

Draft Redlands Planning Scheme

Submission Review Reports

August 2005 Workshop 2



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REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.01	Centres – General Matters		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Objections to a number of general matters associated with Centres.</p> <p>Grounds for Objections –</p> <p>1. <u>Centres Hierarchy</u></p> <p>The centres hierarchy is inadequate due to –</p> <ul style="list-style-type: none"> • lack of available land for commercial uses outside of Major Centre Zones and in Birkdale, Thorneside or Wellington Point; • some Local Centres are placed adjacent to Major and District Centres. Often these centres provide an important function to the adjacent centre. A holistic planning approach is required to ensure that centres incorporate public transport, retail and supporting commercial, community, educational and recreational facilities; • many of the centres identified have no opportunity for growth; • the need for small-scale services and commercial uses in residential areas. 	<p>6124:9000 5083:10941 3327:5978 6010:9414 5320:10969 6010:9425 600:975</p> <p>Total Sub: 7</p>	<p>1. <u>Centres Hierarchy</u></p> <p>Within the draft scheme the Desired Environmental Outcomes, Strategic Framework and Zones establish the role and function of Centres through overall and specific outcomes, along with appropriate uses and gross floor areas related to each Centre.</p> <p>The Centre Zones proposed in the draft scheme are –</p> <ul style="list-style-type: none"> • Major – Capalaba, Cleveland and Victoria Point; • District – Birkdale and Alexandra Hills; • Neighbourhood – Wellington Point, Redland Bay, Mount Cotton Village, Dunwich and Colburn Avenue, Victoria Point; • Local – as designated throughout the Shire and with the addition of SMBI and 	<p><u>Officers' Recommendation</u></p> <p>1.</p> <ol style="list-style-type: none"> a. Retain proposed zoning unless a change is recommended in site specific items; b. Amend P1.2 of the Local Centre Zone Code to – The gross floor area of – <ol style="list-style-type: none"> i. a single retail tenancy does not exceed 400m² for a local centre less than 1200m² gross floor area or 500m² for a local centre that is zoned to cater for greater than 1200m² gross floor area; ii. the local centre does not exceed, whichever is the greater of - <ul style="list-style-type: none"> • 1200m² gross floor area; or • 50 percent of the area zoned Local Centre. c. Amend P2.2 to – Site coverage is a maximum of 75 percent for up to 1200m² total gross floor area or 50 percent for greater than 1200m² gross floor area. <p>2. Retain level of assessment for mixed use development in the Major Centre Zone sub-areas MC3, MC4, MC5, MC8 and Neighbourhood Centre Zone sub-area NC1</p>

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		<p>Point Lookout Centres.</p> <p>The draft scheme actively protects the primacy of the Shire's centres by discouraging out-of-centre development and ensuring no existing centre expands to the next level in the Centre's Matrix by virtue of size or function. This framework was established through the <i>Redland Shire Centres Study (2001)</i>.</p> <p>The <i>Redland Shire Centres Study (2001)</i> investigated the future growth, development, role and function of existing and new centres within the Shire. The main conclusions of the study included –</p> <ul style="list-style-type: none"> • unless population growth exceeds projections, the area of the centres is sufficient for the planning period of 2001 to 2016; • the need to focus on role and function of existing centres; • discouraging out-of-centre development preserves the role and function of existing centres; • the role of regional centres in the Shire that will continue to draw a significant share of the available retail spending of Redlands residents. 	<p>and NC2.</p> <ol style="list-style-type: none"> 3. Retain the level of assessment for a 'retail warehouse' use in all zones; and amend the bulky goods showroom use definition to include a gross floor area of no less than 400m². 4. Retain the Centre Design Code. 5. Retain the probable solution of one bicycle space per 200m² of gross floor area in the Major Centre Zone. 6. Remove Bed and Breakfast from the Local Centre Zone Inconsistent Table. <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document</p> <ol style="list-style-type: none"> 1. Amend P1.2 and P2.2 of the Local Centre Zone Code to that detailed above. 2. Amend the bulky goods showroom use definition to include a gross floor area of no less than 400m². 3. Remove Bed and Breakfast from the Local Centre Zone Inconsistent Table. <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted with the following changes to Recommendation 1 -</p> <ul style="list-style-type: none"> • Less than 1200m² - as per Officers'

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		<p>Additional floorspace was not allocated to Birkdale, Thorneside and Wellington Point to ensure their continued role and function.</p> <p>The Local Centre Zone Code provides Specific Outcome that states – ‘local centres serve a local catchment providing opportunities for convenience shopping for day to day needs only. This is supported by a Probable Solution limiting the gross floor area of any single retail tenancy to less than 400m². In recognition that some existing Local Centres or areas zoned for Local Centre in the draft scheme are greater than 1200m², it is proposed to limit the gross floor area of any single retail tenancy to less than 500m² for Local Centres zoned greater than 1200m² gfa and to provide for gross floor area to be 50 percent of the total area zoned Local Centre. For example, application of this requirement may apply in the Local Centres in Birkdale Road, Birkdale and the corner of Allenby Road and Old Cleveland Road East, Wellington Point.</p> <p>Non-residential uses, such as Home Business and Commercial Office or Shop where less than 400m² gfa among others, are considered suitable and beneficial in a number of residential zones subject to</p>	<p>Recommendation.</p> <ul style="list-style-type: none"> • Over 1200m² – <ul style="list-style-type: none"> • maximum 50 percent GFA of total area zoned Local Centre, • maximum total GFA for ‘shops’ 2000m², • maximum single ‘shop’ tenancy size of 800m² GFA. • Levels of Assessment for ‘shop’– <ul style="list-style-type: none"> • Up to 500m²– code assessable. • 501 to 800m² – impact assessable. • greater than 800m²– impact assessable and inconsistent. <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

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<p>2. <u>Level of Assessment of Uses in Centre Zones where Adjoining Residential Development</u></p> <p>Development in the Major Centre Zone sub-areas MC3, MC4, MC5, MC8 at Cleveland and Neighbourhood Centre Zone sub-area NC1 and NC2 at Redland Bay should be impact assessable if adjoining residential uses.</p>		<p>assessment of and achievement of –</p> <ul style="list-style-type: none"> • defined locational attributes; • not impacting on the role and function of the Shire’s network of centres; • resulting in positive economic and social benefits for the local community. <p>Detailed criteria are provided in relevant Zone Codes through Overall and Specific Outcomes.</p> <p>It should be noted that the level of assessment for potentially commercial related uses other than Home Business or Bed and Breakfast are impact assessable in residential zones.</p> <p>2. <u>Level of Assessment of Uses in Centre Zones where Adjoining Residential Development</u></p> <p>The Major Centre Zone sub-areas MC3, MC4, MC5, MC8 at Cleveland and Neighbourhood Centre Zone sub-area NC1 and NC2 at Redland Bay are zones that encourage mixed use development that is code assessable. Code assessable uses are generally considered consistent with the zone.</p>	

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<p>3. <u>Out-of-Centre Development</u></p> <p>A retail warehouse and bulky goods showroom has the potential to undermine the centres policy by locating on less expensive land outside centres as –</p>		<p>The zone determines the level of assessment for a use, not the adjoining zone. A use that is code assessable will still have to address the criteria in the relevant Zone Code. This includes ensuring there are minimal impacts on adjoining zones, specifically residential zones, through managing for example, light and noise impacts.</p> <p>It is noted that the Major and Neighbourhood Centre Zone sub-areas mentioned in the submission, generally adjoin the Medium Density Residential Zone and in some instances the MDR1 sub-area. In these locations building heights are similar to those of the adjoining centre. For example MDR1 adjoining the Neighbourhood Centre Zone has a height limit of 13 metres and the centre has a height limit of between 10.5 and 14 metres. Resulting in an overall building height compatibility throughout the centres and adjoining zones.</p> <p>3. <u>Out-of-Centre Development</u></p> <p>Only in the Commercial Industry Zone is a retail warehouse able to be self-assessable and then only when -</p> <ul style="list-style-type: none"> • it is a tenancy change; 	

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<ul style="list-style-type: none"> • a retail warehouse is self-assessable development in some zones where retail uses are impact assessable. This will encourage retail development in out-of-centre locations and therefore is a commercial benefit in terms of access to lower cost land for retail development. There is no evidence that retail warehouses require cheap industrial land to be viable; • a bulky goods showroom should require a minimum floor area of 500m² for bulky goods and impose a limit on ‘ancillary retailing’, suggest 10 percent, to ensure that Commercial Industry Zone does not become a de-facto centre zone. <p>4. <u>Centre Design Code</u></p> <p>It is inappropriate to require development to</p>		<ul style="list-style-type: none"> • there are no added plumbing fixtures; • it complies with car parking requirements. <p>A retail warehouse is suited to the Commercial Industry Zone as it allows larger floor space premises and provides support to centres, while not undermining retail and commercial primacy of the centre. In addition, the Commercial Industry Zone is located in close proximity to Major Centres, such as along Redland Bay Road at Capalaba and Shore Street West at Cleveland further supporting these centres.</p> <p>A bulky goods showroom involves goods of a bulky nature that generally require delivery by a vehicle. To be consistent with the retail warehouse definition it is recommended that the bulky goods showroom definition be modified to include ‘a gross floor area of no less than 400m²’. It is not supported to limit ‘ancillary retailing’ as retailing that is not considered ancillary is defined in the draft scheme as a separate use being either a retail warehouse or a shop.</p> <p>4. <u>Centre Design Code</u></p> <p>Desired Environmental Outcome No. 2 –</p>	

