements the build form and front boundary setbacks prevailing in the street and local area; (2) does not create overbearing development for adjoining dwelling houses and their private open space; (3) does not impact on the amenity and privacy of residents in adjoining dwelling houses; (4) does not result in the loss of significant views or outlook of adjoining residents; (5) provides for natural light, sunlight and breezes.	**P6.1**	Development is contained within: (1) the building envelope for the site, created by applying: (a) the acceptable outcome for maximum building height; (b) the front, rear and side boundary setbacks in Table 1; (c) the built to boundary wall requirements in Table 1; or (2) the approved building envelope for the site to the extent of any inconsistency with (1).
		P6.2	Built to Boundary Walls: (1) Are limited by the applicable building setbacks and building height limit; (2) Where not adopted, the non-built to boundary setbacks in Table 1 apply.

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Assessable Development			
Specific Outcomes		Probable Solutions	
			Building Act, 1975 Alternative Provision to QDC MP1.1, A2, A6
	Private Open Space		
S7.	Development provides private open space that is: (1) useable in size and shape to meet the needs of a diversity of potential residents; (2) functional and easily accessible from living of common areas to promote outdoor living as an extension of the dwelling; (3) clearly identified as private open space; (4) provides a high level of privacy for residents and neighbours; and (5) Development maintains the amenity of the streetscape and for occupants of neighbouring dwellings.	P7.	Private open space must be provided as follows: (1) For Laneway Terrace Allotments: (a) Private open space must not be less than 16m^2 with a minimum dimension of 3.0m and is directly accessible from a living area; and (b) Where private open spaces are provided in the form of an upper-level balcony, a ground level courtyard must also be provided to assist with cross ventilation and to provide space for clothes drying; (2) For Park Front Terrace Allotments: (a) Private open space must be not less than 16m^2 with a minimum dimension of 3.0m and is directly accessible from a living area; (3) For Bower Series Terraces: (a) Private open space may be roofed and must meet the following requirements: • Type A: 6m^2 at ground level; • Type B: 9m^2 at ground level; • Type C: 12m^2 at ground level. (4) For Front Loaded Terrace Allotments: (a) Private open space must be not less than 16m^2 with a minimum dimension of 3.0m, is directly accessible from a living area, and may be provided as a covered deck at first floor level; and Building Act, 1975 Alternative Provision to QDC MP1.1, A3 (5) Mechanical plant equipment and clothes drying racks: (a) Are not located on balconies; (b) Are screened so as to not be visible from the streetscape.
	Safety and Security		

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Assessable Development			
Specific Outcomes		**Probable Solutions**	
S8.	Development is oriented to the street to facilitate casual surveillance and enhance the character and amenity of the streetscape or public area.~~.~~	**P8.**	Fences along street frontages or public spaces are – ~~(5)~~(1) For Laneway Terrace Allotments: (a) Fencing to the Primary Frontage (street/park) boundaries forward of the building line must be either 50% transparent or a maximum of 1.2m high; and provide a landscaped strip with a minimum width of 600mm along the entire length of the primary frontage (excluding those areas required for pedestrian or vehicle access); (b) Fencing to other boundaries where walls are not built to boundary may be screen fencing to 1.8m high; ~~(6)~~(2) For Park Front Terrace Allotments: (a) Fencing along the Primary Frontage (Park) must be either 50% transparent or a maximum of 1.2m high; and provide a landscaped strip with a minimum width of 600mm along the entire length of the primary frontage (excluding those areas required for pedestrian or vehicle access);~~.~~ (b) Fencing to the Secondary Street frontages may be screen fencing up to 1.8m high up to the building line. (c) No fencing to the Street Frontage except for return on side fencing in line with the garage setback and not extending forward of this. ~~(7)~~(3) For Bower Series Terrace Allotments : (a) Fencing to all street frontages must not be higher than 1.5m or must be 50% transparent. ~~Screen fencing higher than 1.5m is permitted to a street frontage where screening private open space.~~ (b) Provide a landscaped strip with: • a minimum width of 500mm along the entire

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Assessable Development			
Specific Outcomes		Probable Solutions	
			length of the Primary frontage for Type A(excluding those areas required for pedestrian and vehicle access); • a minimum width of 600mm along the entire length of the secondary frontage for Type B(excluding those areas required for pedestrian access); • a minimum width of 600mm along the entire length of the primary frontage for Type C(excluding those areas required for pedestrian or vehicle access). ~~(a)~~ ~~(8)~~(4) For Front Loaded Terrace Allotments: (a) Fencing along the Primary Frontage (Street) must be either 50% transparent or a maximum of 1.2m high. (b) Fencing to Secondary Street frontages may be screen fencing up to 1.8m high up to the building line.
S9.	Driveways and Parking (1) Driveways are designed and constructed to allow suitable vehicle access to the development. (2) A maximum of one driveway per terrace is permitted. (3) Driveways should have the minimum width required to facilitate vehicle access in order to maintain space between driveways, pathways and any bin storage areas or amenity planting. (4) Driveways should avoid on-street works such as dedicated on-street parking bays, drainage pits and service pillars.	**P9.**	(1) The maximum slope of a driveway does not exceed 1 in 4; (2) Parking spaces on driveways do not have to comply with the gradients in AS2890; (3) The minimum distance of a driveway from an intersection of one street with another street (not including a laneway) shall be 6.0m; and (4) For Laneway Terrace Allotments: (a) Standard detached allotments adjoining a laneway may have their garage front the laneway and comply with the garage setback to the lane; or (5) For Park Front Terrace Allotments, the maximum width of a driveway at the lot boundary and where crossing the verge is: (a) 4.8m where serving a double garage; or

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Assessable Development			
Specific Outcomes		Probable Solutions	
			(b) 3.0m where serving a single garage; and (c) A planted area adjacent to the driveway must be provided extending from the driveway edge to the side boundary to soften the visual impact of the garage and driveway on the streetscape; or (6) For Bower Series Terrace Allotments: (a) The maximum width of a driveway at the lot boundary and where crossing the verge shall be 3.0m. Adjoining garages shall have a shared driveway of up to 7m in total width. **Note –** A maximum slope for a driveway of 1 in 6 is the local government's desired standard. **Note –** Refer to Part 8 – Division 1 – Access and Parking Code for further assessment criteria.
S10.	Town Centre Core Precinct Dwelling house (Terrace house) where located within the Town Centre Core Precinct must: (1) Be located fronting the Main Street as identified on the Shoreline Precinct Plan and provide for vehicular access via a rear lane (e.g. Laneway Terrace Allotments); (2) Provide for a small business, commercial or retail use at the ground floor; (3) Provide separate entrances to the residential space and the ground floor commercial/business/retail space; (4) Provide pedestrian entry at the Main Street that is clearly visible and easily accessible; (5) Provide opportunities for passive surveillance through increased windows at the frontages.	**P10.**	No probable solution identified.

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Table 1 – Building Siting and Design Requirements

Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A1, A2, A3, A6

Zone	Allotment Type (Typical Allotment Widths)	Maximum Site Coverage	Minimum Setbacks									
				Front			Rear[1]		Side		Corner Allotments	
			Elevation	Front Wall	Porch (OMP)[2]	Garage	Rear	Garage	Built to Boundary	Non Built to Boundary	Secondary Street Frontage	Secondary Frontage to a Laneway
Medium Density Residential Urban Residential - excluding sub-area UR2	Laneway Terrace (6.6m – 8.6m+)	85%	Ground Floor	2.0m	1.5m	n/a	0.5m	0.5m	0.0m	0.9m	1.5m	n/a
			First Floor	2.0m	1.5m	n/a	0.0m	n/a	0.0m	0.9m	1.5m	n/a
	Front Loaded Terrace (7.5m – 9.5m+)	75%	Ground Floor	3.0m	2.0m	5.0m	1.5m	0.5m	0.0m	0.9m	1.5m	n/a
			First Floor	3.0m	2.0m	n/a	1.5m	n/a	0.0m	0.9m	1.5m	n/a
	Bower Series Terrace – Type A & B (6.5m – 10.5m+)	85%	Ground Floor	0.5m	0.5m	1.2m	0.0m	n/a	0.0m	0.9m	2.0m	n/a
			First Floor	0.5m	0.5m	n/a	0.0m	n/a	0.0m	0.9m	2.0m	n/a
	Bower Series Terrace – Type C (7.5m – 9.5m+)	85%	Ground Floor	2.0m	1.0m	4.5m	1.5m	n/a	0.0m	0.9m	2.0m	n/a
			First Floor	2.0m	1.0m	n/a	1.5m	n/a	0.0m	0.9m	2.0m	n/a
	Park Terrace Allotments (7.5m – 9.5m+)	75%	Ground Floor	2.0m	1.5m	n/a	3.0m	5.0m	0.0m	0.9m	1.5m	n/a
			First Floor	2.0m	1.5m	n/a	3.0m	n/a	0.0m	0.9m	1.5m	n/a
	Otherwise, located: (1) As per the requirements of the QDC, or (2) Sited wholly within a the development envelope area and/or a building envelope plan approved by the local government to the extent of any inconsistency with (1).											

[1] Rear setback is the Street Frontage Setback for the following Allotment Types: Front Loaded Terrace, Bower Series Terrace Types A, B & C and Park Terrace.
[2] OMP is the Outermost Projection and includes porches, covered front decks and terraces, and bay windows.

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Schedule 3 - Dictionary

Division 1 - Uses

Note -

Index for Uses by Category

Residential

- Aged Persons and Special Needs Housing
- Apartment Building
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Dwelling House
- Home Business
- Mobile Home Park
- Multiple Dwelling

Tourist Accommodation

- Bed and Breakfast
- Tourist Accommodation
- Tourist Park

Rural

- Agriculture
- Animal Keeping
- Forestry
- Intensive Agriculture
- Produce Store
- Roadside Stall
- Rural Enterprise

Commercial

- Bulky Goods Showroom
- Car Wash Facility
- Commercial Office
- Display and Sale Activity
- Drive Through Restaurant
- Food and Drink Outlet
- Garden Centre
- Hotel
- Night Club
- Refreshment Establishment
- Retail Warehouse
- Service Station
- Shop
- Veterinary Surgery

Industrial

- Extractive Industry
- General Industry
- Heavy Industry
- High Impact Industry
- Landscape Supply Depot
- Marine Services
- Service Industry
- Vehicle Depot
- Vehicle Repair Premises
- Warehouse

Community

- Cemetery
- Child Care Centre
- Community Facility
- Education Facility
- Emergency Services
- Health Care Centre
- Hospital
- Institution
- Place of Worship

Sport and Recreation

- Indoor Recreation Facility
- Indoor Sport and Recreation
- Outdoor Recreation Facility
- Park

Infrastructure

- Airport
- Minor Utility
- Passenger Terminal
- Road
- Telecommunications Facility
- Utility Installation

Other

- Brothel
- Estate Sales Office
- Funeral Parlour
- Temporary Use
- Vehicle Parking Station

Use	Definition
Aged Persons and Special Needs Housing	Means the use of premises for residential accommodation that caters for persons having special or age related needs and do not have children living permanently with them. The term includes - (a) retirement villages, nursing homes, respite centres, hostel, group home, or uses of a like nature; (b) any ancillary facilities, such as medical, nursing, and personal care services to meet the needs of residents, dining and recreation facilities, administrative offices, laundries, kitchens, and residential accommodation for persons associated with the operation of the use.
Agriculture	Means the use of premises for the production of horticulture or livestock. The term includes packing or handling of the raw produce to a standard suitable for transport from the premises, outbuildings and other ancillary facilities.
Airport	Means the use of a public or private landing area for aircraft, including helicopters. The term includes ancillary facilities such as the - (a) housing, servicing, maintenance and repair of aircraft; (b) assembly of passengers or goods prior to, or the dispersal of passengers or goods subsequent to the embarkation, or disembarkation of such passengers or goods; (c) convenience and refreshment of passengers and their guests.
Animal Keeping	Means the use of premises for the commercial keeping, breeding, training or boarding of companion animals such as cats, dogs, horses, caged birds or the like. The term includes a kennel, cattery, stable or aviary. The term does not include the keeping of companion pets where ancillary to a dwelling unit. **Note -** Refer to *Local Law No.2 - Keeping and Control of Animals*, for the keeping of companion pets where ancillary to a dwelling unit.
Apartment Building	Means the use of premises for three or more dwelling units in a building that - (a) is three or more storeys in height; (b) results in another dwelling above or below; (c) has a common foyer entrance; (d) has communal facilities including outdoor spaces, car parking and waste collection. Apartment buildings are reconfigured as a community title scheme, generally horizontally[9.2].
Bed and Breakfast	Means the use of premises for the provision of short-term accommodation on a commercial basis within a dwelling house, where such accommodation is not self-contained.
Brothel	Has the meaning given to it in the *Prostitution Act 1999*.
Bulky Goods Showroom	Means the use of premises for the purpose of display, retail sale or hire of goods of a bulky nature that generally require delivery by a vehicle and where the gross floor area of the use is no less than 400m^2. The term includes, but is not limited to, large electrical appliances, furniture and carpets.

Schedule 3 - Uses

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[9.2] Community Title is defined in the *Body Corporate and Community Management Act*, 1997.

Use	Definition
Caretakers Dwelling	Means the use of premises for caretaker purposes, where a person residing in the dwelling unit is employed on the site and the dwelling unit is used in connection with a non-residential use conducted on the site. The term does not include any dwelling unit made available for private rental purposes.
Car Wash Facility	Means the use of premises for the cleaning of motor vehicles by a manual, automatic or partly automatic process, including high-pressure washing. The term includes, but is not limited to, the washing of cars, motorcycles, boats and trucks.
Cemetery	Means the use of premises for the burial or cremation of deceased people or animals. The term includes - (a) a graveyard, columbarium and burial ground; (b) any ancillary facilities such as a funeral chapel or parlour.
Child Care Centre	Means the use of premises for the minding or care, but not residence, of children under school age. The term includes a kindergarten, crèche, preschool and after school care.
Commercial Office	Means the use of premises for a business or office where the principal activity provides - (a) business or professional advice; (b) services or goods that are not physically on the premises; (c) the office based administrative functions of an organisation.
Community Facility	Means the use of premises for the provision of cultural, social or community services. The term includes community centre, community hall, cultural centre, library, museum and welfare premises.
Display and Sale Activity	Means the use of premises for displaying and offering for sale by retail, auction or hire goods such as - (a) building and construction materials, equipment and plant but not including general hardware; or (b) farming goods and equipment; or (c) vehicles including cars, trucks, motorcycles, boats, caravans, trailers and mobile homes.
Display Dwelling	Means the temporary use of premises for displaying a type of dwelling house or unit to be built or displaying a dwelling house or unit as a prize.
Drive Through Restaurant	Means the use of premises for the preparation of food to takeaway or consume on the premises where that premises includes a drive through facility.
Dual Occupancy	Means the use of premises for residential accommodation that comprises two dwelling units whether attached or detached.
Dwelling House	Means the residential use of premises for one household which contains a single dwelling. The use includes out-buildings and works normally associated with a dwelling and may include a secondary dwelling or a community residence. The term includes terrace houses and SOHOs (small office home office) which do not have shared common walls at the boundary.
Education Facility	Means the use of premises for the systematic training and instruction designed to impart knowledge and develop skill. The term includes - (a) a primary school, secondary school, university, academy, boarding school, college, lecture hall, sheltered workshop, and technical college; (b) ancillary facilities such as residential accommodation associated with the primary use.