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<p>have the 'detailed building design' subject to Council's approval. All references to controls on design should be removed.</p> <p>5. <u>Bicycle Facilities</u></p> <p>Requirement for one employee bicycle space for every 200m² of gross floor area in the Major Centre Zone is inappropriate for shops and shopping centres. A more realistic requirement is one space per 700m² of gross floor area which equates to approximately one space per 20 employees.</p>		<p>Character and Identity encourages good urban design in both private and public development throughout the Shire.</p> <p>Urban design principles are incorporated throughout the document in the form of overall outcomes, specific outcomes and probable solutions. The Centre Design Code is an important tool in achieving the desired urban character in centres.</p> <p>5. <u>Bicycle Facilities</u></p> <p>Discussions with Infrastructure Development indicate that one employee bicycle space for every 200m² of gross floor area in the Major Centre Zone is appropriate as a probable solution. This is based on Austroads, Part 14, Chapter 10, page 133 that details examples such as 1 bicycle space per 200m² for an office.</p> <p>6. <u>Officer Review</u></p> <p>An error in drafting has resulted in Bed and Breakfast being listed as an Inconsistent Use in the Local Centre Zone. This use is code assessable in the Local Centre Zone and should not appear in the Inconsistent Table.</p>	

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Item No. 02.02	Centres - Major Centre Zone - Cleveland, Capalaba and Victoria Point		
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<p>Objections to a range of general matters in the Major Centre Zone at Cleveland, Capalaba and Victoria Point.</p> <p>A number of submissions were received relating to the following topics –</p> <ul style="list-style-type: none"> • Major Centre Zone - Cleveland and Capalaba; • Major Centre Zone - Victoria Point; • General Centre matters. <p>For the purposes of the review process, submissions related to these topics are collectively addressed.</p> <p>Grounds for Objections –</p> <p>1. <u>Overall Outcomes in sub-area MC 3 Cleveland</u></p> <p>The use, role and function of the Major Centre Zone identifies entertainment as a use that will be found in the centre. The sub-area MC3 serves the role of the primary retailing function in the Cleveland Major Centre. It would be appropriate to include an Overall Outcome for sub-area MC3 that specifies cinemas as one of</p>	<p>1697:2380 2414:11528 3150:5556 3150:5541 3150:5563 3729:5085 5095:7463 5863:9184 5771:10974 6010:9425</p> <p>Total Sub: 8</p>	<p>1. <u>Overall Outcomes in sub-area MC 3 Cleveland</u></p> <p>The Overall Outcomes for the Major Centre Zone acknowledge the provision for entertainment needs of the community. Sub-area MC3 encourages key businesses and facilities to concentrate in this area and pursue opportunities for mixed use development. The term 'key businesses and facilities' incorporates a cinema.</p>	<p><u>Officers' Recommendation</u></p> <ol style="list-style-type: none"> 1. In sub-area MC3, retain the Overall Outcome and the level of assessment for indoor recreation facility as code assessable. 2. Amend the wording in the Major Centre Zone Table of Assessment for a Material Change of Use of Premises for shop to include the following - <ul style="list-style-type: none"> Self-Assessable - If - <ol style="list-style-type: none"> (1) In sub-area - <ol style="list-style-type: none"> a) MC1, MC3, MC4, MC5, MC 6, MC 8, MC 9; or b) MC 2 or MC 10 where having less than 1000m² gross floor area; or c) MC 7 where having less than 200m² gross floor area; or d) MC 11 where having less than 2000m². <p>Similar changes are to be made for a shop that is code assessable.</p> <p>For a service industry the table of assessment should read -</p> <ul style="list-style-type: none"> Self-Assessable - If - <ol style="list-style-type: none"> (1) If not in sub-area MC6 and MC8; (2) If less than 100m² gross floor area in sub-

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<p>the range of uses expected in this sub-area. Cinemas and retailing are highly compatible uses that usually co-locate in major shopping centres.</p> <p>The Overall Outcome should be amended in the Major Centre Zone Code Cleveland to include – ‘(a)(iv)(i) within sub-area MC3 – encourages the establishment of a cinema complex to meet the needs of the community served by the Cleveland Major Centre.’</p> <p>2. <u>Level of Assessment for Shop in sub-area MC3 Cleveland</u></p> <p>A ‘shop’ in the Major Centre Zone sub-area MC3 is impact assessable. This is unreasonable given that this sub-area is located within the Cleveland Major Centre and is a secondary</p>		<p>The Major Centre Zone Table of Assessment identifies indoor recreation facility as code assessable in sub-area MC3. By definition an indoor recreation facility means -</p> <p><i>“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, sport and fitness centres and gyms.”</i></p> <p>Code assessable uses are encouraged in sub-area MC 3 and are assessed against the Codes identified in the Table of Assessment Column 3.</p> <p>Jointly the level of assessment attributed to an indoor recreation facility and the Overall Outcomes for the sub-area MC3 satisfy the requirements of the submission.</p> <p>2. <u>Level of Assessment for Shop in sub-area MC3 Cleveland</u></p> <p>A shop is encouraged in sub-area MC3. An omission in the Major Centre Zone Table of Assessment Column 2 has resulted in shop and service industry being identified as</p>	<p>area MC1, MC2, MC3, MC4, MC5, MC6, MC8, MC9 and MC12; (3) If less than 500m² in MC7, MC10, MC11. Similar changes are to be made for a service industry that is code assessable. These are basically the same as the self-assessable otherwise this use is impact assessable.</p> <ol style="list-style-type: none"> 3. Retain maximum building heights in each sub-area probable solutions of the Major Centre Zone – Cleveland. 4. Retain the Overall Outcomes and building heights in the Major Centre Zone sub-area MC5. 5. Amend the Centre Design Code - Table 1 title and column 3 heading ‘maximum height to the top of the floor level of the highest habitable room/commercial storey’. 6. Retain Map 4 – Cleveland Key Elements as currently shown in relation to parking areas. 7. Retain Map 4 - Cleveland Key Elements as currently shown in relation to identifying delivery vehicle entrances. 8. Retain Victoria Point as a Major Centre. 9. Amend Map 3 – Capalaba Key Elements to move the primary active frontage between Rickey and Loraine Streets one lot south and add the Centre Design Code to Major Centre Zone Table of Assessment Column 3 for a commercial office use. 10. Incorporate the regional definition of Cleveland

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<p>retail centre in the centres hierarchy within Redland Shire.</p> <p>3. <u>Building Heights as a Density Control - Cleveland</u></p> <p>The draft scheme should address the strategic position of the Cleveland Centre in context with the region and the Centres hierarchy within the Shire. In this approach, building height controls should not be a generic standard to control development density. The future of the Cleveland Centre should be facilitated by a more proactive approach.</p> <p>Council should carry out a Local Plan and Implementation Program to better define an urban form for the Cleveland Centre that is better aligned with the Council's strategic objectives and the <i>SEQ Regional Plan</i>, specifically with respect to the Centre's function as a Principal Activity Centre and a Potential Transit Oriented Development.</p>		<p>impact assessable. These uses are potentially self-assessable, in some sub-areas, and the highest level of assessment for a shop is code assessable. The draft scheme did not intend to make a shop impact assessable. The wording in Column 2 requires amendment. Service industry is impact assessable in specific circumstances, based on gfa or the sub-area.</p> <p>3. <u>Building Height as a Density Control - Cleveland</u></p> <p>Cleveland is identified as a Major Centre in the draft scheme. The Desired Environmental Outcomes, Strategic Framework, Major Centre Zone and outcomes all support the primacy of this Centre. The mix of uses and infrastructure proposed in the Centre are intended to facilitate a vibrant centre that will aim to support transit oriented development.</p> <p>Overall building height in Cleveland centre range from 14 metres (3 storey) to 26 metres (7 storey). Building heights are not specifically used as a standard to control density, but rather to contribute to the vitality and desired urban character of the Centre.</p>	<p>and Capalaba as Principal Centres and Cleveland as a Transit Oriented Development in the Desired Environmental Outcomes, Major Centre Zone Code and Strategic Framework.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document</p> <ol style="list-style-type: none"> 1. Amend the level of assessment in Column 2 of the Table of Assessment for 'shop' and 'service industry' to self-assessable in specified sub-areas. 2. Amend Table 1 title of the Centre Design Code to 'maximum height to the top of the floor level of the highest habitable room/commercial storey', in both the title and table. 3. Amend Map 3 – Capalaba Key Elements to move the primary active frontage between Rickey and Loraine Streets one lot south. 4. Add the Centre Design Code to Column 3 of the Table of Assessment for a 'commercial office' use. 5. Incorporate the regional definition of Cleveland and Capalaba as Principal Centres and Cleveland as a Transit Oriented Development in the Desired Environmental Outcomes, Major Centre Zone Code and Strategic Framework.

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<p>4. <u>Building Heights in sub-area MC5 at Cleveland</u></p> <p>Object to the proposed maximum overall building height of 26 metres at Cleveland Railway Station, being sub-area MC5 for the following reasons –</p> <ul style="list-style-type: none"> • it would affect the value of property, amenity of the general area, views to the north, traffic congestion and parking issues; • building heights seem to be arbitrary and cannot be understood with reference to the existing pattern of development or the final built form of the area; • a 2-3 storey height limit would result in a development that would not dominate the subject site and the entire Raby Bay harbour area in general; 		<p>The formulation of the Major Centre Zone at Cleveland, Capalaba and Victoria Point was subject to a number of internal workshops involving Consultants and Council Officers. The outcomes of these workshops were to further refine the use, role and function, built form and density and linkages within Centres based on the <i>Redland Shire Centres Study (2001)</i>, statutory planning instruments, further urban design analysis and recent approvals.</p> <p>4. <u>Building Heights in sub-area MC5 at Cleveland</u></p> <p>The Overall Outcomes for the Major Centre Zone Code detail that sub-area MC5 encourages mixed use development that is compatible with rail uses and incorporates a passenger terminal, interchange, apartment buildings, commercial activities, retail uses of a limited floor area and tourism opportunities, being uses that are compatible with rail uses.</p> <p>The 26 metre building height in sub-area MC5 and other sub-areas were established through consideration of –</p> <ul style="list-style-type: none"> • ground level changes across the Centre; • existing and potential adjoining uses to ensure negative impacts of 	<p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p>Note - Investigate incentives to ensure development opportunities in the Major Centre Zone are realised.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

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<ul style="list-style-type: none"> • visual impact of stand alone tower at the entrance to Cleveland is not desirable; • height limit does not have due regard for shadows from tall buildings, summer and winter sun, views and breezes. <p>5. <u>Building Heights in sub-area MC3 at Cleveland</u></p> <p>Maximum height to the top of the floor level of the highest habitable room provision does not encourage residential/mixed use development and is therefore inconsistent with the intent of sub-area MC3.</p> <p>Above podium development on sites that have a minimum 40 metre primary street frontage are in effect limited to a building height of 8 metres (2 storeys) where fronting a designated secondary street frontage. An 8 metre (2 storey) residential, commercial or mixed use development in sub-area MC3 is not consistent with the intent of the 'centre core and the heart</p>		<ul style="list-style-type: none"> overshadowing are minimised; • the ability to encourage transit orientated development consistent with the <i>SEQ Regional Plan</i>; • view corridors along Shore Street West and impacts on distant views of North Stradbroke Island. <p>Note – Refer to Item 1.1 – Urban Footprint and Population Growth for a broader discussion on building height and density.</p> <p>5. <u>Building Heights in sub-area MC3 at Cleveland</u></p> <p>The intent of the 'maximum height to the top of the floor level of the highest habitable room' provision, as identified in Table 1 of the Centre Design Code that applies to all Centre Zones, is to incorporate all services and structures into an integrated roof form. This tables outlines the overall and maximum height of the top of the floor level of highest habitable room for each sub-area in the Major Centre Zone, as well as District, Neighbourhood and Local Centres.</p> <p>In sub-areas where mixed use development incorporating dwelling units or tourist</p>	

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<p>of Cleveland' and in which key businesses and facilities are encouraged to concentrate.</p> <p>These height restrictions are not consistent with the intent of sub-area MC3 or the <i>SEQ Regional Plan</i> for the Cleveland Centre as a Principal Activity Centre and Potential Transit Orientated Development Site.</p> <p>6. <u>Cleveland Key Elements Map - Parking Area in sub-area MC3</u></p> <p>The designation of land between Middle Street, Bloomfield Street, Queen Street and Waterloo Street as parking areas may result in the inefficient use of land and a poor urban design outcome for the 'centre core' of Cleveland, reasons being –</p> <ul style="list-style-type: none"> • 50 percent of sub-area MC3 is designated 		<p>accommodation is not a requirement, the wording should be amended to the 'maximum height to the top of the floor level of the highest habitable room/commercial storey'. This amendment will satisfy the submission and add clarity for all Centre Zones.</p> <p>Above podium development on sites that have a minimum 40 metre primary street frontage are not limited to a building height of 8 metres (2 storeys) where fronting a designated secondary street frontage. The above podium development is required to be setback 6 metres from the street beyond a podium height of 8 metres until the maximum overall building height is achieved. This height is consistent with the desired urban character for the Cleveland Centre.</p> <p>6. <u>Cleveland Key Elements Map - Parking Area in sub-area MC3</u></p> <p>Vehicle parking stations when developed as a component of mixed use development are encouraged throughout the Major Centre Zone by being code assessable. The Centre Design Code addresses the design and location of these structures in keeping with the character, visual attraction, active street</p>	

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<p>as parking area, this is inconsistent with the Centre Design Code as it will be a prominent visual element;</p> <ul style="list-style-type: none"> • the 'parking area' element is inappropriate as Schedule 1 and the Centre Design Code address on-site car parking; • if this precludes development on these sites, it is inconsistent with the function of the core centre and the <i>SEQ Regional Plan</i> with Cleveland a Principal Activity Centre and Transit Orientated Development. <p>7. <u>Key Elements – Cleveland – Delivery Vehicles</u></p> <p>Map 4 – Cleveland Key Elements should acknowledge existing and future access for delivery vehicles. The desire to have pedestrian access from Wynyard Street through to Bloomfield Street can potentially cause unsafe</p>		<p>frontages and overall amenity of the Centre.</p> <p>The inclusion of the Cleveland Key Elements map in the Major Centre Zone Code is necessary to show the preferred location of parking areas. The detailed design provisions for car parking structures are provided in the Centre Design Code, Access and Parking Code and Schedule 1 – Access and Parking.</p> <p>The range of uses in sub-area MC3, rather than preclude other uses, encourages active frontages through shops, commercial offices, community facilities, education facilities, health care centres, among others in conjunction with dwelling units and tourist accommodation together with vehicle parking stations as mixed development. This approach is consistent with the function of the core centre and the <i>SEQ Regional Plan</i>.</p> <p>7. <u>Key Elements – Cleveland – Delivery Vehicles</u></p> <p>The pedestrian linkage shown on Map 4 – Cleveland Key Elements from Wynyard Street through to Bloomfield Street provides important pedestrian access from car parking areas to shopping facilities and the civic</p>	

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<p>conflict with delivery vehicles that access Woolworths.</p> <p>8. <u>Major Centre Zone – Victoria Point</u></p> <p>This zone shows a lack of recognition of environmental constraints due to the proximity to koala conservation land and Erapah Creek. The Centre should not be more than a District Centre. This was recognised in the <i>SEQ Regional Plan</i>.</p> <p>Design of the Centre has the potential for traffic congestion and there are too many entry points and the siting of businesses has had adverse visual impacts on the streetscape.</p>		<p>centre of Cleveland. Any potential conflicts would be managed through appropriate signage, road, pedestrian path and car parking design measures.</p> <p>8. <u>Major Centre Zone – Victoria Point</u></p> <p>The <i>Redland Shire Centres Study (2001)</i> investigated the future growth, development, role and function of existing and new centres within the Shire. The main conclusions of the study included –</p> <ul style="list-style-type: none"> • unless population growth exceeds projections, the area of the Centres is sufficient for the planning period of 2001 to 2016; • the need to focus on role and function of existing Centres; • discouraging out-of-centre development preserves the role and function of existing Centres; • the role of regional centres in the Shire that will continue to draw a significant share of the available retail spending of Redlands residents. <p>The approvals issued for the site already extend beyond the role and function of a District Centre as defined in the draft scheme. The draft scheme actively protects</p>	