Unconfirmed

Schedule 3 - Uses

Use	Definition
Emergency Service	Means the use of premises for a fire station, ambulance station, first aid station, police station or State Emergency Service and uses of a like nature.
Estate Sales Office	Means the use of premises within a subdivision estate or development site, to assist in the display and sale of that land and/or buildings on that land.
Extractive Industry	Means the use of premises for dredging, excavating, quarrying, sluicing or otherwise mining materials including sand, gravel, soil, rock, stone and similar substances from the earth and the removal of these materials from the premises. This term includes - (a) the treatment and storage of extracted material on the premises, including the crushing or screening of materials, where that material has been won from the subject land only; (b) the rehabilitation and restoration works associated with the use. The term does not include the winning and processing of minerals authorised under the *Mineral Resources Act 1989*.
Food and Drink Outlet	Means the use of the premises for preparing and selling food and drink for consumption off the premises. The use must be contained wholly indoors or within an enclosed building on premises with the exception of parking facilities. Examples include 'dark kitchens' and 'ghost kitchens'.
Forestry	Means the use of premises for the establishment, silviculture and harvesting of tree species that have been planted in a regular spacing on cleared land, for the primary purpose of producing and extracting timber products. The term includes the primary processing of trees grown on the premises to produce products such as pulp, poles, posts and sawlogs.
Funeral Parlour	Means the use of premises to arrange and conduct funerals, memorial services and uses of a like nature. The term includes ancillary facilities such as a mortuary, crematorium, funeral chapel or administration area used in connection with the primary use.
Garden Centre	Means the use of premises for the display and retail sale of plants for use in gardening and landscaping where not including bulk storage and sale of landscaping material such as sand, soil, screenings, gravel, logs, sleepers, boulders and other similar landscaping materials. The term includes the ancillary display and retail sale of associated garden supplies such as seeds, pots, garden tools, garden furniture and ornaments, packaged fertilisers and packaged potting mixes.
General Industry	Means the use of premises for any industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) Chemical, products and activities - (i) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods up to 10 m^3; (b) fabricated metal product activities - (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing up to 20 tonnes a year; (ii) boiler making or engineering - commercial boiler making, electrical machine manufacturing or building or assembly of agricultural equipment, motor vehicles, trains, trams or heavy machinery;

Unconfirmed

Use	Definition
	(iii) metal forming - pressing, forging, extending, extruding or rolling metal, forming metal into plate, wire or rods or fabricating sheet metal; (iv) abrasive blasting - commercially cleaning equipment or structures using a stream of abrasives. The term does not include high-pressure water, steam or air; unless an abrasive material is included in the pressure stream; (v) metal surface coating - enameling, electroplating, anodising or galvanising in works having an annual throughput of metal products of up to 10,000 tonnes; (vi) metal recovery - commercially operating a scrap metal yard or dismantling automotive or mechanical equipment including debonding brake or clutch components; (vii) metal recovery from disassembling and dismantling electrical equipment such as computers; (c) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing up to 10 tonnes per year; (ii) concrete batching - commercially producing concrete or producing concrete products by mixing cement, sand, rock, aggregate or other similar materials~~;~~ (d) food processing - (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works producing up to 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works producing up to 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works producing up to 1,000 tonnes per year; (iv) bottling or canning food- bottling or canning food in works producing up to 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of up to 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of up to 200 tonnes or more a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of up to 1000 tonnes; (viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatin works, using a facility which produces up to 200 tonnes a year; (e) wooden product manufacturing - (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example, a product made by a cabinet maker, joiner or other wood worker, in a facility;

Unconfirmed

Use	Definition
	(ii) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including the manufacture of chipboard, laminated board and wood veneer products up to 2500 tonnes per year; (iii) sawmilling or wood-chipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing up to 500 tonnes per year; (f) miscellaneous industrial activities - (i) battery recycling - operating a facility for receiving and recycling or reprocessing any kind of battery; (ii) boat building construction; (iii) commercially manufacturing substrate for mushroom growing; (iv) plastic manufacturing - commercially manufacturing plastic or plastic products in works producing up to 5 tonnes per year; (v) plaster manufacturing - manufacturing or processing plaster in works producing up to 200 tonnes per year. This includes the production of plasterboard and other plaster products; (vi) tyre recycling - operating a facility for receiving and commercially recycling or reprocessing tyres including retreading; (vii) printing - commercially screen printing or printing, other than photocopying and photographic printing, including advertising material, magazines, newspapers, packaging and stationery; (viii) storage of building, construction materials, equipment and plant as part of a contractors depot where those goods and materials are not available for sale or hire to the general public. The term does not include any use defined as a large dangerous goods location or major hazard facility[9.3].
Health Care Centre	Means the use of premises for the medical care or treatment of persons not resident on the premises. The term includes premises used for the following like activities - maternal and child welfare clinic; acupuncturist; chiropodist; chiropractor; dentist; medical practitioner; naturopath clinics and alternative therapies; nursing service; optometrist; pathologist; physiotherapist and radiologist.
Heavy Industry	Means the use of any premises for a large scale industrial activity which is intended to provide industry services to other industries or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) chemical, coal and petroleum products activities - (i) alcohol distillation - commercially distilling alcohol in works having a design production capacity of up to 2,500 litres per year. This does not include the distilling of alcohol for the production of fuel; (ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products by dilution with water, in a plant or works with a design production capacity of up to 200 tonnes per year; (iii) paint manufacture - manufacturing paint in works producing up

Schedule 3 - Uses

[9.3] As defined in the *Dangerous Goods Safety Management Regulation* 2001.

Unconfirmed

Use	Definition
	to 10,000 litres per year; (iv) petroleum products - storing under 100 000 litres of petroleum products in tanks or containers, other than at service stations; (v) fuel burning - any process involving the use of fuel burning equipment, for example a standby power generator; (vi) chemical storage - storing chemicals, including ozone depleting substances, gases or dangerous goods greater than 10 m^3; (b) fabricated metal product activities - (i) metal foundry - commercially producing metal castings - using ferrous metals, moulds and non ferrous metals in works producing greater than 20 tonnes a year; (ii) metal surface coating - enamelling, electroplating, anodising or galvanising in works having an annual throughput of metal products of greater than 10,000 tonnes; (c) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 10 tonnes per year and less than 100 tonnes per year; (d) food processing - (i) beverage production - commercially producing any beer or other alcoholic or non-alcoholic beverage in works with a design production capacity of greater than 200,000 litres per year; (ii) milk processing - separating, evaporating or processing milk, other than on a farm, or manufacturing evaporated or condensed milk, cheese, butter, ice cream or other dairy product in works with a design production capacity of greater than 200 tonnes per year; (iii) edible oil processing - commercial vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per year; (iv) bottling or canning - bottling or canning food in works with a design production capacity of greater than 200 tonnes per year; (v) seafood processing - commercially processing seafood, including removing the scales, gills, intestines or shells, filleting, chilling, freezing or packaging seafood in works with a design production capacity of greater than 100 tonnes per year; (vi) smoking, drying or curing works - smoking, drying or curing meat, fish or other edible products by applying heat, smoke or other dehydration method in works, other than when conducted on limited basis in premises separately defined as a shop located in a centre, with a design production capacity of greater than 200 tonnes a year; (vii) flour milling - commercial processing of grain crops by crushing, grinding, milling separating or sizing in works having a design production capacity of greater than 1000 tonnes; (viii) pet, stock, aquaculture food manufacture - commercially manufacturing or processing pet, stock or aquaculture food, other than an abattoir, slaughter house, rendering works or animal glue or gelatine works, in works with a design production capacity of greater than 200 tonnes a year; (ix) poultry meat processing - slaughtering poultry for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of poultry meat

Unconfirmed

Schedule 3 - Uses

Use	Definition
	or poultry meat products for human consumption; (x) sugar milling or refining - crushing sugar cane or manufacturing sugar or sugar cane products from sugar cane; (e) wooden product manufacturing - (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, in works producing greater than 2500 tonnes and less than 5000 tonnes per year; (ii) chemically treating timber - commercially treating timber for preservation using chemicals, including, for example copper, chromium, arsenic, borax and creosote~~;~~ (f) commercial waste management activities - (i) waste disposal - operating a facility for - a. disposing of general waste or limited regulated waste; b. disposing or regulated waste; c. disposing of untreated clinical waste; d. disposal of waste by incinerating - operating a waste incineration facility for incinerating vegetation, clean paper and cardboard, general waste, clinical waste or regulated waste; (ii) recycling or reprocessing regulated waste - operating a facility for the recycling or reprocessing of regulated waste to produce a saleable product, excluding battery or tyre recycling; (iii) regulated waste - operating a facility for the receiving and storing of regulated waste, excluding battery or tyre recycling; (g) miscellaneous activities - (i) plastic manufacturing - commercially manufacturing plastic or plastic products, including fibreglass products, in works producing greater than 5 tonnes per year; (ii) plaster manufacturing - manufacturing or processing plaster in works producing greater than 200 tonnes per year; (iii) rendering operation - commercially processing or extracting substances including, for example, fat, tallow, derivatives of fat or tallow or proteinaceous matter, from animal wastes or by products; (iv) soil conditioner manufacturing - commercially manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including for example, animal manures, sewage, septic sludges and domestic waste; (v) tanning - commercially operating a tannery or works for curing animal skins or hides, or commercially finishing leather; (vi) textile manufacturing - commercial carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing;
High Impact Industry	Means the use of any premises for a large, high impact industrial activity which is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site (a) chemical, coal and petroleum products activities - (i) alcohol distillation - commercially distilling alcohol in works producing greater than 2,500 litres per year; (ii) chemical manufacturing, processing or mixing - manufacturing or processing an inorganic chemical, organic chemical or

Unconfirmed

Use	Definition
	chemical product, or mixing inorganic chemicals, organic chemicals or chemical products, other than mixing non combustible or non flammable chemicals or chemical products by dilution with water, in a plant or works producing greater than 200 tonnes per year; (iii) paint manufacture - manufacturing paint in works producing greater than 10,000 litres per year; (iv) petroleum products - storing over 100,000 litres of petroleum products in tanks or containers, other than at service stations; (v) oil refining or processing - refining or processing crude oil or shale oil; (vi) gas production - refinement or processing: commercially producing, refining or processing gas by any method, including the reforming of hydrocarbon gas; (vii) fuel gas refining or processing - refining or processing of fuel gas; (b) electricity and fuel burning activities - (i) power station; (ii) coke production - producing, quenching, cutting, crushing or grading coke; (c) fabricated metal product activities - (i) metal works - commercially smelting or processing ores or ore concentrates to produce metal in works; (ii) mineral processing - commercially processing, classification, mixing or concentration of mineral ores to produce mineral concentrates; (d) non metallic mineral product manufacturing - (i) clay or ceramic products manufacture - manufacturing clay or ceramic products, including bricks, tiles, pipes, pottery goods, artwork and refractories, in works producing greater than 100 tonnes per year; (ii) manufacturing facility producing any of the following - a. tyres; b. asbestos products; c. asphalt; d. cement; e. glass or glass fibre for large scale commercial distribution; f. mineral wool or ceramic fibre for large scale commercial distribution; (e) food processing - (i) meat processing other than poultry meat processing - slaughtering animals for commercially produced meat or meat products for human consumption, or processing, other than smoking, or packaging of meat or meat products for human consumption, including abattoirs and knackeries; (f) wooden product manufacturing- (i) wooden product manufacturing - commercially manufacturing or fabricating a wooden product, including for example the manufacture of chipboard, laminated board and wood veneer products and manufacturing secondary wooden products, producing in works greater than 5000 tonnes per year; (ii) sawmilling or woodchipping - sawing, cutting, chipping, compressing, milling or machining logs, drying logs in a kiln or manufacturing secondary wooden products, in a mill or works producing greater than 500 tonnes per year;

Unconfirmed

Use	Definition
	(g) commercial waste management activities – (i) chemical or oil recycling - operating a facility for receiving and commercially recycling or reprocessing used chemicals, oils or solvents to produce saleable products; (ii) drum reconditioning - operating a facility for receiving and commercially reconditioning metal or plastic drums; (h) miscellaneous activities - (i) battery manufacturing - manufacturing batteries of any kind; (ii) crushing milling or grinding - processing products including for example, uncured rubber and chemicals, by crushing or grinding or milling; (iii) pulp or paper manufacturing; (iv) tobacco processing - processing tobacco or manufacturing products from tobacco or a tobacco derivative. The term includes any use defined as a large dangerous goods location or major hazard facility[9.3].
Home Business	Means the use of a premises for a business activity which is located within a dwelling unit, a domestic outbuilding, or the curtilage of the dwelling unit, where the business is: (a) subordinate to the residential use of the dwelling unit; (b) owned and operated by a person permanently living in the dwelling unit.
Hospital	Means the use of premises for medical or psychiatric care and the treatment and residence of patients. The term includes ancillary facilities such as administrative offices, canteens and kitchens.
Hotel	Means the use of premises for the sale of liquor. The term includes - (a) hotels, taverns, licensed clubs and wine bars; (b) ancillary facilities such as short term accommodation, betting agency outlet and dining/entertainment activities; (c) bars where having a maximum capacity to seat sixty persons at any one time.
Indoor Recreation Facility	Means the use of premises for playing of a game, recreation, athletics, sport and entertainment where these activities take place primarily in a building. The term includes theatres, cinemas, amusement centres, function and convention centres, sport and fitness centres and gyms.
Indoor Sport and Recreation	Means the use of premises for a leisure, sport or recreation activity conducted wholly indoors (excluding parking facilities).
Institution	Means the use of premises as a penal institution, a reformatory, a prison or any other institution for the reform or training of persons committed by a Court.
Intensive Agriculture	Means the use of premises for intensive agricultural production that has specific treatment, management, infrastructure or built form requirements. The term includes - (a) livestock enterprises such as piggeries, feedlots, poultry farms, aquaculture or the like; (b) horticultural enterprises such as hydroponic or greenhouse production.