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		<p>the primacy of the Shire's Centres by ensuring no existing Centre expands to the next level in the Centre's Matrix by virtue of size or function.</p> <p>Environmental values are identified in the draft scheme by zones or value overlays. However these are not applicable to existing approved development. Urban design principles regarding movement, built form and streetscape are addressed in the DEOs, relevant Zone Code and Centre Design Code. Entry/access points across the centre are effectively in place with previous approvals.</p> <p>9. <u>Other Matters</u></p> <ul style="list-style-type: none"> • Officer review – Amend Map 3 – Capalaba Key Elements incorrectly shows the primary active frontage between Rickey and Loraine Streets. The lines should be moved one lot to the south thereby directly adjoining the open space area between the Capalaba Place and development to the north. • Officer review– the Centre Design Code is missing from Major Centre Table of Assessment Column 3 for commercial office. 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.03	Business Development and Tourism – Tourism Opportunities		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>The draft scheme should -</p> <ul style="list-style-type: none"> • provide more opportunities for tourist accommodation; • improve tourist destinations; • provide greater public transport options for visitors to the area; • focus on the environment as a tourism opportunity and replace industrial activity with tourism activity, specifically around koala habitat areas, thereby preserving the Shire’s environmental values. 	<p>647:966 647:10909 1180:2190</p> <p>Total Sub: 2</p>	<p>The draft scheme, as the primary land use management instrument for the Shire, incorporates a range of mechanisms to facilitate growth in the tourism industry in the Redlands. These include -</p> <ul style="list-style-type: none"> • Desired Environmental Outcomes (DEOs) that are the highest level of outcome intended to be achieved by the draft scheme. DEO No. 6 - Economic Development highlights tourism through stating - ‘promoting tourism and ecotourism based on the Shire’s extensive natural environmental and cultural assets, including its bushland koala habitat areas, Moreton Bay and its islands. • Overall Outcomes of a number of Zones that provides for development of accommodation and accessibility to services required by tourists. A few of these include - <ul style="list-style-type: none"> ○ Centre Zones - Major, District, Neighbourhood, specifically sub-area NC2 at Redland Bay, and Local Centres that encourage uses 	<p><u>Officers’ Recommendation</u></p> <p>Maintain the existing DEO outcomes, various Zone overall outcomes and use criteria to facilitate investment in and growth of the tourism industry in the Shire.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

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Item No. 02.03	Business Development and Tourism – Tourism Opportunities		
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		<p>and other development that provide for a range of tourist uses that maximise accessibility for the tourist population to services, facilities and employment.</p> <ul style="list-style-type: none"> ○ Conservation, Environmental Protection and Rural Non-Urban zones that provide a range of uses based on appreciation of the natural and rural environments for the purpose of education, scientific study and tourism. ○ Point Lookout Centre and Tourism Zones have been specifically identified as key areas for tourism activity. ○ Medium Density Residential Zone sub-area MDR 1 provides for temporary visitor uses such as tourist accommodation. <p>In conjunction with these Overall Outcomes, tourist accommodation uses are actively identified as consistent uses in the above zones, among others.</p> <ul style="list-style-type: none"> ● A specific Tourist Accommodation use code provides assessment criteria for various types of accommodation, such as motels, serviced apartments, 	

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		<p>backpacker hostels, farm stays, health farms, cottages, cabins and eco-tourism resorts over a range of the Redlands landscapes including urban, rural, bushland and the islands. Similarly, a Bed and Breakfast use code provides assessment criteria for bed and breakfast establishments to operate out of detached dwelling house.</p> <p>Together these provisions of the draft scheme are directed at encouraging the further development of the tourism industry consistent with the recommendations of adopted tourism strategies for the Shire.</p> <p>The draft scheme requires consideration of suitable locational attributes for tourist uses including the level of accessibility by all forms of transport including public transport.</p> <p>The draft scheme zones lands with environmental values as Conservation, Environmental Protection and Park Residential. Each of these zones incorporates criteria to encourage tourism while ensuring the environmental values of the land are identified, protected and maintained. In addition, the draft scheme includes a range of Value Overlays aimed at</p>	

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		<p>further clarifying the specific values associated with the land. Two such overlays are the Waterways, Wetlands and Moreton Bay Overlay and the Habitat Protection Overlay that includes Bushland Habitat and the state koala policy position as reflected in the <i>SEQ Regional Plan</i>.</p> <p>Council's <i>Sustainable Tourism Development Strategy (2003)</i> and <i>Economic Growth Strategy (2004)</i> recognise tourism as an employment generator and business development opportunity for the Shire.</p> <p>The <i>Sustainable Tourism Development Strategy</i> contains a vision statement that will be achieved through a focus on 13 key strategies including -</p> <ul style="list-style-type: none"> • enhancing the Shire's accommodation options; • incorporating visitor transport and access considerations within an integrated transport solution; • effectively addressing visitor impacts and managing sustainable tourism growth; and • developing marketing initiatives that target sustainable markets. 	

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		<p>The economic growth Strategy also recognises that traditional industry along with a variety of specialised industry groups must be catered for in the Shire. The draft scheme provides a balanced approach to each of these through the allocation of land specifically for general and service industry activities, together with opportunities for tourism activities.</p> <p>These are not seen by Council as mutually exclusive as each have positive benefits for employment generation and economic growth in the Shire. A diverse economy is also less vulnerable to changes in a particularly industry group.</p> <p>The full strategy documents can be found at www.more2redland.com.au/business</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.04	Business Development and Tourism - Tourist Facility - Defined Use		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to lack of definition for Tourist Facility which results in limited opportunities to attract day tripper tourists to the Redlands.</p> <p>Grounds of Objection -</p> <ul style="list-style-type: none"> • Detailed overview of Shire tourism market outlines that - <ul style="list-style-type: none"> • Average day trip expenditure in the Redlands is less than the average of all South East Queensland destinations. • The most popular features or activities attracting the day trippers are the beach, leisure walking and a scenic drive, all of which do not necessarily generate economic activity in the Shire. • Most constructed tourism destinations, as opposed to natural destinations, are many decades old and rely on the patronage of Redlands residents. • There are tourism related zones/ designations in the Transitional Planning Scheme and Strategic Plan. • The draft scheme expresses some encouragement for the development of tourist orientated opportunities, such as in the Desired Environmental Outcomes, 	<p>5063:8442 5853:9268</p> <p>Total Sub: 2</p>	<p>The draft scheme, as the primary land use management instrument for the Shire, incorporates a range of mechanisms to facilitate growth in the tourism industry in the Redlands. These include -</p> <ul style="list-style-type: none"> • Desired Environmental Outcomes (DEOs) that are the highest level of outcome intended to be achieved by the draft scheme. DEO No. 6 - Economic Development highlights tourism through stating - 'promoting tourism and ecotourism based on the Shire's extensive natural environmental and cultural assets, including its bushland koala habitat areas, Moreton Bay and its islands. • Overall Outcomes of a number of Zones provide for the development of accommodation and accessibility to services required by tourists. A few of these include - <ul style="list-style-type: none"> ○ Centre Zones - Major, District, Neighbourhood, specifically sub-area NC2 at Redland Bay, and Local Centres that encourage uses and other development that provide for a range of tourist uses that maximise 	<p><u>Officers' Recommendation</u></p> <ol style="list-style-type: none"> 1. Retain the existing proposed definitions and do not include a new Tourism Facility use in the draft scheme. 2. Conduct a review of relevant zones where tourism activities are encouraged to ensure tourist related uses are not inconsistent and where necessary introduce additional wording focussing on the tourism industry. <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document Conduct a review of relevant zones where tourism activities are encouraged to ensure tourist related uses are not inconsistent and where necessary introduce additional wording focussing on the tourism industry.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.04	Business Development and Tourism - Tourist Facility - Defined Use		
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<p>however it provides only very limited planning mechanisms that would permit such opportunities to be realised. Some of these include -</p> <ul style="list-style-type: none"> • Major Centre Zone recognises Capalaba as the tourist gateway to the Shire, however the first thing most visitors see is a large featureless concrete structure, Capalaba Park Shopping Centre, which is hardly a tourist gateway. • Major Centre Zone in Cleveland provides for periodic tourism events and is considered appropriate. There is also provision for what appears only very limited retail tourism uses as part of mixed-use residential or accommodation development in certain sub-areas such as MC 4 and MC 5. By virtue of their location and being part of mixed use developments, they would be primarily patronised by residents. • There are no day trip tourist outcomes envisaged in the draft scheme for either Capalaba or Victoria Point Major Centres. • Medium Density Residential Zone provides only a limited opportunity for developing day trip tourist destinations. These are catered for within the defined 		<p>accessibility for the tourist population to services, facilities and employment.</p> <ul style="list-style-type: none"> ○ Conservation, Environmental Protection and Rural Non-Urban zones that provide a range of uses based on appreciation of the natural and rural environments for the purpose of education, scientific study and tourism. ○ Point Lookout Centre and Tourism Zone have been specifically identified as key areas for tourism activity. ○ Medium Density Residential Zone sub-area MDR 1 provides for temporary visitor uses such as tourist accommodation. <p>In conjunction with the Overall Outcomes, tourist accommodation uses are actively identified as consistent uses in the above zones, among others.</p> <ul style="list-style-type: none"> • There are three tourist accommodation uses in the draft scheme. These include Tourist Accommodation, Tourist Park and Bed and Breakfast. <p>The Tourist Accommodation use code</p>	<p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

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<p>use of a shop. By virtue of their location and being part of mixed use developments, they would be primarily patronised by residents.</p> <ul style="list-style-type: none"> • Refreshment establishments, roadside stalls and shops are all inconsistent in the Rural Non-Urban Zone, in some cases only where over a certain gross floor area or in a particular sub-area. A garden centre is the only other proposed defined use which may realistically offer a significant day trip tourist destination and is not in the list of inconsistent uses. The building and operational opportunities to develop a day trip tourist destination provided by the consistent uses of agriculture, animal keeping, intensive agriculture, produce store and rural enterprise are either very low or non-existent. • Strongly recommend that the draft scheme include a defined use for Tourist Facility that is sufficiently broad to permit many of the retail orientated activities required to encourage the development of quality, viable and sustainable day trip tourist destinations, particularly in the proposed Rural Non-Urban Zone. 		<p>provides assessment criteria for various types of accommodation, such as motels, serviced apartments, backpacker hostels, farm stays, health farms, cottages, cabins and eco-tourism resorts over a range of the Redlands landscapes including urban, rural, bushland and the islands.</p> <p>Tourist Park primarily caters for camping and caravan and Bed and Breakfast, through being associated with a dwelling house is encouraged in a wide range of zones.</p> <p>Together these provisions of the draft scheme are directed at encouraging the development of the tourism industry consistent with the recommendations of adopted tourism strategies for the Shire.</p> <p>Other than the accommodation uses the draft scheme does not differentiate between uses that serve tourists or residents, for example -</p> <ul style="list-style-type: none"> • a shop may cater for residents and/or specifically for tourists. This is a decision made by the proprietor and would depend on the business proposed. • a Refreshment Establishment may be a component of a mixed use development 	

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		<p>in conjunction with Tourist Accommodation such as a motel or serviced apartments, or simply be a restaurant that serves residents or tourists.</p> <p>A definition of Tourist Facility would need to be extremely broad and will result in a large overlap between this use and existing defined uses. Likewise, care is required to ensure a Tourist Facility was not used to misrepresent another use thereby gaining approval for a use not suited to the location. By way of example, a bicycle hire shop catering for tourists versus a retail bicycle shop. It is recognised, that alone, many uses that could have a tourist focus are impact assessable in a range of zones. For example a shop or refreshment establishment of a size greater than 100m² is impact assessable and inconsistent in the Rural Non-Urban Zone. This inconsistency, within the Rural Non-Urban and other relevant zones, can be resolved in two ways-</p> <ol style="list-style-type: none"> 1. An application for Tourist Accommodation such as a health retreat that incorporated associated uses such as a souvenir shop and restaurant would be considered as part of the greater Tourist Accommodation use through a 	

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		<p>concurrent application for a mixed-use development. This is the approach anticipated in the draft scheme and requires no amendments as it would allow consideration of inconsistent uses in conjunction with a broader consistent use.</p> <p>2. Review the Inconsistent Uses and Other Development Table of relevant zones and where it is determined that a use may have a tourist focus incorporate additional wording such as 'where catering primarily for tourism activities', that makes that use consistent in specific circumstances. For example, a tourist related Indoor Recreation Facility such as Imax Cinema or Infinity the indoor theme park. The same situation may occur for an Outdoor Recreation Facility such as the Sirromet Winery or Indigiscapes.</p> <p><i>Council's Sustainable Tourism Development Strategy (2003) provides for a number of other strategic initiatives for a sustainable tourism industry in the Shire which will be delivered through a range of actions outside of the draft scheme.</i></p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.05		Business Development and Tourism – Employment Generation and Home Based Business Opportunities		
Submission Summary		Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Draft scheme should provide more opportunities for employment in the Shire.</p> <p>Grounds for submission -</p> <p>More than 60 percent of the Shire's working population must travel outside the Redlands for employment. Council should reconsider present policy and encourage the establishment and expansion of -</p> <ol style="list-style-type: none"> 1. employment producing industries and boutique industries; and 2. home based businesses. 		<p>3319:6092 4845:8324</p> <p>Total Sub: 2</p>	<ol style="list-style-type: none"> 1. <u>Increasing Employment Opportunities in the Redlands</u> <p>A number of studies investigated opportunities for employment generation in the Shire. These include the -</p> <ul style="list-style-type: none"> • <i>Redland Shire Integrated Employment Area Investigation (2005); and</i> • <i>Economic Growth Strategy (2004).</i> <p>Central to both these documents is the concept that future economic opportunities in the Shire will focus on maintaining lifestyles, with growth based in innovation and diversity of existing industries and tourism. This is referred to as a “Knowledge and Lifestyle Economy”.</p> <p>Refer to Item No. 1.2 – Employment Investigation Areas for detailed information.</p> <ol style="list-style-type: none"> 2. <u>Home Based Business</u> <p>The draft scheme actively encourages home based business employment opportunities through a range of mechanisms.</p>	<p><u>Officers’ Recommendation</u></p> <ol style="list-style-type: none"> 1. Refer to Officers’ Recommendations of Item No. 1.02 - Employment Investigation Areas. 2. Maintain existing DEO, Zone and Use provisions in the draft scheme relating to Home Business. <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendations accepted with the inclusion of recommendations from Item 1.02 relating to the Emerging Urban Community Zone as follows -</p> <ul style="list-style-type: none"> • Ensure documentation includes opportunities for higher order education facilities in the Emerging Urban Community Zone at the Kinross Road and Boundary/Taylor Road areas.

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.05	Business Development and Tourism – Employment Generation and Home Based Business Opportunities		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>The Transitional Planning Scheme incorporated three definitions for home based employment activities. These included home business, home enterprise and home industry. As a means to simplify the use, the draft scheme contains a single definition, being Home Business.</p> <p>Desired Environmental Outcome No. 6 - Economic Development provides opportunities for increasing employment opportunities by maximising home based employment consistent with maintaining residential amenity through the establishment of clean low impact businesses in the Shire's residential areas.</p> <p>Of the 24 zones used in the draft scheme, 17 make Home Business consistent and self-assessable and encourage the use through Overall Outcomes that state - 'encourage opportunities for working from home'.</p> <p>The Home Business Code outlines Acceptable Solutions for self-assessable development that will allow the establishment of home businesses, at a defined scale, without the necessity of formally applying to Council for approval.</p>	<ul style="list-style-type: none"> • Boundary/Taylor Road area is incorporated into a sub-area in the Emerging Urban Community Zone for investigation of broader employment opportunities. • Ensure that DEO's reflect these changes. <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.05	Business Development and Tourism – Employment Generation and Home Based Business Opportunities		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		Only when the Home Business moves beyond this criteria, through the number of employees, visitors or the like will the use become code assessable and require an application.	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.06	Infrastructure – Centre Activity Code: Car Parking Requirements		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the draft scheme not giving credit for car parking spaces provided by an existing lawful use, thereby making a potentially self-assessable development code assessable, due to non-compliance with Centre Activity Code and Access and Parking Schedule.</p> <p>Grounds for Objection -</p> <p>This situation will make more potentially self-assessable development automatically code assessable where an existing use is converted to another use that requires the same or a lesser number of car parking spaces, such as a shop to commercial office.</p> <p>A clause should be included to clarify that credit is given for car parking spaces provided by the existing use, whether or not the building is altered, when converting to another use that requires the same or greater number of spaces, whether the spaces exist on-site or not.</p> <p>Additional provision of spaces or monetary contributions should only apply to those spaces required over and above those already provided or contributed towards.</p>	<p>1315:2350</p> <p>Total Sub: 1</p>	<p>The submitter raises a valid query that extends to all potentially self-assessable uses that are assessed against the Centre Activity and Commercial Industry Activity Codes. These codes provide acceptable solutions that enable minor tenancy changes to be self-assessable in all Centre Zones and the Commercial Industry and Island Industry Zones.</p> <p>Incorporating these provisions in the draft scheme was intended to facilitate the timely establishment of new uses that are consistent with the zone, existing floor space and infrastructure, and to free up Council assessment resources. To remain self-assessable the use must provide the required number of car parking spaces outlined in Schedule 1 - Access and Parking, Table 1 - Minimum On-Site Vehicle Parking Requirements. However, this would result in the resupply of spaces already provided for by the existing use.</p> <p>By way of example - A use approved under the transitional planning scheme, such as a 210m² commercial office, is required to provide 7 car parking spaces. This is achieved by provided five on-site spaces plus a monetary contribution for the remaining two. Thereby, providing or contributing to achieve the required number of on-site spaces.</p>	<p><u>Officers' Recommendation</u></p> <ol style="list-style-type: none"> 1. Amend the Zone - Tables of Assessment for Material Change of Use of Premises for the following zones, as they relate to some self-assessable Centre Activity and Commercial Industry Activity uses - <ul style="list-style-type: none"> • Centres - Major, District, Neighbourhood, Local, SMBI and Point Lookout. • Industry - Commercial Industry and Island Industry • Open Space Zone. <p>These changes will make all uses for which the car parking rate is at the discretion of the local government a minimum of code assessable.</p> 2. Division 9 - Schedule 1 - Access and Parking. This Schedule will be amended to include a note clarifying how car parking requirements are determined in the instance of tenancy changes. Some car parking rates and design vehicles will also be amended. 3. Access and Parking Code. This code will be amended to include a supporting note reinforcing the methodology for determining car