Unconfirmed

Schedule 3 - Uses

Use	Definition
Landscape Supply Depot	Means a premises used for the bulk storage and sale of landscaping materials including, ornamentation, furniture or structures for gardens, plants and propagative material suitable for use in gardening or landscaping.
Marine Services	Means the use of premises for any coastal dependent activity on land adjoining Moreton Bay or that part of a waterway subject to tidal influence. The term includes premises used for the launching, berthing, storage, fuelling, servicing and repairing of boats.
Minor Utility	Means the use of premises by or on behalf of an entity authorised under law to undertake the provision or maintenance of infrastructure associated with - (a) collection, treatment, storage, transmission or distribution of water, sewerage, waste, electricity, gas or communications services; (b) facilities required to mitigate hazards from flood waters or to collect, store, dispose or enhance water quality of stormwater; (c) movement networks including road, rail, air, water, pedestrian or cycle and associated controls and facilities, such as bus shelters, signage, traffic lights and the like; where these activities are limited to the following - (a) general - (i) works below the surface of the ground of a road reserve, such as a conduit or pipe installation; or (ii) the installation or maintenance of plant or equipment inside an existing building or structure of an existing facility or service; or (iii) the construction or use of any building or structure having a gross floor area of less than 50m^2 and a height less than 5 metres; or (iv) the use of land less than 1000m^2 in area; or (b) for electricity purposes - (i) the installation or erection of an electricity distribution or supply network, and any components of such a network, which operates at voltages less than 33 kilovolts, such as poles and lines; or (ii) the installation or erection of a new or replacement electrical transmission line on land on which such a line has already been erected and which is identified as a future line for the electricity provider; or (c) for gas purposes - (i) the installation of a gas supply system, including tanks, on private land in order to serve a use on that premises; (ii) does not involve generators or similar to infuse air into the liquid gas; or (d) for communication purposes - (i) "low impact facilities" as defined by the Telecommunications Act 1997, Telecommunications (Low Impact Facilities) Determination 1997 and Amendment No. 1 of 1999.
Mobile Home Park	Means the use of premises for permanent and long-term residential accommodation such as caravans or mobile homes that also have on-site management. The term includes ancillary facilities such as communal and recreational facilities.
Multiple Dwelling	Premises which contains three or more dwelling units where the use is primarily residential. The term includes flats, units and townhouses. The term includes dwellings (e.g. terraces) which share a common wall with a dwelling that adjoins the lot. The term does not include apartments,

Unconfirmed

Use	Definition
	rooming accommodation, dual occupancy, residential care facility, aged persons and special needs housing.
Night Club	Means the use of premises for listening and/or dancing by the general public to live or recorded music, predominantly during night hours. The term includes the ancillary sale of liquor for consumption on the premises.
Outdoor Recreation Facility	Means the use of premises either publicly or privately owned, for playing of a game, recreation, instruction, athletics, sport and entertainment where these activities take place primarily outdoors whether they are used for the purpose of gain or not. The term includes - (a) sporting fields, athletics tracks, race tracks, equestrian uses, swimming pools, golf courses, driving ranges and tennis courts, but excludes private tennis courts; (b) ancillary facilities including a clubhouse, whether licensed or not.
Park	Means the use of premises to which the public has rights of access free of charge for recreation and enjoyment. The term includes ornamental gardens, environmental or scenic reserves, any infrequent use for a sport or form of athletics conducted on an informal basis, picnic areas and children's play areas.
Passenger Terminal	Means the use of premises as a bus, rail or coach station or water transport passenger terminal.
Place of Worship	Means a premises used for a church, chapel, mosque, temple, synagogue or similar place of worship. This term includes ancillary facilities such as religious training, accommodation, social, welfare and recreational facilities.
Produce Store	Means the use of premises for the display and retail sale of goods which are normally used in carrying out agriculture or intensive agriculture. This term includes in combination, animal fodder, chemical fertilisers for primary production, seeds, bulk veterinary supplies and farm clothing.
Refreshment Establishment	Means the use of premises for a cafe, fast food outlet, milk bar, refreshment kiosk, restaurant, snack bar, take-away food premises, tea garden, tea room or uses of a like nature. The term includes ancillary activities that involve entertainment or the consumption of liquor.
Retail Warehouse	Means the use of premises for the display, retail sale or hire of goods, where the gross floor area of the use is no less than 400m^2. The term includes, but is not limited to, the sale of liquor, clothing, footwear and sporting goods.
Road	Means as in accordance with the *Transport Infrastructure Act 1994* - (a) an area of land dedicated to public use as a road; or (b) an area that is open to or used by the public and is developed for, or has as one of its main uses, the driving or riding of motor vehicles; or (c) a bridge, culvert, ferry, ford, tunnel or viaduct; or (d) a pedestrian or bicycle path; or (e) any part of a bridge, culvert, ferry, ford, tunnel, viaduct or path mentioned in (a)-(d).
Roadside Stall	Means the use of premises for the display and retail sale of agricultural products grown on the premises or on nearby sites, and where the area of the use is not greater than 40m^2 gross floor area.

Schedule 3 - Uses

Unconfirmed

Use	Definition
Rural Enterprise	Means the use of premises for the handling, treating, packing and distribution of unprocessed agricultural products, whether or not they are grown or produced on the premises, which does not include retail sale.
Service Industry	Means the use of premises for a small scale, low impact industrial activity which is intended to provide industry services to the general public or is similar to those activities set out below and ancillary activities that support the industrial use such as administration offices or sales and display areas for products manufactured, assembled or finished on the site - (a) making of the following - (i) artificial flowers; (ii) bread, cakes and pastry; (iii) dental prostheses; (iv) fashion accessories; (v) garments; (vi) jewellery; (vii) optical goods, being spectacles and the like; (viii) soft furnishings; (ix) toys; (b) assembling the following from components manufactured elsewhere - (i) aids and appliances for people with a disability; (ii) audio-visual equipment; (iii) barbeques; (iv) blinds; (v) furniture; (vi) portable domestic electrical appliances; (vii) domestic light fittings and accessories; (viii) scientific instruments; (ix) sports equipment, other than ammunition, vehicles and water craft; (x) television and video equipment; (c) repairing and servicing the following - (i) blinds; (ii) cameras or other photographic equipment; (iii) canvas goods, tents and camping soft goods; (iv) computers and computer equipment; (v) electronic instruments and equipment; (vi) garments; (vii) mowers, including motor mowers and portable gardening equipment; (viii) optical goods, being spectacles and the like; (ix) domestic electrical appliances; (x) power and other tools; (xi) scientific instruments; (d) providing the following services - (i) book binding; (ii) document duplicating or copying or photocopying; (iii) engraving by hand; (iv) laboratory facilities; (v) locksmith services; (vi) photographic film processing; (vii) picture framing; (viii) plan printing; (ix) restoration of small articles of a personal or domestic nature or works of art;

Unconfirmed

Use	Definition
	(x) studio facilities for film, theatre or television. The term does not include any use defined as a dangerous goods location, large dangerous goods location or major hazard facility.[9.3]
Service Station	Means the use of premises primarily for refueling motor vehicles. The term includes the ancillary use of premises for one or more of the following - (a) the retail sale to the travelling public of - (i) fuels, lubricants, oils and grease; (ii) spare parts and auto accessories; (iii) a range of convenience items; (b) the carrying out of - (i) maintenance, service and repair of motor vehicles; (ii) hire of a limited number of vehicles and trailers; (iii) cleaning of motor vehicles including facilities provided to the public to clean their own vehicles; (c) car wash.
Shop	Means the use of premises for the purpose of displaying or offering goods or personal services for retail sale or hire. The term includes shopping centres, supermarkets, chemists, newsagent, boutiques or the like and the incidental storage of such goods on the same premises. The term excludes a Discount Department Store, which for the Shoreline POD is an undefined use.
Telecommunications Facility	Means the use of premises for the installation of any equipment or infrastructure used to receive and transmit telecommunications that is constructed by a carrier licensed by the Commonwealth Government. This term includes cables, telephones, freestanding towers, poles, dishes, antennae and equipment shelters. The term does not include 'Low Impact Facilities' as defined by the *Telecommunications Act 1997*, *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No.1 of 1999*.
Temporary Use	Means the irregular or infrequent use of premises for sport, recreation, entertainment or cultural activities that does not require the construction of a permanent building or the installation of permanent infrastructure or services. A temporary use does not exceed 21 days in any 12 month period with not one single period exceeding 10 days duration.
Tourist Accommodation	Means the use of premises for short-term accommodation for tourists. The term includes self-contained motel, serviced apartments, guesthouse, backpackers hostel and resort.
Tourist Park	Means the use of premises for holiday and recreational purposes, involving the setting up of short-term and easily removable accommodation for travelers or holiday cabin. The term includes ancillary communal, management and recreational facilities.

Schedule 3 - Uses

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Use	Definition
Utility Installation	Means the use of premises for any of the following - (a) a public facility that collects, stores and treats water, wastewater, sewage or other solid or liquid waste; such as a sewerage treatment plant, water reservoir, water treatment plant, waste management facility or the like; or (b) a facility that commercially generates electricity using energy derived from water, wind or sun; or (c) a facility that distributes energy derived from electricity, gas, oil or the like; such as an electrical substation, gas storage facility or the like; or (d) a public or commercial facility for the broadcasting of television or other medium, such as radio; or (e) a movement network and associated facilities for transport by rail or air. This term includes maintenance and storage depots used in conjunction with the use.
Vehicle Depot	Means the use of premises for the storage, for commercial or public purposes, of more than one motor vehicle, including taxis, buses, trucks and uses of a like nature. The term includes the ancillary servicing, repair and cleaning of vehicles stored on premises.
Vehicle Parking Station	Means the use of premises for the parking of vehicles where the parking is not ancillary to some other use on the same premises.
Vehicle Repair Premises	Means the use of premises for the carrying out, either with or without servicing, of repairs to motor vehicles, including motor vehicle components such as radiators and windscreens, farm machinery or boats. The term includes panel beating, spray painting and car detailing.
Veterinary Surgery	Means the use of premises for the veterinary care, surgery and treatment of animals whether or not provision is made for the accommodation of animals on the premises.
Warehouse	Means the use of premises for the storage of goods, merchandise or materials in a building or buildings not associated with another use on the premises. The term includes a self-storage facility and freight depot.

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Division 2 - Administrative Terms

Note -

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- Driveway Crossover
- Dwelling Unit
- Ecologic Niche
- Ecological Sustainability
- Electricity Easement Electricity Infrastructure
- Environmental Impact Statement
- Environmental Management Plan
- Environmental Nuisance
- Environmental Relevant Activity
- Environmental Values
- Environmental Weed
- Erosion Prone Area
- Excavation and Fill
- Exempt Development
- Façade
- Flood
- Flood Prone Area
- Floor Space Ratio
- Footpath
- Form
- Frontage
- Gross Floor Area (GFA)
- Gross Leasable Area
- Ground Level
- Habitable Room
- Habitat
- Habitat Link
- Habitat Values
- Hazardous Materials
- Heritage Place
- Highest Astronomical Tide
- Household
- IDAS
- Impact Assessable
- Infill Development
- Internal Lot
- Irregular Lot

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Administrative Terms - continued

- Koala Habitat Trees
- Land Application System
- Landscaping
- Legibility
- Level of Assessment
- Local Access Path
- Lot
- Low Impact Facility
- Low-Rise Building
- Major Reconfiguration
- Material Change of Use
- Mean High Water Spring Tide
- Medium Reconfiguration
- Mid-Rise Building
- Mezzanine
- Minor Building Work
- Minor Drainage System
- Minor Electricity Infrastructure
- Minor Heritage Building Work
- Minor Reconfiguration
- Mixed Use
- Movement Network
- Native Animals
- Native Plants
- Natural Drainage Lines
- Nature Based Recreation
- Neighbourhood Density
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- Operational Work
- Other Development
- Outermost Projection
- Out-of-Centre
- Overall Outcomes
- Overland Flow Path
- Overlay
- Parking Aisles
- Permeable Surface
- Plan Area
- Planning Scheme Area
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- Plot Ratio
- Premises
- Primary Active Frontage
- Private Open Space
- Private Swimming Pool
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- Probable Solutions
- Queuing Area
- Rainwater Harvesting
- Rear Lot
- Reconfiguring a Lot
- Recreational Path
- Recyclable Waste
- Removable Structure
- Retaining Wall
- Revetment Wall
- Riparian Vegetation
- Risk
- Road
- Road Hierarchy
- Road Reserve

Administrative Terms - continued

- Roof Water Hydraulic Drainage
- Roof Water Mains
- Scenic Values Schedules
- Secondary Active Frontage
- Secondary Dwelling
- Self-Assessable Development
- Sensitive Land Use
- Service Aisles
- Service Bay
- Service Vehicle
- Setback
- Sewerage Hydraulic Drainage
- Sewerage Mains (Sewerage Reticulation Mains)
- Short Term Accommodation
- Side and Rear Boundary Clearance
- Significant Centre Development
- Silviculture
- Site
- Site Analysis Plan
- Site Coverage
- Site Density
- Site Development Plan
- Specific Outcome
- Standard Format Plan of Survey
- State-controlled Road
- Storey
- Storm Tide Area
- Stormwater
- Stormwater Management Plan (SMP)
- Streetscape
- Structure
- Structure Plan
- Sub-area
- Substantially Completed
- Swale
- Table Drain
- Tables of Assessment
- Temporary Use
- Transit Oriented Development
- Trunk Infrastructure
- Tidal Land
- Ultimate Development
- Use
- Vegetation
- Utility Infrastructure
- Verge
- Volumetric Format Plan of Survey
- Walkability
- Walking Catchment
- Waste Container
- Wastewater System
- Water Catchment
- Watercourse
- Wetland
- Zone
- Zone and Overlay Maps
- Zone of Influence

Administrative Term	Definition
Acceptable Solution	Precise criteria that do not require the exercise of discretion to assess whether a proposed development complies.
Access	The entry of persons and vehicles onto a lot, either existing or proposed, from a road which abuts the frontage of that lot.
Access Permeability	Development that is accessible by a number of alternative paths but does not surround itself with or include barriers to movement.
Accessway	A vehicle driveway used to access premises.
Acid Sulfate Soils (ASS)	Soil or sediment containing highly acidic horizons or layers affected by the oxidation of iron sulfides, known as actual ASS, and/or soil or sediment containing iron sulfides or other sulfidic material that has not been exposed to air and oxidised *(potential acid sulphate soils)*. Note - definition from State Planning Policy 2/02
Act	The *Sustainable Planning Act 2009*, as amended from time to time.
Active Transport	Non-motorised travel such as walking and cycling
Adverse Flooding	Flooding which may adversely affect the amenity, safety or use of a premises
Advertising Device	Any permanent structure, device, or sign or the like intended for advertising purposes. It includes any framework, supporting structure or building feature that is provided exclusively or mainly as part of the advertisement.
Affordable Housing	Housing that is appropriate to the needs of households with low to moderate incomes.
All Weather Road Access	Public road access to boundary of the subject land by a vehicular carriageway of sufficient standard, in terms of width, surface, gradient and structural capacity, to allow for the safe passage of conventional two wheel drive vehicles and safe trafficability during storm runoff.
Alternative Provision	For the purpose of building works, provisions that are: (a) identified or stated in a planning scheme; (b) alternative to the provisions of the Queensland Development Code, MP 1.1 and 1.2; (c) qualitative statements or quantifiable standards.
Annual Exceedance Probability (AEP)	The likelihood of occurrence of a flood of a given size or larger in any one year, usually expressed as a percentage. For example, if a peak flood discharge of 500 cubic metres per second has an AEP of 5 percent, it means that there is a 5 percent risk, that is the probability of 0.05 or a likelihood of 1 in 20, of a peak flood discharge of 500 cubic metres /second or larger occurring in any one year. The AEP of a flood event gives no indication of when a flood of that size will occur next. Note – Definition from State Planning Policy 1/03
Aquaculture	Has the meaning in the *Fisheries Act 1994* and includes the cultivation of live fisheries resources for sale other than in circumstances prescribed under a regulation.

Unconfirmed

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Administrative Term	Definition
Articulation	The treatment of a building form or façade that creates or contributes to visual character and an active frontage. Articulation may include - (a) vertical and horizontal detail and/or projections; (b) variations in colours, materials, patterns and textures; (c) architectural elements such as openings, entry statements, directional signage, exposure of fittings, distinction between levels of a building, awnings, planters, balconies and stepping of built form.
Assessable Development	Has the meaning given to it in the *Sustainable Planning Act 2009*.
Assessment Criteria	Those parts of the assessment provisions, comprising codes or otherwise, that establish the outcomes sought for self-assessable, assessable development, and development requiring compliance assessment, including overall outcomes, performance outcomes and acceptable outcomes.
Asset Protection Zone	An area surrounding development intended to reduce bushfire risk to an acceptable level. The width of the asset protection zone will vary with slope and aspect and consists of a fuel reduced and fuel free area.
Australian Height Datum (AHD)	The survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average Recurrence Interval (ARI)	The average, or expected, value of the periods between exceedances of a given rainfall total accumulated over a given duration. It is implicit in this definition that the periods between exceedances are generally random. Note—for example, a 100 year ARI indicates an average of 100 years between exceedance of a given storm magnitude. Note—definition from Temporary State Planning Policy 1/11.
Average Width	In regard to a lot, the distance between the midpoints of the side boundaries of the lot.
Aviation Facilities	Navigation, communication or surveillance installations provided to assist the safe and efficient movement of aircraft. Such facilities may be located on or off airport. Note - definition from State Planning Policy 1/02.
Background Noise Level	For a specified time interval, in relation to an investigation of a noise, the A-weighted sound pressure level that is equalled or exceeded for 90 percent of that part of the interval in which the investigated noise is absent.
Basement	A storey either wholly or substantially below ground level where no part of the floor level projects more than one metre above ground level.
Biodiversity	The natural diversity of wildlife, together with the environmental conditions necessary for their survival. The four levels of biodiversity are genetic, species, ecosystem and regional diversity.
Boundary Clearance	The shortest distance from the outermost projection of a structural part of the building or structure to the property boundary, including: (a) if the projection is a roof and there is a fascia – the outside face of the fascia; or (b) if the projection is a roof and there is no fascia – the roof structure. The term does not include rainwater fittings or ornamental or architectural attachments.
Buffer	An area of the land, including watercourses, required for maintaining separation distances: (a) between different land uses; or

Administrative Term	Definition
	(b) from a major noise source; or (c) from a conservation area or a public recreation area; or (d) from a wetland or watercourse. A buffer is not exclusive of other uses and may incorporate lower intensity activities that assist in mitigating the overall impact on external uses. As a general principle a buffer is not extended over a third party's property without their consent.
Building	A fixed structure that is wholly or partly enclosed by walls and is roofed, and includes a floating building and any part of a building. Note-definition from the *Sustainable Planning Act 2009*.
Building Envelope	The three-dimensional extent of where a building and associated structures may be built on a site after consideration of limits set on height, setback and other similar measures.
Building Envelope Plan	A plan that shows the building envelope for a particular development and may be approved by the local government as a condition of development on an approved plan of subdivision.
Building Format Plan (of survey)	A building format plan of survey defines land using the structural elements of a building, including, for example, floors, walls and ceilings. Note—definition from the *Land Title Act 1994*.
Building Frontage	The facade of a building that fronts the street or other public spaces.
Building Height	The vertical distance from ground level to the highest point of the building and structures.
Building Work	Has the meaning given to it in the section 10 of the *Sustainable Planning Act 2009*.
Built to Boundary	Class 1 or Class 10 Building works undertaken within 750mm of the boundary of a lot
Burra Charter	The charter that provides guidance for the conservation and management of places of cultural significance and is based on the knowledge and experience of Australia ICOMOS members (ICOMOS - International Council on Monuments and Sites).
Bushfire	An uncontrolled fire burning in forest, scrub or grassland vegetation, also referred to as a wildfire.
Bushfire Risk	The chance of a bushfire igniting, spreading and causing damage to assets of value to the community. Assets include life, property such as buildings, stock, crops and forests, and the City's natural and cultural heritage.
Bushland Habitat Map	For the purposes of section 24(b) of Local Law o. 6 - Protection of Vegetation, the Enhancement Area, Enhancement Link, Enhancement Corridor, Koala Habitat, Bushland Habitat and Marine Habitat depicted on the Bushland Habitat Overlay Map is the land described in section 24(b) as land which is or may be required for Greenspace indicated in a Development Control Plan, Local Area Plan or Strategic Plan.
Canal and Lakeside Structure	All development, including works associated with a building or structure, as defined by the *Building Act 1975* (includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure) where that development is within nine (9) metres of a revetment wall landward or seaward, and is on, or associated with, a property included in the Canal and Lakeside Structures Overlay. The term includes: (a) a dwelling unit; or (b) a structure located on the same premises as a dwelling unit; or

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Administrative Term	Definition
	(c) a structure which is located seaward of a revetment wall but is directly associated with a residential property; (d) is for the exclusive use of the residents and their visitors; (e) is strictly ancillary to the residential use of the site. The term does not include marinas, ports or boat harbours.
Carrier	The holder of a carrier licence granted by the Australian Communications Authority (ACA).
Centre	Means the City Centres geographically defined by the extent of the Centre zones in the case of District, Neighbourhood, Local, Point Lookout and SMBI Centres, and *Diagram 12 Capalaba Principal Activity Centre, Diagram 13 Cleveland Principal Activity Centre and Diagram 14 Victoria Point Major Centre* as depicted in Part 3: Division 2 Strategic Framework of the Redlands Planning Scheme.
Circulation Aisles	Aisles performing the dual function of providing access to car parking spaces and providing access to other aisles.
Circulation Roads	Roadways contained within a development site that do not provide direct access to carparking spaces, but distribute traffic between entrance/exit driveways, circulation aisles and service areas.
Code Assessable	Has the meaning given to it in the *Sustainable Planning Act 2009*.
Commercial Place	For the purpose of noise assessments any commercial, industrial or business premises, not being a sensitive receiving environment.
Commercial Waste	Waste, other than green waste, recyclable waste, interceptor waste or waste discharged to a sewer, produced as a result of the ordinary use or occupation of commercial premises. Note—as defined in the *Environmental Protection (Interim Waste)Regulation 1996.*
Communications Structures	The installation on an existing building or structure of any device used to receive or transmit telecommunications through the air, where the device is ancillary to the use of the premises. This includes satellite dishes, aerials and antennae. The term does not include the installation of "low impact facilities" as defined by the *Telecommunications Act 1997*, *Telecommunications (Low Impact Facilities) Determination 1997* and *Amendment No.1 of 1999*. **Note -** Where the device is the use of the premises, it is a Telecommunications Facility.
Community Infrastructure	The community infrastructure prescribed under a regulation for section 200 of the *Sustainable Planning Act 2009*.
Community Management Statement	The identification of a community titles scheme. It is also a document that: (a) identifies land; (b) otherwise complies with the requirements of the Body Corporate and (c) Community Management Act 1997 for a community management statement. Note—as defined in the *Body Corporate and Community Management Act 1997*.
Community Residence	Any dwelling used for accommodation for a maximum of six persons comprising a single household who require assistance or support with daily living needs, share communal spaces and who may be unrelated. A support worker is permitted to reside on the premises at any time in addition to the maximum of six persons requiring assistance or support.

Unconfirmed

Administrative Term	Definition
	The term does not include: multiple dwelling, hostel, residential care facility, short-term accommodation or aged care and special needs housing.
Community Titles Scheme	A single community management statement recorded by the registrar identifying land (the scheme land). Note—as defined in the *Body Corporate and Community Management Act 1997*.
Commuter Path	A path primarily intended to accommodate trips to work or school and provides for safe longer distance travel at higher speeds between destinations for both cyclists and pedestrians.
Connectivity	The extent to which a place or area is connected to other places and areas through a variety of transport means, or the ease with which connection with other places can be made.
Corner Lot	A lot bounded by two or more roads where the roads intersect or join.
Crime Prevention Through Environment Design (CPTED)	CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the fear and incidence of crime, as well as an improvement in quality of life. The use of CPTED is intended to reduce crime and fear by reducing criminal opportunity and fostering positive social interaction among legitimate users of space. The emphasis is on prevention rather than apprehension and punishment.
Curtilage	The area of a site associated with and adjoining a building or other structure. When applied to a dwelling unit, it comprises the area of land within the site used and maintained in conjunction with the dwelling unit.
Declared Plant	A plant declared under the *Rural Lands Protection Act 1985* or Local Law No. 13 - Control of Pests.
Defined Flood Event (DFE)	The higher of: (a) the highest recorded flood; or (b) the 1% annual exceedance probability (AEP) flood event.
Demolition	Work to demolish or dismantle systematically a structure, or part of a structure, but does not include the systematic dismantling of: (a) a part of a structure for alteration, maintenance, remodelling or repair; or (b) formwork, false-work, scaffold or other construction designed or used to provide support, access or containment during construction work. Note—as defined in the *Workplace Health and Safety Act 1995*.
Design Production Capacity	The maximum output capable of being produced given the plant, equipment, personnel and facilities on the site.
Design Speed	The speed selected as being appropriate for a street, for design purposes.
Design Vehicle	The vehicle for which a given development is designed to accommodate in relation to on-site access and maneuverability.
Development	Any of the following: (a) carrying out building work; (b) carrying out plumbing or drainage work; (c) carrying out operational work; (d) reconfiguring a lot; (e) making a material change of use of premises. Note - definition from the *Sustainable Planning Act 2009*. Each term in this definition is further defined in the *Sustainable Planning Act 2009*.

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Administrative Term	Definition
Development Envelope Area	The area of a lot defined by metes and bounds within which all development including but not limited to a building, structure, private open space, accessway, car park, storage, on-site wastewater treatment and associated clearing of vegetation must be confined other than a boundary fence. The term does not include an accessway from a road to the development envelope area. **Note -** Development envelopes, previously described as 'building envelopes', are approved by the local government as - a condition of development on an approved plan of subdivision; or being identified as land outside a statutory covenant area on the property title. In both instances a property search will identify the existence of an approved development (building) envelope.
Development Footprint	The location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, all associated facilities, landscaping, on-site stormwater drainage, on-site wastewater treatment, all areas of disturbance, on-site parking, access and manoeuvring areas.
Domestic Additions	Means the addition to or extension of the dwelling unit for - (a) rooms - (i) on premises with an existing dwelling house; (ii) that are enclosed and roofed additions to the existing dwelling unit; (iii) that do not form an additional dwelling unit; or (b) buildings or structures used for passive recreational purposes that are - (i) roofed and unenclosed such as verandahs, decks, patios or the like; (ii) or provide roof-top recreational areas.
Domestic Outbuilding	A Class 10a building as defined in the *Building Code of Australia 1996* that is ancillary to a residential use on the same premises and is limited to non-habitable buildings for the purpose of a shed, garage and carport.
Domestic Waste	Has the meaning given to it in the *Environmental Protection (interim Waste) Regulation 1996*.
Drainage Constrained Land	Land on the Southern Moreton Bay Islands that is likely to be constrained by drainage issues, such as overland flow path, high water table, seepage and all weather road access.
Driveway Crossover	A vehicle driveway extending from the roadway to the property boundary.
Dwelling Unit	A building or part of a building used or capable of being used as a self-contained residence that must include the following: (a) food preparation facilities; (b) a bath or shower; (c) a toilet and wash basin; (d) clothes washing facilities. This term includes outbuildings, structures and works normally associated with a dwelling.

Unconfirmed

Administrative Term	Definition
Ecologic Niche	The way a species interacts with all the components or resources of its habitat. The term includes not only the habitat occupied by an organism but also the organism's functional role as a member of the community of indigenous plants and animals.
Ecological Sustainability	A balance that integrates: (a) protection of ecological processes and natural systems at local, regional, (b) State and wider levels; (c) economic development; (d) maintenance of the cultural, economic, physical and social wellbeing of (e) people and communities. Note—definition from the *Sustainable Planning Act 2009*.
Electricity Easement	A right held by an electricity distribution provider over a lot or portion of a lot owned by another party. The right may include the ability to access, maintain, repair, rebuild and restrict development in the electricity easement.
Electricity Infrastructure	A building or structure used for electricity distribution.
Environmental Impact Statement	A document which may be required to be prepared to support a development application for development approval and which includes, in sufficient detail to allow an adequate assessment of the potential environmental impacts and the suitability of proposed mitigation measures, the following - (a) a description of the development proposal; (b) a description of the existing environment and its values and significance; (c) a statement of the likely impacts of the proposal on the existing environment; (d) a statement of the measures to be used to avoid or mitigate adverse impacts; (e) a statement of the means to be used to monitor the effectiveness of the mitigation measures and to respond to accidents, emergencies and other non-conformances. This term commonly includes an environmental management plan.
Environmental Management Plan	For development to which the EIS process applies, means a document prepared by the proponent that proposes conditions and mechanisms to manage the potential environmental impacts of the development. Note—definition from the *Sustainable Planning Act 2009*.
Environmental Nuisance	An unreasonable interference or likely interference with an environmental value caused by: (a) noise, dust, odour, light; or (b) an unhealthy, offensive or unsightly condition because of contamination; or (c) another way prescribed by regulation. Note—definition from the *Environmental Protection Act 1994*.
Environmentally Relevant Activity (ERA)	Is: (a) an agricultural ERA as defined under section 75 of the Environmental Protection Act 1994; or (b) a mining activity as defined under section 147 of the Environmental Protection Act 1994; or (c) a chapter 5A activity as defined under section 309A of the Environmental Protection Act 1994; or

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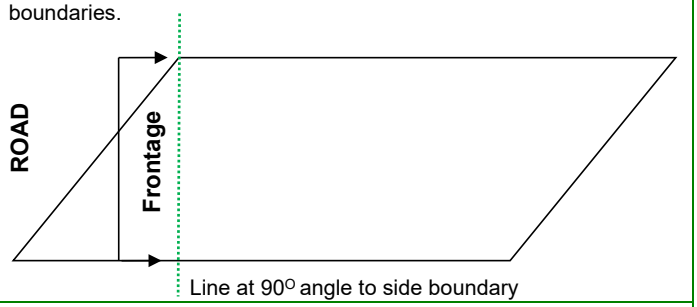
Administrative Term	Definition
	(d) another activity prescribed under section 19 of the Environmental Protection Act 1994 as an environmentally relevant activity. Note - definition from the *Environmental Protection Act 1994.*
Environmental Values	All of the components of a natural environment that maintain biodiversity and ecosystem processes and create opportunities for individual survival, population survival and the capacity for species to continue their evolutionary adaption, including - (a) native vegetation and native animals, their habitat, habitat values and habitat links; (b) the ecologic niche of native vegetation and native animals, that are the very specific areas in which they live and have important relationships with the physical environment, other native vegetation and native animals; (c) the behaviour of native vegetation and native animals, that is the responses of an animal to its environment, responses that are not random, but are highly organised and intricate patterns of activity, including a native animal's movement patterns through the landscape.
Environmental Weed	A plant which is not declared under the *Rural Lands Protection Act 1985* or *Local Law No. 13 Control of Pests*, however due to its impact on the environment, particularly bushland/native fauna, is considered by the local government to be a weed.
Erosion Prone Area	An area declared to be an erosion prone area under section 70(1) of the *Coastal Protection and Management Act 1995*. Note—definition from the *Coastal Protection and Management Act 1995.*
Excavation and Fill	Removal or importation of material to, from or within a lot that will change the ground level of the land.
Exempt Development	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Façade	The front of a building and more particularly its principal front.
Family Day Care	A dwelling unit used for the reception and minding or caring for children where such a service provides for home-based care. Home-based care means the use is undertaken as an ancillary use only in any dwelling. Operators must also be appropriately licenced and registered by the appropriate regulatory authority.
Flood	The temporary inundation of land by expanses of water that overtop the natural or artificial banks of a watercourse such as a stream, creek, river, estuary, lake or dam.
Flood Prone Area	An area that indicatively identifies the 1 percent Annual Exceedance Probability (AEP) flood event as shown on the Flood Prone, Storm Tide and Drainage Constrained Overlay where development is restricted.
Floor Space Ratio	The ratio of floor area including basements, mezzanine and toilets to the area of the site.
Footpath	A pavement intended only for pedestrians, separate from the road or street carriageway, either within or outside a road reserve.
Form	In a streetscape context, the two-dimensional shape, outline or silhouette of a building.
Frontage	A boundary of a lot which abuts a road and includes an average width parallel to the road or angled frontages where the front boundary is not at 90° to the side boundaries.