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.06	Infrastructure – Centre Activity Code: Car Parking Requirements		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>Under the draft scheme, a subsequent use that represents a tenancy change from the commercial office to a shop is required to provide 6 spaces per 100m², being a total 12 on-site spaces.</p> <p>The way the codes are currently drafted, to remain self-assessable, the shop would have to provide all 12 spaces on-site, regardless that 7 had previously been provided and contributed.</p> <p>The draft scheme requires amendment to recognise the 7 spaces already provided, to allow the new use to provide a further 5 spaces and remain self-assessable.</p> <p>The submitter has also queried these provisions for code assessable development. For example when an existing use was approved with less on-site car parking spaces than would be required for a new use under the draft scheme. This situation may affect a range of code assessable uses as well as the self-assessable situation detailed above.</p> <p>This situation may arise either by the applicant having originally paid a monetary contribution in lieu of some of the spaces, or by the car parking requirements increasing between the transitional planning scheme and the draft scheme.</p> <p>The submitter suggests that additional car parking spaces or monetary contributions should only</p>	<p>parking requirements in the instance of tenancy changes.</p> <p>4. Centre Activity Code and Commercial Industry Activity Code. These codes will be amended to include a supporting note reinforcing the methodology for determining car parking requirements in the instance of tenancy changes.</p> <p><u>Subsequent RPS Actions</u> Mapping No action required.</p> <p>Document Amend the following components of the draft scheme -</p> <ol style="list-style-type: none"> Zone Tables of Assessment for Material Change of Use of Premises for the following zones, as they relate to some self-assessable Centre Activity and Commercial Industry Activity uses - <ul style="list-style-type: none"> Centres - Major, District, Neighbourhood, Local, SMBI and Point Lookout. Industry - Commercial Industry and Island Industry Open Space Zone. <p>These changes will make all uses for which the car parking rate is at the</p>

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Item No. 02.06	Infrastructure – Centre Activity Code: Car Parking Requirements		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>apply for car parking spaces over and above those required when the existing lawful use was established. This adds complexity to the draft scheme as it requires referral to the transitional planning scheme or any existing approval.</p> <p>A preferred approach is that additional spaces are only provided where the draft scheme identifies a higher number of spaces for the existing use compared to the number for the existing use based on the draft scheme only. In this case, the proposed use is only required to provide sufficient spaces to meet the shortfall between the existing and proposed use as listed in the draft scheme. Where there is no shortfall, the application is potentially self-assessable regardless of the actual number of car parking spaces provided on-site.</p> <p>Using the same example provided above the new use would only have to provide 5 spaces regardless of how many had previously been provided.</p> <p>To enable this to occur, a review has been undertaken of the car parking requirements of Schedule 1 - Access and Parking, Table 1 - Minimum On-Site Vehicle Parking Requirements. In some cases, the number of car parking spaces required is at the discretion of the local government as a car parking rate cannot be derived to cover all situations covered by that use.</p>	<p>discretion of the local government a minimum of code assessable.</p> <ol style="list-style-type: none"> 2. Division 9 - Schedule 1 - Access and Parking. This Schedule will be amended to include a note clarifying how car parking requirements are determined in the instance of tenancy changes. Some car parking rates and design vehicles will also be amended. 3. Access and Parking Code. This code will be amended to include a supporting note reinforcing the methodology for determining car parking requirements in the instance of tenancy changes. 4. Centre Activity Code and Commercial Industry Activity Code. These codes will be amended to include a supporting note reinforcing the methodology for determining car parking requirements in the instance of tenancy changes. <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p>

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Item No. 02.06	Infrastructure – Centre Activity Code: Car Parking Requirements		
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		<p>A Community Facility is one example. In this instance the use cannot be self-assessable, and the Zone Tables of Assessment will be amended accordingly.</p> <p>Additional text, in the form of notes are proposed for Schedule 1 - Access and Parking, Table 1 - Minimum On-Site Vehicle Parking Requirements to clarify how car parking requirements are determined in the instance of tenancy changes. This important note will be reinforced in the Centre Activity Code, Commercial Industry Activity Code and Access and Parking Code.</p> <p>Additional acceptable solutions will also clarify that the site must cater for the design vehicle for the proposed use in order to be self-assessable. A design vehicle is the vehicle which any given development must be able to accommodate in terms of on-site access and manoeuvrability. For example, Tourist Accommodation is required to accommodate a Heavy Rigid Vehicle while General Industry must accommodate an Articulated Vehicle. If the development does not accommodate the design vehicle specified for the proposed use, then it cannot be self-assessable.</p>	<p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.07	Wellington Point – Medium Density Residential Zone north of Station Street		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the expansion of the Medium Density Residential Zone, north of Station Street, Wellington Point.</p> <p>Grounds for Objections -</p> <p>Other areas are better suited to higher density as they would -</p> <ul style="list-style-type: none"> • not have the same significant heritage and environmental values; and • have less impact on the residential amenity of existing properties. <p>1. Residential Amenity - The increase in population density is unwarranted in an area which maintains a village atmosphere and a small, strong community. An increase in population and traffic in this location will result in increased noise levels in local streets and affect the residential amenity of existing properties.</p> <p>2. Environmental Values - The increased Medium Density Residential Zone in Station Street will result in pressure being placed on the fragile Hilliard's Creek Wildlife Corridor</p>	<p>2132:2723 2132:2732 2132:2733 4846:8267 5059:8465 5070:8402 5070:8403 5301:8980 5309:8931 5422:10945 5426:10948 5552:10951 5582:10954 5686:10887 5857:9300</p> <p>Total Sub:12</p>	<p><u>Introduction</u></p> <p>The draft scheme implements an urban pattern that balances urban consolidation and 'greenfield' development. The urban consolidation component is primarily located within areas currently designated for urban purposes in order to achieve a compact urban form. This is facilitated through various zones and development design provisions.</p> <p>These zones include Urban Residential sub-area UR1 and the Medium Density Residential Zone. Each of these zones, along with the Urban Residential Zone, are found in the Wellington Point area.</p> <p>The Medium Density Residential Zone commonly adjoins established centres, key transport nodes, such as railway stations, and in locations where the housing types preferred in the zone are suited to existing lot sizes or continue an existing pattern of development.</p> <p>The draft scheme's Desired Environmental Outcomes seek to achieve outcomes</p>	<p><u>Officers' Recommendation</u></p> <p>Retain the existing extent of Medium Density Residential zone north of Station Road, Wellington Point.</p> <p>Note - Refer to Recommendations in Item 2.17 - Wellington Point - Fernbourne Heritage Precinct</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.07	Wellington Point – Medium Density Residential Zone north of Station Street		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>and the Moreton Bay Marine Park which is a recognised RAMSAR site for migrating birds.</p> <p>3. Heritage Values - Medium density development may compromise the heritage values of 17 Fernbourne Road, being lots 6 - 9 of RP14166 that is currently being assessed by the Queensland Heritage Council as a potential State Listed property. This land is better suited to a less dense form of urban development, such as a continuation of the existing Urban Residential Zone.</p>		<p>associated with, among others -</p> <ul style="list-style-type: none"> • Facilitating development of neighbourhoods with a mix of dwelling types, sizes and styles which meet the needs of the Shire's existing and future households, • Maximising efficient use of land within the urban footprint to encourage a range of affordable housing options; • Supporting a compact urban form and pattern of development that reduces private vehicle dependency and increases potential for use of public transport, cycling and walking. <p>To achieve these and other outcomes, locations with existing medium density housing types or having attributes, such as proximity to centres and transport are identified in the draft scheme as suitable for the Medium Density Residential Zone.</p> <p>1. Residential Amenity - The Overall Outcomes of the Medium Density Residential Zone recognise the need to maintain a high level of residential amenity for existing and new residents. In addition, building design, streetscape, solar access, privacy and the impacts of light, noise, air and traffic are all</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

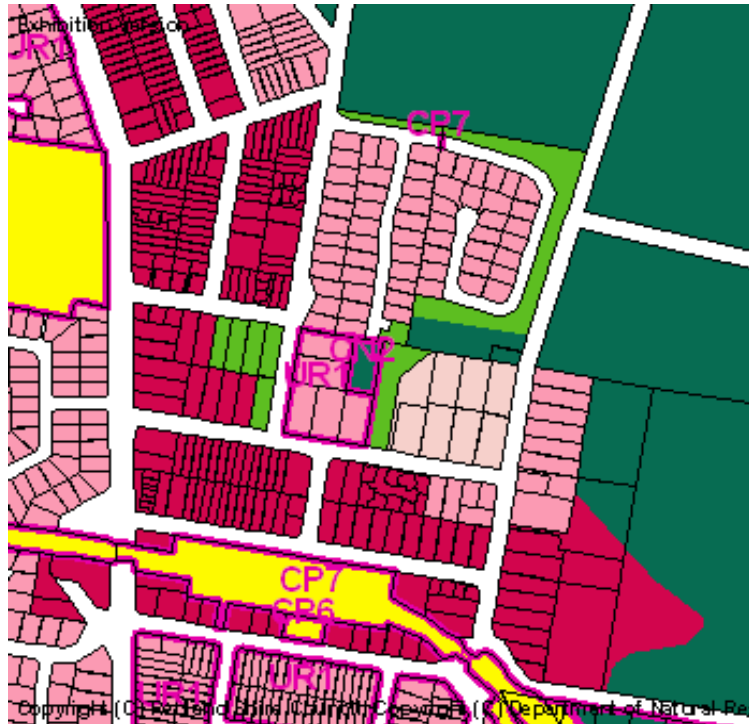
Item No. 02.07	Wellington Point – Medium Density Residential Zone north of Station Street		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>considered.</p> <p>2. Environmental Values - The environmental values associated with Hilliards Creek are highly recognised and have recently been endorsed by Council in the <i>Hilliards Creek Waterway Management Plan (2005)</i>. In addition, areas adjoining the creek are identified as having -</p> <ul style="list-style-type: none"> • riparian values as detailed in the Waterways Wetlands and Moreton Overlay of the draft scheme; • habitat values for Koalas through the State Planning Policy 1/05, previously known as <i>SPP 1/97 - Conservation of Koalas in Koala Coast</i> are represented in the draft scheme through the Habitat Protection Overlay - State Koala Policy map; and • marine and other wildlife habitat values in the Habitat Protection Overlay - Bushland Habitat map of the draft scheme. <p>The purpose of these overlays is to require development to protect and provide for the long-term management and improvement of environmental</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