Unconfirmed

Administrative Term	Definition
	Measuring frontage – non-standard lot Where the front boundary is not at 90° to the side boundaries. 
Gross Floor Area (GFA)	The total floor area of all storeys of the building, including any mezzanines, (measured from the outside of the external walls and the centre of any common walls of the building), other than areas used for: (a) building services; or (b) a ground floor public lobby; or (c) a public mall in a shopping complex; or (d) parking, loading or manoeuvring of vehicles; or (e) balconies, whether roofed or not. Note—definition from the *Sustainable Planning Regulation 2009*.
Gross Leasable Area	The total floor area, inclusive of all walls and columns, capable of being occupied by separate tenants for their exclusive use, including basements, mezzanine and toilets.
Ground Level	The level of the natural ground or where the level of the natural ground has been changed, the level as lawfully changed. **Note –** Council does not maintain an up to date reference point for ground level. The ground level may be determined by a cadastral surveyor using best evidence such as: ▪ 'as constructed' plans lodged with Redland City Council (RCC) at the time of subdivision; ▪ surveyed spot levels from Council's sewer maps; or ▪ a site survey prepared by a cadastral surveyor. In circumstances where the natural ground level has been altered as a result of a development activity, the applicant must demonstrate that the ground level has been lawfully changed.
Habitable Room	A room used for normal domestic activities, and: (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note—definition from the *Building Code of Australia*.
Habitat	The place where an organism lives, a physical area, some specific part of the earth's surface, air, soil, water, or another organism. More than one animal may live in a particular habitat.

Unofficial

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Administrative Term	Definition
Habitat Link	The area that connects two or more areas of habitat and provides a relatively safe area for movement and refuge for indigenous animals.
Habitat Values	Those characteristics of an area that make it suitable as a habitat or refuge for native plants and native animals. These characteristics include the physical structure, nutrient and energy flows, condition and extent of habitat and the location of the area in relation to other habitats. **Note -** Also refer to "Koala Habitat Type" under State Planning Policy 2/10 Koala Conservation in South East Queensland.
Hazardous Materials	A substance with potential to cause harm to persons, property or the environment because of 1 or more of the following— (a) the chemical properties of the substance; (b) the physical properties of the substance; (c) the biological properties of the substance. Without limiting the first paragraph, all dangerous goods, combustible liquids and chemicals are hazardous materials. Note—definition from the *Dangerous Goods Safety Management Act 2001*.
Heritage Place	A place, area, land, landscape, building or work which is of cultural heritage significance.
Highest Astronomical Tide	The highest tide level that can be predicted to occur under average meteorological conditions and any combination of astronomical conditions. This level will not be reached every year, and is less than extreme levels that can be caused by storm tides.
Household	An individual or a group of two or more related or unrelated people who reside in the same dwelling, with the common intention to live together on a long-term basis and who make common provision for food or other essentials for living
IDAS	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Impact Assessable	Has the meaning given to it in the *Sustainable Planning Act 2009.*
In-fill Development	Development in existing areas usually involving the use of vacant land or the replacement or removal of existing uses to allow for new uses.
Internal Lot	A freehold lot that has access to a street only by means of an access way or easement, where the lot is not part of a community title scheme.
Irregular Lot	A lot that is not rectangular in shape. This term does not include an internal lot.
Koala Habitat Tree	Has the meaning given to it in the State Planning Policy 2/10 Koala Conservation in South East Queensland: (a) a food tree of the *Corymbia*, *Melaleuca*, or *Lophostemon* or *Eucalyptus* genera; and (b) a preferred shelter species such as *Angophora*
Land Application System	The system used to apply effluent from a wastewater treatment unit into or onto the soil for further in-soil treatment and absorption.
Landscaping	The treatment of land for the purpose of enhancing or protecting the amenity of a site and the locality in which it is situated.
Legibility	The extent to which people who are unfamiliar with an area are able to find their way to or around a place.

Uncontrolled

Administrative Term	Definition
Level of Assessment	The type of assessment identified for development in accordance with the IPA, including one or other of the following - (a) exempt; (b) self-assessable; (c) assessable requiring code assessment, referred to as code assessable; (d) assessable requiring impact assessment, referred to as impact assessable.
Local Access Path	A path used by both pedestrians and cyclists that provides safe connectivity within a local community to individual properties.
Lot	Lot means: (a) a lot under the Land Title Act 1994; or a separate, distinct parcel of land for which an interest is recorded in a (b) register under the Land Act 1994; or (c) common property for a community titles scheme under the Body Corporate and Community Management Act 1997; or (d) a lot or common property to which the Building Units and Group Titles Act1980 continues to apply; or (e) a community or precinct thoroughfare under the Mixed Use Development Act 1993; or (f) a primary or secondary thoroughfare under the Integrated Resort Development Act 1987 or the Sanctuary Cove Resort Act 1985. Note—definition from the *Sustainable Planning Act 2009*.
Low Impact Facility	Has the meaning given to it in the *Telecommunications Act 1997*.
Low-Rise Building	A building that is 1 to 2 storeys in height.
Major Drainage System	That part of the overall stormwater drainage system (including natural flow paths and creeks) which controls flow greater than those controlled by the minor drainage system, including street flows not contained in the minor system.
Major Reconfiguration	Any standard format reconfiguration that - (a) creates or has the potential to create more than 5 non-residential lots; (b) creates more than 50 residential lot or 75 dwelling unit (or their equivalent); or (c) creates a new road, public or private, that is an Access Street or higher order in the Movement Network.
Material Change of Use	Has the meaning given to it in the Schedule 3 of the *Sustainable Planning Act 2009*.
Mean High Water Spring Tide	The long term average of the heights of two successive high tides when the range of tide is greatest, at full moon and new moon.
Medium Reconfiguration	Any standard format reconfiguration other than a major or minor reconfiguration.
Mid-Rise Building	A building that is 3 to 5 storeys in height.
Mezzanine	An intermediate floor within a room. Note—definition from the *Building Code of Australia*.
Minor Building Work	Means - (a) An alteration, addition or extension to an existing building where the floor area including balconies is less than five per cent of the building or twenty-five square meters, whichever is the lesser; or (b) Building work identified as ~~exempt or self-assessable development~~Accepted development-exempt from relevant

Unconfirmed

Administrative Term	Definition
	provisions in accordance with Schedule 21 of the *Building Regulation 20062021*. This term does not include alterations to, demolition of or additions to an item listed in Schedule 4 - Heritage Place Register.
Minor Drainage System	That part of the overall stormwater drainage system which controls flows from the minor design storm event e.g. kerb and channel, inlets, underground drainage etc. for the purposes of providing pedestrian safety, convenience and vehicle access.
Minor Electricity Infrastructure	All aspects of development for an electricity supply network as defined under the *Electricity Act 1994*, (or for private electricity works that form an extension of, or provide service connections to properties from the network), if the network operates at standard voltages up to and including 66kV.) This includes: – augmentations/upgrades to existing powerlines where the voltage of the infrastructure does not increase; – augmentations to existing substations (including communication facilities for controlling works as defined under the *Electricity Act 1994*) where the voltage of the infrastructure does not increase, and where they are located on an existing substation lot.
Minor Heritage Building Work	Building work that - (a) is internal; or (b) is at the rear of the building, where it is not visible from a public place; or (c) will not substantially change the external appearance of the place, such as sun hoods, awnings, stairs and ramps.
Minor Reconfiguration	Standard format reconfiguration that does not create a road, public or private, or require a road to be constructed, widened or altered.
Mixed Use	A use of premises that integrates residential activities with commercial, retail, industry or tourist accommodation activities where a minimum of 30 percent of the total gross floor area is used for residential purposes.
Movement Network	All road, pedestrian and cycleway corridors.
Native Animals	Terrestrial, arboreal and aquatic fauna that has and does occur naturally on the land, in the waters and in the sky of the Redland City area and neighbouring local government areas. This includes the progeny, larvae, pupae, eggs or genetic or reproductive material of an animal. Native Animals do not include: • Animals that have been introduced to the Redlands after European arrival; or • Declared pest species. All classes of native wildlife are protected under the *Nature Conservation Act 1992.*
Native Plants	Locally native plants or trees, living or dead, and their allies that have evolved and existed naturally in the Redland City area and neighbouring local government areas. This includes the whole or any part of the flowers, seeds or genetic or reproductive material of a plant. Native Plants do not include: • Plants or trees that are not locally native or that have been introduced to the Redlands after European arrival; • Plants or trees planted for cultivation, harvesting or grown for commercial purposes;

Unconfirmed

Administrative Term	Definition
	• Declared weed species. All classes of native plants are protected under the *Nature Conservation Act 1992.*
Natural Drainage Line	Means - (a) for the purposes of the planning scheme, natural drainage lines which are identified on the Waterways, Wetlands and Moreton Bay Overlay Map; or (b) a natural or modified tributary of a watercourse.
Nature Based Recreation	Means - (a) activities that include appreciation of nature as the key motivational factor; (b) substantial modification of the natural environment is not required; (c) the natural environment is critical to the participation and satisfaction of the participants; (d) activities that occur in, and are dependent upon settings which are perceived by those pursuing recreation as not being significantly altered by recent human activity; (e) activities that occur in, and are dependent upon, settings which are not under the direct control of participants.
Neighbourhood Density	The ratio of the number of dwelling units to the area of the land. The area includes internal public streets, all areas of public open space, local or neighbourhood shops, primary and secondary schools, local community services, local employment areas and half the width of adjoining arterial roads.
Net Residential Density	The ratio of the number of dwelling units to the area of land they occupy (including internal public streets) plus half the width of adjoining access roads that provide vehicular access to dwelling units.
Operational Work	Has the meaning given to it in the *Sustainable Planning Act 2009*.

Unconfirmed

Schedule 3 - Administrative Terms

Administrative Term	Definition
Other Development	Development other than a material change of use of premises and is confined to - (a) reconfiguration for - (i) creating lots by subdividing another lot by standard format plan; (ii) creating lots by subdividing another lot by - a. building format plan; or b. volumetric format plan; (iii) rearranging the boundaries of a lot; (iv) dividing land into parts by agreement; (v) creating an easement for access; (b) building work for - (i) communications structures; (ii) [Blank]; (iii) a domestic outbuilding; (iv) [Blank]; (v) a private swimming pool; (vi) a private tennis court; (vii) addition or external alteration of a building other than a domestic building; (c) operational works for - (i) constructing a domestic driveway crossover; (ii) excavation and fill; (iii) operational work for reconfiguring a lot (by standard format plan); (iv) placing an advertising device on premises; (v) private waterfront structure.
Outermost Projection	The outermost projection of any part of a building or structure including, in the case of a roof, the outside face of the fascia, or the roof structure where there is no fascia, or attached sunhoods or the like, but does not include retractable blinds, fixed screens, rainwater fittings, or ornamental attachments.
Out-of-Centre	A location that is clearly separate from a centre. Note - land that is zoned with the word "centre" in the title is a centre for the purposes of the planning scheme.
Overall Outcomes	Statements of desired outcomes that apply to the whole of a zone or overlay, or are the purpose of a code under s326(1) of the *Sustainable Planning Act 2009*, or both.
Overland Flow Path	Where a piped drainage system exists, the path where flood waters exceeding the capacity of the underground drainage system would flow. Where no piped drainage system or other form of defined watercourse exists, the path taken by surface run–off from higher parts of the catchment. This does not include a watercourse or wetland.
Overlay	Specific provisions based on areas, places or sites having special attributes that affect the outcomes sought, as the attributes may - (a) make those areas, places or sites sensitive to effects of development; or (b) constrain development due to an environmental hazard or the value of a resource.
Parking Aisles	The aisles used by vehicles to gain access to a carparking space.
Permeable Surface	The treatment of a surface to allow rainwater to infiltrate to the soil, such as grass, gravel, landscaping or open paving.

Unconfirmed

Administrative Term	Definition
Plan Area	The vertical projection of all unenclosed structures at ground level and includes patios, decks, swimming pools, and associated paving and the like.
Planning Scheme Area	Means - (a) the most seaward extent of a cadastral boundary; or (b) to mean high spring tide.
Planning Scheme Policy	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Plot Ratio	The ratio of gross floor area to the area of the site.
Premises	Means: (a) a building or other structure; or (b) land, whether or not a building or other structure is situated on the land. Note - definition from the Sustainable Planning 2009.
Primary Active Frontage	A building frontage that provides maximum interaction with the street through the provision of uses and tenancies which support high levels of pedestrian movement and activity. These uses are to be concentrated where possible on the ground and lower floors of a building with direct visual contact with the street. A primary frontage is one that - (a) applies an appropriate combination of architectural design elements including windows, openings, surface articulation, entry statements, balconies, and awnings; (b) uses an appropriate combination of external finishes and colours to provide visual interest and unify the centre's streetscape; (c) maximises opportunities for casual surveillance and interaction between different user groups; (d) accommodates a mix of activities along the street frontage which contribute to pedestrian use over an extended period.
Private Open Space	An outdoor space for the exclusive use of occupants of a building
Private Swimming Pool	The meaning given to it in the *Building Code of Australia 1996* and - (a) is located on the same premises as a dwelling unit; (b) is for the exclusive use of the residents and their visitors; (c) the use of the swimming pool is strictly ancillary to the residential use of the site.
Private Tennis Court	A single tennis court that is - (a) located on the same premises as a dwelling unit or units; (b) for the exclusive use of the residents and their visitors; (c) is strictly ancillary to the residential use of the site.
Probable Solutions	The criteria or standards that provide a guide for achieving a specific outcome in whole or part, but do not necessarily establish compliance with a code.
Queuing Area	An area of roadway between the entry or exit driveway and the first conflict point or traffic control point within a car parking area, available for the storage of vehicles in a queue.
Rainwater Harvesting	The process of capturing and storing roof run-off for reuse.
Rear lot	A lot which has access to a road by means only of an access strip which forms part of the lot, or by means only of an easement over adjoining land.
Reconfiguring a Lot	Has the meaning given to it in the S*ustainable Planning Act 2009*.

Unconfirmed

Schedule 3 - Administrative Terms

Administrative Term	Definition
Recreational Path	A path that provides for recreational use and commuter use and includes support facilities such as toilets, seating, drinking fountains and shelter.
Recyclable Waste	Clean and inoffensive waste that is declared by the local government to be recyclable waste for the area. Note—definition from the *Environmental Protection (Interim Waste) Regulation 1996*.
Removable Structure	A dwelling unit, building or structure including foundations, capable of being completely removed from site.
Retaining Wall	Means either a structure that holds back or supports soil when the natural ground level has been altered.
Revetment Wall	A wall erected against an earth bank or rock face to protect it against erosion.
Riparian Vegetation	Vegetation that grows on, below or adjacent to watercourse.
Risk	A concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Road	An area of land, whether surveyed or unsurveyed: (a) dedicated, notified or declared to be a road for public use; or (b) taken under an Act, for the purpose of a road for public use. The term includes: (a) a street, esplanade, reserve for esplanade, highway, pathway, thoroughfare, track or stock route; (b) a bridge, causeway, culvert or other works in, or, over or under a road; (c) any part of a road. Note - definition from the *Land Act 1994*.
Road Hierarchy	A system in which roads are ranked in terms of their function, type and capacity to support different types of vehicles and volumes of traffic.
Road Reserve	The land dedicated to the Crown for the purpose of a road or street, and incorporating the full width from property boundary to property boundary.
Roof water hydraulic drainage	Private roof water drainage constructed from the roof water legal point of discharge during the building works.
Roof water mains	A roof water pipe installed during development works which may service one or more lots and may be covered under an easement.
Scenic Values	Elements valued by the community as being an important to the landscape and visual quality of the local government area. These elements include bushland, ridgelines, open and semi-open rural landscapes, coastal landscapes, water views and skylines.
Schedules	Details that support the assessment categories or assessment criteria, or provide other information for their interpretation, such as the meaning of defined uses or other term used in the scheme.

Unconfirmed

Administrative Term	Definition
Secondary Active Frontage	A building frontage that provides a minor but supporting role in stimulating pedestrian movement and activity. Uses and tenancies on these frontages will be concentrated at ground floor and offer some limited visual contact with the street. A secondary active frontage is one that - (a) where possible, applies an appropriate combination of architectural design elements including windows, openings, balconies and awnings; (b) sensitively uses an appropriate combination of external finishes and colours to provide visual interest and unify the centre's streetscape; (c) creates some opportunities for casual surveillance and interface between different user groups.
Secondary Dwelling	A dwelling, used in conjunction with, and subordinate to, a dwelling house on the same lot. A secondary dwelling may be constructed under a dwelling house , be attached to a dwelling house or be free standing.
Self-Assessable Development	Has the meaning given to it in the *Sustainable Planning Act 2009.*
Sensitive Land Use	Means each of the following defined uses: child care centre, community care centre, community residence, dual occupancy, dwelling house, educational establishment, health care services, hospital, hostel, multiple dwelling, office, relocatable home park, residential care facility, retirement facility, short-term accommodation, tourist park. Note—definition from SPP 5/10.
Service Aisles	The proportion of roadway between the access driveway and the service area. Service aisles may form part of the internal circulating road system.
Service Bay	A parking bay for service vehicles engaged in loading or unloading and where a loading dock may or may not be provided.
Service Vehicle	A vehicle used to supply or remove goods or services to or from a development.
Setback	For a building or structure other than a swimming pool, the shortest distance measured horizontally from the wall or balustrade of a building or structure to the vertical projection of the boundary of the lot.
Sewerage hydraulic drainage	Private drainage constructed from the sewer-house connection point during building works.
Sewerage mains (sewerage reticulation mains)	A main in a sewerage system that is a council asset, including the house connection point.
Short-Term Accommodation	The provision of temporary accommodation for tourists or travellers for a maximum period of eight weeks.
Side and Rear Boundary Clearance	For a building or structure on a lot, the shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot but does not include a road boundary clearance.
Significant Centre Development	Centre development with a gross floor area over 4000m^2, whether or not in stages.
Silviculture	The practice of managing stands of trees by manipulation of all biological aspects of growing trees, to enhance growth and timber quality. Examples of silvicultural practices include planting, thinning, form pruning, harvesting, tending of weeds, fertilizing and spraying.

Unconfirmed

Schedule 3 - Administrative Terms

Administrative Term	Definition
Site	Any land on which development is carried out or is proposed to be carried out whether such land comprises the whole or part of one lot or more than one lot if each of such lots is contiguous..
Site Analysis Plan	A plan that demonstrates an appreciation of a site and its context to identify opportunities and constraints for site layout and design.
Site Coverage	The proportion of the total site area expressed as a percentage to the area that is covered by buildings measured within the projection of the outer limits of the buildings onto a horizontal plane. This term also includes - (a) balconies that extend more than 2.5 metres out from the wall of the building; (b) balconies that have the ability to be enclosed by blinds, shutters, moveable panels or other architectural design features; (c) outbuildings. The term does not include - (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure; (b) roof overhangs or sun hoods, or parts thereof which do not extend more than 2.5 metres out from the wall of a building; (c) private balconies which are accessible only from one dwelling unit and where any part of the balcony is not more than 2.5 metres out from the wall of the building; (d) building linkages which in total have a combined area of less than 5 percent of the lot area; (e) basement car parking areas.
Site Density	The ratio of dwellings to the area of the site occupied by the dwellings.
Site Development Plan	A diagram that identifies the location and extent of all development proposed on a site. This includes all buildings and structures, setbacks, open space, on-site parking and access, all associated facilities, landscaping, preliminary stormwater drainage design, floor plans, building elevations showing colours and finishes of building materials, cross-sections showing the relationship to existing and proposed topography that shows all excavation and fill.
Specific Outcome	Statements of desired outcomes that contribute to the achievement of overall outcomes and may relate to the use of land, the provision of infrastructure or specified effects of use or development on aspects of the environment. Development that achieves the specific outcomes of a code complies with the code.
Standard Format Plan of Survey	Defines land using a horizontal plane and references to marks on the ground. Note—definition from the *Land Title Act 1994*.
State-controlled Road	A road or land, or part of a road or land, declared under section 24 [of the *Transport Infrastructure Act 1994*] to be a State-controlled road, and, for chapter 6, part 5, division 2, subdivision 2 [of the *Transport Infrastructure Act 1994*], see section 53 [of the *Transport Infrastructure Act 1994*]. Note—definition from the *Transport Infrastructure Act 1994*.
Storey	A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not: (a) a space that contains only: – a lift shaft, stairway or meter room; or – a bathroom, shower room laundry, water closet, or other sanitary – compartment; or

Unconfirmed

Administrative Term	Definition
	– accommodation intended for not more than three vehicles; or a – combination of the above; (b) a mezzanine. Note—definition from the *Building Code of Australia*.
Storm Tide Area	An area below 2.4 metres Australian Height Datum (AHD) that indicatively identifies the 1 percent Annual Exceedance Probability (AEP) storm tide event as shown on the Flood Prone, Storm Tide and Drainage Constrained Overlay where development may be restricted.
Stormwater	Rainfall which runs off roofs, roads and other surfaces and flows into gutters, streams and watercourses where it eventually flows into the bays and ocean.
Stormwater Management Plan	A plan for the management of stormwater quantity and quality prepared for a waterway.
Streetscape	The collective combination of urban form elements that constitute the view of a street and its public and private domains. These elements include buildings, roads, footpaths, vegetation, open spaces and street furniture.
Structure	Includes a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure. Note—definition from the *Building Act 1975*.
Structure Plan	A plan that provides a comprehensive planning approach to the reconfiguration of land where the road and pedestrian/cyclist network, open space network, infrastructure, environmental issues, mix of land uses and density yields, integration with external sites among other attributes are identified.
Sub-area	An identified area within a zone with special attributes to which certain zone provisions apply.
Substantially Completed	In relation to a building or structure the completion of the floor and the erection of the frame and roof and in relation to landscaping its completion to a useable standard.
Surcharge Loading	Has the meaning given by the *Building Regulations 2006*
Swale	A shallow constructed channel, often grass-lined, which is used as an alternative to kerb and channel, or as a pretreatment to other measures.
Table Drain	The side drain of a road adjacent to the shoulders, having its invert lower than the subgrade level and being part of the formation.
Tables of Assessment	A table that identifies the assessment categories applying to development in a particular zone or overlay.
Temporary Use	A use that is impermanent and may be irregular or infrequent that does not require the construction of a permanent building or the installation of permanent infrastructure or services. Note—provisions for temporary use timeframes for defined uses may be provided within section 1.7 Local government administrative matters.
Transit Orientated Development	Mixed use residential and employment areas, designed to maximise access to public transport through higher density development and pedestrian-friendly street environments.
Trunk Infrastructure	See Schedule 3 (Dictionary) in the *Sustainable Planning Act 2009*
Tidal Land	Reefs shoals and other land permanently or periodically submerged by waters subject to tidal influence.

Unconfirmed

Schedule 3 - Administrative Terms

Administrative Term	Definition
Ultimate Development	The year in which an area is estimated to be developed to its realistic potential of the planning scheme in accordance with the planned density.
Use	In relation to premises, includes any use incidental to and necessarily associated with the use of the premises. Note—definition from the *Sustainable Planning Act 2009*.
Utility Infrastructure	The following types of infrastructure - (a) water reticulation or supply; (b) energy supply; (c) telecommunications; (d) a sewerage system; (e) stormwater drainage; (f) road; (g) another system or service designed to improve the amenity, or enhance the enjoyment, of premises or other land.
Vegetation	Is a native tree or plant other than the following: (a) grass or non-woody herbage; (b) a plant within a grassland regional ecosystem prescribed under a regulation; (c) a mangrove. definition from the *Vegetation Management Act 1999*.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. The term may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Volumetric Format Plan of Survey	Defines land using three dimensionally located points to identify the position, shape and dimensions of each bounding surface. Note—definition from the *Land Title Act 1994*.
Walkability	The extent to which a place or an area enables and encourages walking
Walking Catchment	The area of land that is within walking distance, equivalent to the distance that can be covered in about 10 minutes comfortable walk time, of a particular location. Note—the walking catchment for a particular location can be defined according to local circumstances and shown in a planning scheme map (e.g. local plan, overlay). In relation to a boundary shown in a planning scheme map, walking catchment means the land within the relevant boundary in the planning scheme map. In relation to a particular location where a boundary has not been shown in a planning scheme map, walking catchment means the land within 800 metres distance along a walkable route from that particular location.
Waste Container	Has the meaning given by 'Standard Commercial Waste Container' and 'Standard Domestic Waste Container' as defined under the *Environmental Protection (Interim Waste) Regulation 1996*.
Wastewater System	An on-site domestic, commercial or industrial wastewater system that receives, treats and absorbs wastewater within the property boundaries of the site of generation of the wastewater.
Water Catchment	An area that drains water to a common point.

Unconfirmed

Administrative Term	Definition
Watercourse	(1) A watercourse is a river, creek or other stream, including a stream in the form of an anabranch or a tributary, in which water flows permanently or intermittently, regardless of the frequency of flow events— (a) in a natural channel, whether artificially modified or not; or (b) in an artificial channel that has changed the course of the stream. (2) A watercourse includes any of the following located in it— (a) in-stream islands; (b) benches; (c) bars. (3) However, a watercourse does not include a drainage feature. Note—definition from the *Water Act 2000*
Wetland	An area shown as a wetland on the Map of Referable Wetlands. (a) Note—definition from the *Environmental Protection Regulation 2008*
Zone	An identified geographical area that is based on land use allocations.
Zone and Overlay Maps	Maps that - (a) for zones - identify zone(s) and if applicable sub-areas that affect the premises; (b) for an overlay - identify overlay(s) that affect the lot.
Zone of Influence	For a retaining wall, zone of influence means the volume of soil stratum behind a wall that affects the wall's structural integrity.

Unconfirmed

Note -

Summary of commonly used terms from the *Sustainable Planning Act 2009* and other legislation.

Term	Other Terms Defined in Legislation
Building Work	Means - (a) building, repairing, altering, underpinning (whether by vertical or lateral support), moving or demolishing a building or other structure; or (b) work regulated under the *Standard Building Regulation 1993*; or (c) excavating or filling - (i) for, or incidental to, the activities mentioned in paragraph (a); or (ii) that may adversely affect the stability of a building or other structure, whether on the land on which the building or other structure is situated or on adjoining land; or (d) supporting (whether vertically or laterally) land for activities mentioned in paragraph (a). "Building work", for administrating IDAS under the *Queensland Heritage Act 1992*, includes any of the following - (a) painting or plastering that substantially alters the appearance of the place; or (b) renovation, alterations or additions to the place; or (c) excavations, disturbances or changes to landscape or natural features of land that substantially alters the appearance of the place; or (d) work on furniture, fittings and other objects - (i) associated with the place; (ii) that contributes to the place's cultural heritage significance. "Building work", for administering IDAS under the *Queensland Heritage Act 1992*, does not include development for which an exemption certificate has been issued under that Act.
Code Assessment	Means the assessment of development by the assessment manager only against the common material and applicable codes (other than codes, or parts of codes, a concurrence agency is required to assess an application against).
Commercial Waste	Means waste (other than garden waste, recyclable waste, interceptor waste or waste discharged to a sewer) resulting from the use or occupation of any premises, or part thereof, being – (a) a hotel, morel, caravan park, café, food store, canteen or like premises; or (b) an assembly building, institutional building, school, kindergarten or child minding centre; or (c) premises where any spectator sport or any game is played; or (d) an exhibition ground, showground, racecourse, or like premises; or (e) any office, shop or other premises whatsoever, where there is carried on any business or work, other than a manufacturing procsss.
Erosion Prone Area	Means an area declared to be an erosion prone area under section 70(1) of the *Coastal Protection and Management Act 1995*.
Exempt Development	Means development other than assessable or self-assessable development.

Schedule 3 - Administrative

Term	Other Terms Defined in Legislation
Habitable Room	Means a room used for normal domestic activities, and - (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in-wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods.
IDAS	Means the system detailed in Chapter 6 of the *Sustainable Planning Act 2009* for integrating State and local government assessment and approval processes for development.
Impact Assessment	Means the assessment (other than code assessment) of - (a) the environmental effects of proposed development; (b) the ways of dealing with the effects.
Koala Habitat Trees	Means native vegetation and plants greater than 4 metres in height or with a diameter greater than 10 centimetres at 1.3 metres above the ground and includes non-eucalypt species that grow in association with the species used by koalas.
Material Change of Use	Means - (a) the start of a new use of the premises; or (b) the re-establishment on the premises of a use that has been abandoned; or (c) a material change in the intensity or scale of the use of the premises.
Operational Work	Means - (a) extracting gravel, rock, sand or soil from the place where it occurs naturally; or (b) conducting a forest practice; or (c) excavating or filling that materially affects premises or their use; or (d) placing an advertising device on premises; or (e) undertaking work (other than destroying or removing vegetation not on freehold land) in, on, over or under premises that materially affects premises or their use; or (f) clearing vegetation on freehold land; or (g) operations of any kind and all things constructed or installed that allow taking, or interfering with, water (other than using a water truck to pump water) under the *Water Act 2000*; but does not include building, drainage or plumbing work.
Planning Scheme Policy	Means an instrument that - (a) supports the local dimensions of a planning scheme; (b) supports local government actions under the *Sustainable Planning Act 2009* for IDAS and for making or amending its planning scheme; (c) is made by a local government under Division 2 and part 5 of the *Sustainable Planning Scheme 2009.*
Premises	Means - (a) a building or other structure; or (b) land (whether or not a building or other structure is situated on the land).

Schedule 3 - Administrative Terms

Term	Other Terms Defined in Legislation
Reconfiguring a Lot	Means - (a) creating lots by subdividing another lot; or (b) amalgamating 2 or more lots; or (c) rearranging the boundaries of a lot by registering a plan of subdivision; or (d) dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years, or an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*) rendering different parts of a lot immediately available for separate disposition or separate occupation; or (e) creating an easement giving access to a lot from a constructed road.
Recyclable Waste	Means clean and inoffensive waste that is declared to be recyclable waste under an application for an approval granted under section 369A of the Act.
Standard Format Plan	Means a plan of survey that defines land using a horizontal plane and references to marks on the ground.
Structure	Means a wall or fence and anything fixed to or projecting from a building, wall, fence or other structure.
Use	Means, in relation to premises, any use incidental to and necessarily associated with the use of the premises.
Volumetric Format Plan	Means a plan of survey that defines land using 3 dimensionally located points to identify the position, shape and dimensions of each bounding surface.
Waste Container	**Standard Commercial Waste Container –** Means a container of such type and such construction as approved by the chief executive for the storage of commercial waste. **Standard Domestic Waste Container –** Means a weatherproof and ratproof container of such type and such construction as approved by the chief executive for the storage of domestic waste and authorized by local government for use in the area.