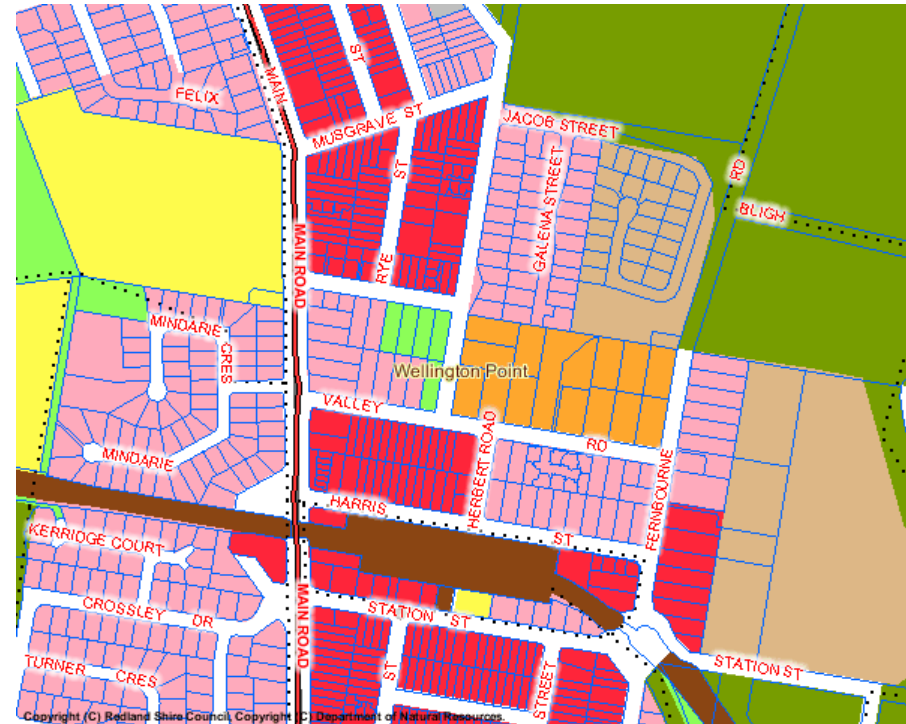
Item No. 02.07	Wellington Point – Medium Density Residential Zone north of Station Street		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>values. All development on a property triggered by these overlays is required to meet the provisions of the relevant codes to ensure the values of the site are not adversely affected.</p> <p>3. Heritage Values - The heritage values of this area are discussed in Item No. 2.17 - Wellington Point - Fernbourne Heritage Precinct.</p> <p>The Heritage Council of Queensland is currently assessing an application for State Listing over properties proposed to be zoned Medium Density Residential. It is anticipated that any State Listing will result in an amendment to the Heritage Place and Character Precinct Overlay which would then provide additional development guidance for the area to protect its heritage values.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.07



Proposed Medium Density Residential Zone north of Station Street, Wellington Point



Current Preferred Dominant Land Use north of Station Street, Wellington Point

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Determination on extent of Local Centre Zone.</p> <p>A number of submissions were received relating to the following topics –</p> <ul style="list-style-type: none"> • the Local Centre Zone as proposed in the draft scheme; • the expansion of the Local Centre by incorporating a supermarket. <p>For the purposes of the review process, submissions related to these topics are collectively addressed.</p> <p>1. Local Centre Zone as proposed in the draft scheme.</p> <p>Grounds for Objections –</p> <ul style="list-style-type: none"> • Limit commercial activity to the existing shop at 687 Old Cleveland Road East. • A service station is not appropriate in this location. <p>Grounds for Support –</p> <ul style="list-style-type: none"> • Retain the Local Centre Zone as proposed in draft scheme that will allow a group of shops. 	<p>See Table 1 in Annexure attached.</p> <p style="text-align: center;">Total Sub:395</p> <p>Support - 2 Objections - 393</p>	<p>Within the draft scheme the Desired Environmental Outcomes, Strategic Framework and Zones establish the role and function of centres through overall and specific outcomes, along with appropriate uses and gross floor area criteria related to each centre.</p> <p>The Centre Zones proposed in the draft scheme are –</p> <ul style="list-style-type: none"> • Major – Capalaba, Cleveland and Victoria Point; • District – Birkdale and Alexandra Hills; • Neighbourhood – Wellington Point, Redland Bay, Mount Cotton Village, Dunwich and Colburn Avenue, Victoria Point; • Local – as designated throughout the Shire and with the addition of SMBI and Point Lookout Centres. <p>The draft scheme actively protects the primacy of the Shire’s centres by discouraging out-of-centre development and ensuring no existing centre expands to the next level in the Centre’s Matrix by virtue of size or function. This framework was established through the <i>Redland Shire</i></p>	<p><u>Officers’ Recommendation</u></p> <p>Retain the extent of the Local Centre Zone on the corner of Old Cleveland Road East and Allenby Road as shown in the draft scheme.</p> <p>Note – Refer to Item 2.09 – Wellington Point - Urban Residential Zone sub-area UR1 - Corner of Old Cleveland Road and Allenby Road which is related to the subject of this Item.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<ul style="list-style-type: none"> • Maintain a small centre that retains village atmosphere and creates strong communities that support each other. <p>Note – there were a number of objections to a supermarket being proposed for this site. As the Local Centre Zone promotes small tenancies, these objections are considered under the next sub-heading.</p> <p>2. Expansion of the Local Centre Zone by incorporating a supermarket.</p> <p>A submission was initially received that proposed a substantial expansion to the proposed area zoned Local Centre. It is understood the submitter consulted with a number of residents in the immediate vicinity of the proposed centre and resulted in a number of submissions being received objecting to the expansion.</p> <p>An addendum to the initial submission was lodged which substantially reduced the centre area. The submission now requests an amendment to the configuration/boundaries of the zone.</p>		<p><i>Centres Study (2001).</i></p> <p>The <i>Redland Shire Centres Study (2001)</i> investigated the future growth, development, role and function of existing and new centres within the Shire. The main conclusions of the study included –</p> <ul style="list-style-type: none"> • unless population growth exceeds projections, the area of the centres is sufficient for the planning period of 2001 to 2016; • the need to focus on role and function of existing centres; • discouraging out-of-centre development preserves the role and function of existing centres; • the role of regional centres in the Shire that will continue to draw a significant share of the available retail spending of Redlands residents. <p>Additional floor space was not allocated to Alexandra Hills, Birkdale and Wellington Point to ensure their continued role and function. The weekly shopping needs of local residents in the subject locality could and should continue to be met by existing centres.</p> <p>The purpose of the Local Centre Zone</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Grounds for Objections –</p> <ul style="list-style-type: none"> • The inclusion of a major shopping centre would threaten the shopping precinct at Wellington Point and Birkdale. • There are sufficient major shopping centres nearby in Alexandra Hills, Birkdale, Cleveland and Capalaba and there is Garden City, Loganholme and Carindale on the Shire boundaries. • If there is an increase in population it would be more viable to direct business into the existing centres. • No demonstrated need for a centre of the size proposed. As a result of the proposed expansion, Ormiston residents may lose their existing local shopping facilities. This is contrary to the intent of the draft scheme which encourages an even spread of such facilities for the benefits of residents. • Large shopping centres bring a host of other conflicts including – <ul style="list-style-type: none"> ○ increased pollution; ○ increased noise for all surrounding homes; ○ increased dangers for local children; ○ increased litter; ○ increased anti-social behaviour; ○ adverse lighting and visual impacts due to size of proposed development. 		<p>designation in this location is to reflect the existing use and to allow for additional uses to meet the daily convenience needs of the local community.</p> <p>The original submission for expansion of the Local Centre Zone included a supermarket and discount department store with a gross floor area equivalent to a District Centre. Specifically, the proposal suggested a total of 11,325m² gfa with a 4,600m² gfa discount department store, a 3200m² gfa supermarket and additional specialty shops. In effect the proposed centre encompassed the entirety of the land proposed as Local Centre and the adjoining Urban Residential sub-area UR1.</p> <p>An addendum was received which resulted in the proposal reducing to a total gross floor area of 5750m² and the removal of the discount department store.</p> <p>Council has identified approximately 9,500m² site area within the Local Centre Zone.</p> <p>The site containing the existing shop located at 687 Old Cleveland Road East, Wellington Point, Lot 2 on RP81594, is not included in the addendum for the centre proposal. This omission is not supported as the existing</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<ul style="list-style-type: none"> • Increased traffic through a residential area and major traffic flow impacts, notably on Old Cleveland Road East. <p>Grounds for Support –</p> <ul style="list-style-type: none"> • A Local Centre, comprising a minimum gross floor area of 4,500m², with a future expansion of 1250m², is required to adequately service the current and forecast population growth in the catchment area. • Provision of a full-line supermarket does not exist in the Wellington Point Neighbourhood Centre; • Provision of additional associated shops and services. • Greater choice and convenience in grocery shopping for residents of the area. • Increased competition. • Planned provision of a medical centre on the site. • Provision of around 140 full-time, part-time and casual jobs. <p>A Market Assessment prepared by Thomas Consultants was provided in support of the submission.</p>		<p>commercial activity on that site has been a long-term established use.</p> <p>The Local Centre Zone Code provides Specific Outcome that states - 'local centres serve a local catchment providing opportunities for convenience shopping for day to day needs only.' This is supported by a Probable Solution limiting the gross floor area of any single retail tenancy to less than 400m². The modification as suggested in Item 2.1 – Centres – General Matters changes this to 500m² for centres greater than 1200m² gfa and adds clarity to the overall size of Local Centres. The purpose of these provisions is to ensure 'convenience needs' rather than 'weekly shopping' needs are provided in Local Centres, thereby protecting the role and function of higher order centres. Alternatives to this solution may be considered if it can be demonstrated to meet the Specific Outcome.</p> <p>The market assessment by Thomas Consultants did not accurately reflect 'other food stores' in the forecast main trade area including –</p> <ul style="list-style-type: none"> • Main Road, Wellington Point; • Sturgeon Street, Ormiston; • Old Cleveland Road East, Birkdale. 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>The extent of the trade area used in the market assessment is not accurate given the catchment that is serviced by the existing District Centres of Birkdale and Alexandra Hills, the Wellington Point Neighbourhood Centre and the proximity of Cleveland Major Centre.</p> <p>It should also be noted that the consent of landowners was not included in the submission for the expansion of the proposed Local Centre into the adjoining Urban Residential Zone sub-area UR1 and that the addendum was received after the close of the public consultation period.</p> <p>There were a total of two submissions in support of the expansion of the Local Centre Zone with the majority of objections related to the adverse impacts of a large scale shopping centre on the surrounding residential area.</p> <p>While submitters supported a small-scale Local Centre as identified in the draft scheme, the matter of amenity is still relevant and requires consideration. The draft scheme incorporates a range of Overall Outcomes and Specific Outcomes for Local</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>Centres to achieve a high standard of centre amenity and to protect the amenity of adjoining and nearby residential development. Examples include –</p> <ul style="list-style-type: none"> • Overall Outcomes associated with the Local Centre Zone, among others include - <ul style="list-style-type: none"> ○ maintain a low-rise appearance consistent with adjoining residential development; ○ limit the impact of over shadowing on public and civic places and adjoining residential development; ○ ensuring car parking areas are discretely located and do not visually dominate the centre; ○ providing high quality landscape and streetscape settings that complement the centre; ○ mitigating impacts associated with light, noise, air and traffic. • Specific Outcomes associated with the Local Centre Zone, among others include – <ul style="list-style-type: none"> ○ side and rear setbacks maintain privacy, breezes and solar access to adjoining residential zones; ○ where adjoining or across the street from a residential zone high quality streetscape treatments, 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.08	Wellington Point – Local Centre Zone – Corner Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>inclusive of landscaped buffers and fencing, are provided along the relevant property boundary.</p> <ul style="list-style-type: none"> ○ artificial light does not result in unreasonable disturbance to any person or activity; ○ lighting is designed to avoid spilling onto adjoining residential zones; ○ noise generated by the use is compatible with that experienced in a local centre environment; ○ where the use adjoining a residential zone, non-residential uses are located and designed to ameliorate noise impacts. <p>It should also be noted that a Service Station use is impact assessable in the Local Centre Zone, but is not identified as inconsistent in this zone. This position is considered appropriate and will provide local residents opportunity to comment on any proposal for this land use.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.08