Note -

Summary of acronyms used in the Redlands Planning Scheme.

Acronyms	
Government Departments and Agencies	
C.S.I.R.O.	Commonwealth Scientific and Industrial Research Organisation
DSDIP	Queensland Department of State Development, Infrastructure and Planning
DTMR	Queensland Department of Transport and Main Roads
DAFF	Queensland Department of Agriculture Fisheries and Forestry
DEHP	Queensland Environmental and Heritage Protection
DNRM	Queensland Department of Natural Resources and Mines
Guidelines / Standards	
AR&R	Australian Rainfall and Run-off
AS	Australian Standard
AUS-SPEC	Specifications published by the AUS-SPEC joint venture
MUTCD	Manual of Uniform Traffic Control Devices
NZS	New Zealand Standard
QUDM	Queensland Urban Drainage Manual
Legislation	
BCA	*Building Code of Australia 1996*
CAMBA	Agreement between the Government of Australia and the Government of the People's Republic of China for the Protection of Migratory Birds and their Environment
DDA	*Disability Discrimination Act 1997*
IDAS	Integrated Development Assessment System
SPA	*Sustainable Planning Act 2009*
JAMBA	Agreement between the Government of Australia and the Government of Japan for the Protection of Migratory Birds in Danger of Extinction and their Environment
RAMSAR	Wetlands designated as of international importance by the Ramsar Treaty
SBR	*Standard Building Regulation 1993*
Organisations	
ARRB	Australian Road Research Board
IPWEAQ	Institute of Public Works Engineering Australia Queensland
RPEQ	Registered Professional Engineer of Queensland
Other	
NSI	North Stradbroke Island
SMBI	Southern Moreton Bay Islands
Technical Terms	
AEP	Annual Exceedance Probability
AHD	Australian Height Datum
ARI	Average Recurrence Interval
CBR	California Bearing Ratio
EIS	Environmental Impact Statement
EME	Electromagnetic Emissions
ESA	Equivalent Standard Axle
ESD	Ecologically Sustainable Development
GFA	Gross Floor Area
GQAL	Good Quality Agricultural Land
GVM	Gross Vehicle Mass
HAT	Highest Astronomical Tide
RL	Relative Level
SMP	Stormwater Management Plan
VMP	Vegetation Management Plan

Schedule 3 - Administrative

RECOMMENDED DEVELOPMENT CONDITIONS

ASSESSMENT MANAGER CONDITIONS	TIMING
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
Approved Plans and Documents	
AMENDED CONDITION **2. Undertake the development generally in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.**	**Ongoing.**

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
~~Cycleway and Path Network Plan~~	~~Map CT9 Revision G~~	~~Civil Dimensions Pty Ltd~~	~~28 October 2015~~
Overall Bushfire Management Plan "Redland Shoreline Development"	14-006	The Consultancy Bureau	June 2014
~~Shoreline Plan of Development~~	~~Version H (Draft D)~~	~~Saunders Havill Group~~	~~20 January 2019~~
~~Precinct Plan~~	~~14009_SK015~~	~~Lat 27~~	~~20 October 2016~~
~~Master Plan~~	~~14009_SK013(24)~~	~~Lat 27~~	~~20 October 2016~~
Shoreline Open Space Landscape Strategy	**0345_003 Version3**	**BAAM**	**November 2016**
Biting Insect Management Plan	**140906v**	**FRC Environmental**	**March 2017**
~~Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice~~	~~Version 6~~	~~Design Flow~~	~~30 November 2016~~
Assessment of the impacts at the Heinemann Road/Double Jump intersection	**14S07.45.SAH**	**Holland Traffic Consulting**	**9 September 2016**
~~Conceptual Road and Cycle Hierarchy Plan~~	~~UD-7558-025-E~~	~~Jensen Bowers~~	~~11 April 2017~~
~~Shoreline Redlands Typical Cross Sections (as marked in red)~~	~~CD13-053-TC1J~~	~~Civil Dimensions~~	~~22 December 2017~~

Unconfirmed

Wallum Froglet Habitat Assessment Shorlines Stage 1B & 1C (Lot 11 on SP268704)	N/A	BAAM	8 November 2011
~~Sport and Recreation Layout Plan~~	~~UD-7558-031-A~~	~~Jensen Bowers~~	~~30 November 2016~~
EPBC Listed Migratory Shorebird Survey Shoreline	N/A	BAAM	8 November 2016
Shoreline Plan of Development	Version I (Draft F)	Saunders Havill Group Pty Ltd	18 June 2025
Masterplan	10724 P 01 Rev AK	Saunders Havill Group Pty Ltd	30 June 2025
Sports, Recreation & Open Space Plan	10724 P 01 Rev AK	Saunders Havill Group Pty Ltd	30 June 2025
Conceptual Road Hierarchy Plan (Amended in red by Council)	10724 P 01 Rev AK	Saunders Havill Group Pty Ltd	30 June 2025
Precinct Plan	10724 P 01 Rev AK	Saunders Havill Group Pty Ltd	30 June 2025
Active Transport Network Plan (Amended in red by Council)	10724 P 01 Rev AK	Saunders Havill Group Pty Ltd	30 June 2025
Review of the Biting Insect Management Plan	240210 Edition iv	FRC Environmental	30 June 2025
Acceptable uses within the development-free buffer	Frc200207f	SLR Consulting Australia Pty Ltd	13 May 2025
Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (amended in red by Council)	Version 9	Design Flow	13 September 2024
Shoreline District Sports Park – Stormwater Considerations (amended in red by Council)		Design Flow	31 January 2025
Shoreline Development Typical Road Cross Sections	18-187-SK01 Revision C	KN Group	June 2025
NRP 01 (amended in red by Council)	10724 P 28 Rev I	Saunders Havill Group Pty Ltd	12 February 2025
NRP 02	10724 P 28 Rev I	Saunders Havill Group Pty Ltd	12 February 2025
NRP 03	10724 P 28 Rev I	Saunders Havill Group Pty Ltd	12 February 2025
NRP 05	10724 P 28 Rev I	Saunders Havill Group Pty Ltd	12 February 2025
NRP 06 (amended in red by Council)	10724 P 28 Rev I	Saunders Havill Group Pty Ltd	12 February 2025

Unconfirmed

District Sports Park Concept	01 10724 Issue L	Saunders Havill Group Pty Ltd	April 2025
District Sports Park Concept – Section Locations (amended in red by Council)	02 10724 Issue L	Saunders Havill Group Pty Ltd	April 2025
District Sports Park Concept – Section A & B	03 10724 Issue L	Saunders Havill Group Pty Ltd	April 2025
District Sports Park Concept – Section C (amended in red by Council)	04 10724 Issue L	Saunders Havill Group Pty Ltd	April 2025
District Sports Park Concept – Section D & E	05 10724 Issue L	Saunders Havill Group Pty Ltd	April 2025
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.00	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.01	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.02	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.03	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.04	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.05	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.06	Saunders Havill Group	6 March 2023
Mapped Koala Habitat Area – Shoreline Masterplan Area	Plan 1.07	Saunders Havill Group	6 March 2023
Redland City Council Mapped MLES – Shoreline Masterplan Area	Plan 2.00	Saunders Havill Group	8 May 2024
Redland City Council Mapped MLES – Shoreline Masterplan Area	Plan 2.01	Saunders Havill Group	8 May 2024
Redland City Council Mapped MLES – Shoreline Masterplan Area	Plan 2.02	Saunders Havill Group	8 May 2024
Redland City Council Mapped MLES – Shoreline Masterplan Area	Plan 2.03	Saunders Havill Group	8 May 2024
Redland City Council Mapped MLES – Shoreline Masterplan Area	Plan 2.04	Saunders Havill Group	8 May 2024

Unconfirmed

Redland City Council Mapped MLES – Shoreline Masterplan Area	**Plan 2.05**	**Saunders Havill Group**	**8 May 2024**

Table 1: Approved Plans and Documents

Infrastructure Agreement	
3. Comply with the Infrastructure Agreement relating to the subject land.	Ongoing
Updated Plans	
DELETED CONDITION ~~**4. Submit to Council, and have approved, an updated Plan of Development (Version H, draft D), incorporating the amendments listed in Appendix 1.**~~ ~~***Note: This should include the full Plan of Development, including all appended and updated codes.***~~	~~**Prior to the lodgement of a development application on the subject land**~~
AMENDED CONDITION ~~**5. Comply with the approved Plan of Development (Version H, Draft D).**~~	~~**Ongoing**~~
AMENDED CONDITION **4. Comply with the approved Plan of Development (Version I, Draft F).**	**Ongoing**
Roads and Cycleways	
DELETED CONDITION ~~**16. Submit to Council, and have approved, the design for an upgraded signalised intersection at Heinemann Road and Double Jump Road *generally in accordance with the recommendations of the approved 'Assessment of impacts at the Heinemann Road / Double Jump Road intersection' report prepared by HTC Consulting (report ref: 14S07.45.SAH).”* The proposed design must be named “Heinemann/Double Jump Intersection Plan” and must be designed with two stand up lanes on each approach and be in accordance with the**~~	~~**Prior to the lodgement of a development application on the subject land**~~

Unconfirmed

~~Department of Main Roads Road Planning and Design Manual (as amended) and the Manual of Uniform Traffic Control Devices (as amended). The design must include, but not be limited to, any associated land requirements, pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council.~~	
5. Construct a signalised intersection at Heinemann Road and Double Jump Road generally in accordance with the approved "Heinemann/Double Jump Intersection Plan". The intersection must include associated pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council	Prior to the sealing of the first lot, or commencement of any use, on the subject land, **with the exception of a Temporary Use and/or Community Facility established on Lot 2 on SP226358 or Lot 83 on S312432.'**
Stormwater Management	
AMENDED CONDITION ~~**19. Submit to Council, and have approved, a Stormwater Management Plan for each stormwater catchment that addresses both quality and quantity in accordance with the following:**~~ ~~**a) The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)**~~ ~~**b) The amended Stormwater Management Code within the approved Plan of Development;**~~ ~~**c) The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental**~~ ~~**d) The Shoreline Open Space Landscape Strategy (0345-003 Version 3)**~~ ~~**e) Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and**~~ ~~**f) Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.**~~	~~**As part of the lodgement of the first development application affecting each catchment.**~~

Unconfirmed

~~**The Stormwater Management Plan for each catchment must also provide details of public utility easements for stormwater drainage purposes which must be provided in favour of and at no cost to Council.**~~	
AMENDED CONDITION **6. Submit to Council, and have approved, a Stormwater Management Plan for each stormwater catchment that addresses both quality and quantity in accordance with the following:** **a) The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 9)** **b) The amended Stormwater Management Code within the approved Plan of Development;** **c) The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental** **d) The Shoreline Open Space Landscape Strategy (0345-003 Version 3)** **e) Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and** **f) Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.** **g) Design flood storage 1 and 2 including all ancillary stormwater infrastructure located within open space areas as amended in red by Council to allow conveyance of fauna through the open space precinct and surrounding locality. This is to be demonstrated by a suitably qualified ecologist safe fauna movement and fauna movement capacity within the corridor is maintained.** **The Stormwater Management Plan for each catchment must also provide details of public utility easements for stormwater drainage purposes which must be provided in favour of and at no cost to Council.**	**As part of the lodgement of the first development application affecting each catchment.**
7. Unless otherwise approved by Council through subsequent development applications remove all dams within the development site and provide Council with details of the proposed earthworks and rehabilitation works as part of the Stormwater Management Plan for each catchment.	As part of the lodgement of the first development application affecting each catchment, **except interim or**

Unconfirmed

	temporary uses on the subject land.
Open Space and Recreation	
AMENDED CONDITION **~~21. Submit to Council, and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on the approved Master Plan (14009_SK013 [24]), that demonstrates:~~** **~~a.~~** **~~i. The vegetation areas that will be retained;~~** **~~ii. The areas of vegetation that will be cleared;~~** **~~iii. The plans for rehabilitation and revegetation (weed removal and planting);~~** **~~iv. Compliance with the following approved documents:~~** **~~1. Shoreline Open Space Landscape Strategy (0345-003 Version 3);~~** **~~2. Shoreline Biting Insect Management Plan (140906v); and~~** **~~3. Stormwater Management Plan for each catchment; and~~** **~~v. A detailed staging plan for the dedication of the open space corridors and foreshore open space.~~** ***~~b.~~*** **~~Where relating to the open space corridor on Lot 11 on SP268704, this must be supported by a detailed assessment of possible Wallum Froglet (*crinia tinnula*) habitat, undertaken by a suitably qualified professional.~~** ***~~Note: If evidence of Wallum Froglet habitat is confirmed, demonstrate how the design of the waterway and corridor (including proposed infrastructure, particularly stormwater management/treatment facilities) has considered this.~~***	**~~For a), with the lodgement of the first development application on the parent lot that contains the proposed corridor~~** **~~For b), prior to the lodgement of an application on Lot 11 on SP268704~~**
AMENDED CONDITION **8. Submit to Council, and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on the approved Master Plan (10724 P 01 Rev AK), that demonstrates:-** **a.** **i. The vegetation areas that will be retained;**	**For a), with the lodgement of the first development application on the parent lot that contains the proposed corridor**

Unconfirmed

ii. The areas of vegetation that will be cleared; iii. The plans for rehabilitation and revegetation (weed removal and planting); iv. Compliance with the following approved documents listed in table 1 of this approval. v. A detailed staging plan for the dedication of the open space corridors and foreshore open space. *b.* Where relating to the open space corridor on Lot 11 on SP268704, this must be supported by a detailed assessment of possible Wallum Froglet (*crinia tinnula*) habitat, undertaken by a suitably qualified professional. *Note: If evidence of Wallum Froglet habitat is confirmed, demonstrate how the design of the waterway and corridor (including proposed infrastructure, particularly stormwater management/treatment facilities) has considered this.*	For b), prior to the lodgement of an application on Lot 11 on SP268704
NEW CONDITION 9. Submit to Council and have approved detailed design plans for the District Sports Park (DSP01), which must be generally in accordance with the District Sports Park concept plans listed in table 1 of this approval, as amended in red, and which includes the following: a) Demonstrates compliance with the Infrastructure Agreement. b) Details of landscaping associated with land south of the car park. c) Provides detailed layout plans for both playing fields and the clubhouse building. d) Inclusion of an irrigation and drainage strategy for the playing fields. e) Details of all utility connections required (water, sewer, electricity and telecommunication). f) Includes a lighting design and certification from a suitably qualified person for the sports field lighting, which demonstrates compliance with complies with AS2560.1.2:2007 (Sports lighting) and AS4282:2019 (Control of obtrusive effects) and Football Queensland Lighting Guide , with a minimum lighting lux 100 LUX.	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1500th dwelling.
<u>Environmental</u>	
DELETED CONDITON ~~**23. Submit to Council, and have approved, a detailed environmental assessment of high tide roosts and low tide**~~	~~**Prior to the lodgement of a**~~

Unconfirmed

~~feeding areas for listed species of migratory shorebirds, undertaken by a suitably qualified professional. If any roosts or low tide feeding areas are identified, the assessment must consider the likely impact of potential development on these areas, and provide a recommended strategy to address these impacts.~~	~~development application on the subject land~~
AMENDED CONDITION ~~24. Dedicate the land within Lot 1 on SP289245 shown on the approved Master Plan. Shoreline (14009_SK013[24]) as 'Conservation Park' to the State, with Council as trustee, as Public Use Land for conservation purposes.~~ ~~Note: The area to be dedicated may be reviewed pending further detailed ecological assessment of the habitat value of the Lot. (NB: Habitat value not only refers to koala habitat)~~	
AMENDED CONDITION **10. Dedicate the land within Lot 1 on SP289245 shown on the approved Master Plan listed in table 1 of this approval as 'Conservation Park' to the State, with Council as trustee, as Public Use Land for conservation purposes.** **Note: The area to be dedicated may be reviewed pending further detailed ecological assessment of the habitat value of the Lot. (NB: Habitat value not only refers to koala habitat)**	
Koala Habitat Trees	
AMENDED CONDITION ~~25. Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in Schedule 11 of the Planning Regulation 2017.~~ ~~*Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the "Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions" report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015*~~	~~Ongoing~~
AMENDED CONDITION	**Ongoing**

Unconfirmed

11. Site design must not result in the clearing of non-juvenile koala habitat trees prescribed prohibited development under Schedule 10 of the Planning Regulation 2017. ***Note: The applicable koala priority area and koala habitat area(s) are identified in 'Plan 1.00 Mapped Koala Habitat Area – Shoreline Masterplan Area', dated 6/03/2023 and prepared by Saunders Havill Group.***	
AMENDED CONDITION ~~**26. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation habitat (as identified in Schedule 11 of the Planning Regulation 2017, with any unavoidable clearing minimised and offset in accordance with the *Environmental Offsets Act 2014*.**~~ ~~***Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the "Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions" report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015***~~	~~**Ongoing**~~
AMENDED CONDITION **12. Site design must avoid clearing non-juvenile koala habitat trees in areas that are identified as matters of local environmental significance as identified in Table 1, with any unavoidable clearing minimised and offset in accordance with the *Environmental Offsets Act 2014*.**	**Ongoing**
NEW CONDITION **13. Submit to Council, for approval, a Wildlife Movement Plan to demonstrate the safe movement of fauna (including macropods) across Serpentine Creek Road in locations identified in the documents listed in table 1 of this approval and in accordance with DTMR Fauna Sensitive Design Guidelines and DES Koala Sensitive Design Guidelines.** ***Note: Mitigation for Macropods can be at-grade and may include a combination of signage, traffic calming, pavement treatment and the like.***	**As part of the lodgement of the first development application on the parent lot that contains the proposed open space precinct adjacent the fauna crossing.**

Unconfirmed

Development Staging	
14. Development of lots 3 and 4 on RP105915 must not proceed until vehicular access can be obtained from Scenic Road	Ongoing
DELETED CONDITION ~~**28. Submit to Council either:**~~ ~~**a. Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or**~~ ~~**b. Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land.**~~	~~**Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000th lot**~~
Biting Insect Management	
AMENDED CONDITION ~~**29. Maintain a development free buffer of at least 80m wide along the eastern boundaries of Lots 86 and 247 on S312432.**~~ ~~***Note: This requirement may be reviewed pending further investigations into the required 100m separation to mosquito roosting habitat, particularly in relation to the elevated public health risk in this location and the advice of Council's independent Entomologist.***~~	~~**Ongoing**~~
AMENDED CONDITION **15. Maintain a development free buffer in accordance with the approved precinct plan listed in table 1. Development within the buffer is restricted to the following:** **a) Food and drink outlet as defined in the approved plan of development.** **b) Warehouse as defined in the approved plan of development.** **c) Indoor sport and recreation as defined in the approved plan of development.**	**Ongoing**
Bushfire Management	
NEW CONDITION **16. Submit to Council, for approval, an updated Bushfire Hazard Assessment and Management Plan that is prepared in**	**As part of the lodgement of**

Unconfirmed

accordance with methodologies set out in the Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy (SPP) State Interest 'Natural Hazards, Risk and Resilience – Bushfire' and incorporates the following: **a) Bushfire Hazard Assessment to be undertaken in accordance with the up-to-date SPP Bushfire Prone Area mapping.** **b) The designated rehabilitation areas and associated future growth potential must be considered and assessed within the Bushfire Hazard Assessment.** **c) Setback distances between the edge of proposed lots and hazardous vegetation must achieve a radiant heat flux exposure no greater than 29 kW/m^2.** **d) Setback distances between the building or building envelope of a *vulnerable use* and hazardous vegetation must achieve a radiant heat flux exposure no greater than 10 kW/m^2.** **The assessment can give some consideration to the approved Overall Bushfire Management Plan "Redland Shoreline Development", prepared by The Consultancy Bureau, dated June 2014.** **Note: Vulnerable uses include child care centres, community care centres, educational establishment (education facility), detention facilities, hospitals, rooming accommodation, retirement facilities or residential care facilities (aged persons and special needs housing) as defined in the Plan of development or *Planning Regulation 2017*.**	**development applications for future stages.**
Lot 74 on S31102	
17. Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.	Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.
Prescribed Period	
AMENDED CONDITION **18. For the purposes of section 88(2)(a) of the Planning Act 2016 the development which is the subject of this approval must be completed by 25 November 2035 (Prescribed Period).**	

Unconfirmed

This approval lapses at the end of the Prescribed Period if development, or an aspect of development, to which the approval relates is started but not completed with the Prescribed Period.	

ADDITIONAL APPROVALS

This preliminary approval does not authorise development to occur.

Further Development Permits and/or Compliance Permits are necessary to allow development to be carried out, being any development listed as assessable development in the Tables of Assessment in the Shoreline Plan of Development or a local planning instrument (where not varied by the Plan of Development).

REFERRAL AGENCY CONDITIONS

- **Queensland Department of State Development, Infrastructure and Planning Refer to the attached correspondence from the SARA dated 28 November 2024 (SARA reference 2310-37429 SRA)**

ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**
  Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) these are detailed in the Infrastructure Agreement.

- **Coastal Processes and Sea Level Rise**
  Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.

- **Environment Protection and Biodiversity Conservation Act**
  Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. It is noted that the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval recommends the submission of an EPBC Act referral.

Unconfirmed

- Please be aware that the listing of the Koala (Phascolarctos Cinereus), Queensland Nut (Macadamia integrifolia) and Grey-headed Flying-fox (Pteropus poliocephalus) as vulnerable (as well as the likely presence of threatened migratory shorebird species) under this Act may affect your proposal. You should therefore consider where an EPBC Act referral is necessary. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc
- In accordance with the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval, the subject site is immediately adjacent to the Moreton Bay Ramsar wetland. Actions that will, or are likely to, have a significant impact on Ramsar wetlands will be subject to assessment and approval under the EPBC Act. It is anticipated that the EPBC Act referral will need to include details of the development, and the proposed management of stormwater and water quality and other indirect impacts on the Moreton Bay Ramsar wetland.

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

- **Cultural Heritage**
  Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

Unconfirmed

16 REPORTS FROM INFRASTRUCTURE & OPERATIONS

Nil.

Unconfirmed

17 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

Nil.

Unconfirmed

18 NOTICES OF MOTION

18.1 REDLANDS COAST REGIONAL SPORT AND RECREATION PRECINCT

Objective Reference: A12379518

Attachments: Nil

In accordance with section 6.16 of *Council Meeting Standing Orders*, Councillor Julie Talty moved a motion as follows:

COUNCIL RESOLUTION 2025/241

Moved by: Cr Julie Talty
Seconded by: Cr Jason Colley

That Council resolves as follows:

1. **To note that The Redland Coast Sports and Recreation Precinct, has experienced significant delays and increased costs due to the ongoing assessment under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*.**
2. **To note the financial impediments associated with the funding and accounting treatments unique to Government entities and specifically local government, relative to private applicants, and the significant financial burden to rate payers in the delivery of offsets as part of any EPBC referral and approval process.**
3. **To develop a targeted advocacy program calling on the Federal Government to expedite its assessment process and provide consideration to projects led by Local Councils seeking to develop essential community and social infrastructure, including direct correspondence to key government stakeholders to seek urgent support.**
4. **To work with local sporting groups to form a volunteer working group with council to communicate progress and plans on the development of the site and overall sport facility planning for the city.**
5. **To request officers to pursue positive progress on the EPBC assessment within six months. If approval progress is not achieved, officers are to report back to Council on the status of the assessment and revert to the previously adopted Master Plan dated 13 May 2020 (Resolution 2020/127), updating the EPBC application accordingly.**

CARRIED 8/3

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

Crs Jos Mitchell, Wendy Boglary and Paul Bishop voted AGAINST the motion.

Unconfirmed

19 URGENT BUSINESS WITHOUT NOTICE

In accordance with section 6.17 of Council Meeting Standing Orders, Councillor Paul Gollè requested to move an item of business as follows:

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/242

Moved by: **Cr Paul Gollè**
Seconded by: **Cr Jason Colley**

That *Item 12.1 Service Review and Restructure* is considered urgent and permission be granted for the matter to return as urgent business.

CARRIED 9/1

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

Cr Julie Talty voted AGAINST the motion.

Cr Tracey Huges was not present when the vote was taken.

The motion was CARRIED and the Item was discussed and voted on as follows (refer Item 12.1 for report and attachments):

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/243

Moved by: **Cr Paul Gollè**
Seconded by: **Cr Wendy Boglary**

That Council resolves as follows:

1. **To approve the Terms of Reference attached to this report for the External Service and Efficiency Review Advisory Group, including the scope of works, deliverables and governance arrangements for the review of Redland City Council, in response to Council Resolution 2025/33.**
2. **To note a procurement process will now commence to appoint an external reviewer to undertake the review, with Councillors to be provided regular updates on the review progress in accordance with these Terms of Reference.**

CARRIED 10/1

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

Cr Julie Talty voted AGAINST the motion.

Unconfirmed

20 CONFIDENTIAL ITEMS

MOTION TO ALTER THE ORDER OF BUSINESS

PROCEDURAL RESOLUTION 2025/244

Moved by: **Cr Rowanne McKenzie**
Seconded by: **Cr Jason Colley**

That confidential *Item 20.2 Request to Waive Infrastructure Charges* be discussed as the last item of business.

CARRIED 10/0

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

Cr Shane Rendalls was not present when the vote was taken.

Unconfirmed

20.1 REDLAND INVESTMENT CORPORATION (RIC) ANNUAL BUSINESS PLAN AND BUDGET 2025-26

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/245

Moved by: **Cr Julie Talty**
Seconded by: **Cr Wendy Boglary**

That Council resolves as follows:

1. **To note the Annual Business Plan and Budget 2025-26.**
2. **To maintain the attachment to the report as confidential including maintaining the confidentiality of legally privileged, private and commercial in confidence information.**

CARRIED 10/0

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

Cr Shane Rendalls was not present when the vote was taken.

Unconfirmed

20.3 DISPOSAL OF LAND - GRANT OF LEASE

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/246

Moved by: **Cr Rowanne McKenzie**
Seconded by: **Cr Peter Mitchell**

That Council resolves as follows:

1. **To apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iv) of the *Local Government Regulation 2012*, for granting a lease over part of Lot 1 on RP806437 to an adjoining owner; and**
2. **In the event that a lease is granted, apply the exception to dispose of land or an interest in land, other than by tender or auction, under subparagraph 236(1)(c)(iii) of the *Local Government Regulation 2012*, for the purpose of granting a new lease with the existing lessee if required for part of Lot 1 on RP806437; and**
3. **That the exception under subparagraph 236(1)(c)(iii) will continue to apply to grant a new lease to the existing lessee; and**
4. **To note the authority of the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge the leases of the properties at fair market value.**

CARRIED 9/1

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

Cr Jason Colley voted AGAINST the motion.

Cr Shane Rendalls was not present when the vote was taken.

Unconfirmed

20.4 REVOCATION OF RESERVES - NORTH STRADBROKE ISLAND

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/247

Moved by: **Cr Peter Mitchell**
Seconded by: **Cr Wendy Boglary**

That Council resolves as follows:

1. **To agree to negotiate with the State a change in tenure over the two reserve areas the subject of this report.**
2. **Where required, make application under the *Land Act 1994* for the revocation of one or both of the reserves currently held by Council.**
3. **That this report and attachments remain confidential, subject to maintaining the confidentiality of legally privileged and commercial in confidence information.**

CARRIED 11/0

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

Unconfirmed

20.5 CENTRAL GRAVITY TRUNK EXPANSION S5, S8 & S9 - SIGNIFICANT CONTRACTING PLAN

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/248

Moved by: **Cr Tracey Huges**
Seconded by: **Cr Wendy Boglary**

That Council resolves as follows:

1. **To adopt the significant contracting plan attached to this report, under section 221 of the *Local Government Regulations 2012* for the procurement of services for the Central Gravity Trunk Expansion S5, S8 & S9.**
2. **To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to negotiate, make, vary and discharge the contract associated with the services, which will total more than $10M (excl GST) over the full contract term.**
3. **That this report and attachments remain confidential until the contract is awarded, and details published in accordance with legislative requirements, subject to maintaining confidentiality of legally privileged, private and commercial-in-confidence information.**

CARRIED 11/0

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

Unconfirmed

MOTION TO DISCUSS ITEM IN CLOSED SESSION

COUNCIL RESOLUTION 2025/249

Moved by: **Cr Paul Bishop**
Seconded by: **Cr Wendy Boglary**

That *Item 20.2 Request to Waive Infrastructure Charges* to consider a request to waive infrastructure charges be discussed in closed session. This matter is considered to be confidential under section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

CARRIED 11/0

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

MOTION TO MOVE INTO CLOSED SESSION AT 4:23PM

COUNCIL RESOLUTION 2025/250

Moved by: **Cr Julie Talty**
Seconded by: **Cr Paul Bishop**

That Council moved into Closed Session to discuss the item that has been voted on to be discussed in closed session.

CARRIED 11/0

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

MOTION TO MOVE INTO OPEN SESSION AT 5:11PM

COUNCIL RESOLUTION 2025/251

Moved by: **Cr Jason Colley**
Seconded by: **Cr Paul Bishop**

That Council moves out of Closed Session into Open Council.

CARRIED 11/0

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

Unconfirmed

20.2 REQUEST TO WAIVE INFRASTRUCTURE CHARGES

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/252

Moved by: **Cr Shane Rendalls**
Seconded by: **Cr Wendy Boglary**

That Council resolve as follows:

1. **To waive the trunk infrastructure charges levied by the Adopted Infrastructure Charges Notice dated 18 October 2021 associated with the development permit for the upgrade to existing community use facility (MCU21/0115) at 93-95 Coast Road, Macleay Island.**
2. **To issue an amended Infrastructure Charges Notice to Macleay Island Arts Complex with a note stating that Council has approved a waiver of the infrastructure charge.**
3. **To cancel (reverse) the invoice issued on 26 May 2025.**
4. **To attach a property note to the relevant property file for MCU21/0115 and advise the applicant that Council will not apply trunk infrastructure charges to the approved material change of use for the upgrade to existing community use facility.**
5. **That the report and attachments remain confidential until such time as the details are published in accordance with legislative requirements, subject to maintaining the confidentiality of legally privileged and commercial in confidence information**

CARRIED 8/3

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

Crs Peter Mitchell, Rowanne McKenzie and Jason Colley voted AGAINST the motion.

Unconfirmed

21 MEETING CLOSURE

The Meeting closed at 5:12pm.

Unconfirmed

The minutes of this meeting were confirmed at the General Meeting held on 17 September 2025.

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CHAIRPERSON