Table 1 – Submission and Issue Numbers

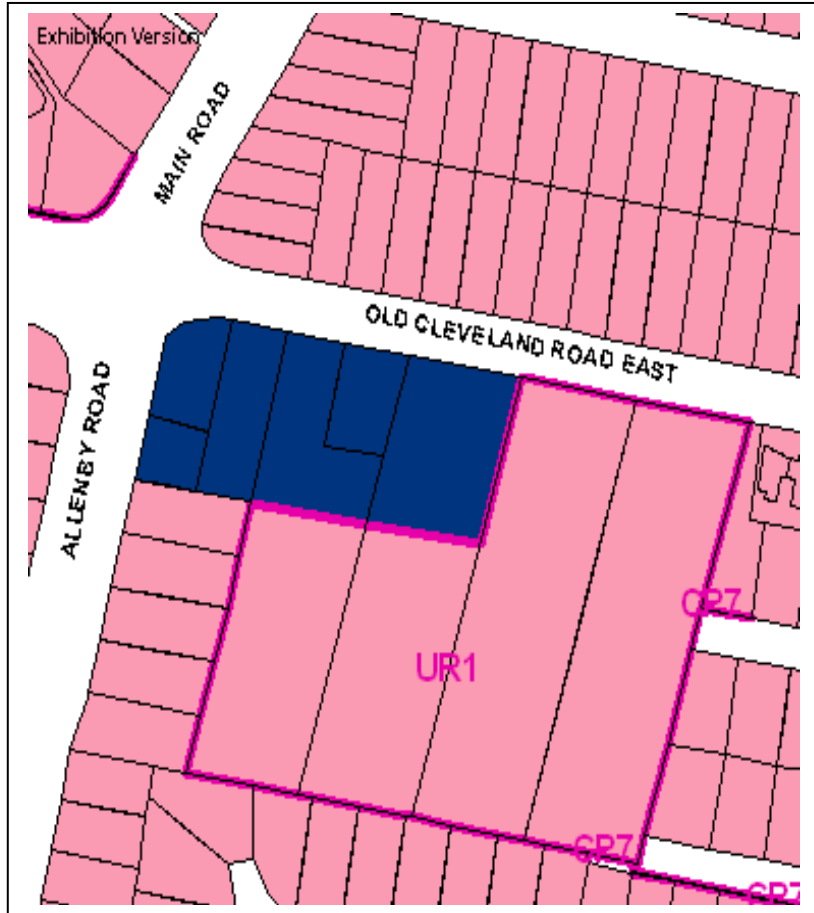
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691:1610	2377:3507	4340:6731	4243:6881	4261:6866	4930:6579	4982:6609	5012:6640	4718:7549
1484:2244	2378:3506	4341:6730	4283:6842	4262:6865	4931:6580	4983:6610	5013:6641	4715:7564
880:3119	2539:3571	4343:6729	4284:6841	4263:6864	4933:6581	4984:6611	5014:6642	4797:7492
2132:2738	2543:3570	4345:6728	4285:6840	4264:6863	4934:6582	4985:6612	5015:6643	4782:7510
1898:3093	2588:3547	4347:6727	4269:6857	4265:6862	4936:6583	4986:6613	5016:6644	5348:6968
2012:3030	2589:3546	4348:6726	4270:6856	4266:6861	4938:6584	4987:6614	5017:6645	5349:6969
2011:3035	2493:3721	4349:6725	4271:6855	4267:6860	4939:6585	4988:6615	5018:6646	5350:6970
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2339:3039	2546:3717	4352:6723	4273:6853	4249:6878	4941:6587	4990:6617	5020:6648	4724:7640
2380:3019	2540:3729	4354:6722	4274:6852	4250:6877	4942:6588	4991:6618	5021:6649	4724:7641
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REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Table 1 – Submission and Issue Numbers - continued

Sub:Issue	Sub:Issue	Sub:Issue	Sub:Issue	Sub:Issue
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5270:8989	5838:8867	5824:8883	6070:9301	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS



Draft Scheme proposed Local Centre Zone



Proposed Local Centre Zone as reflected in Addendum to original supporting Submission

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.09		Wellington Point – Urban Residential Zone sub-area UR1 – Corner of Old Cleveland Road East and Allenby Road		
Submission Summary		Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Determination on Urban Residential Zone sub-area UR1 at the corner of Old Cleveland Road East and Allenby Road, Wellington Point.</p> <p>A number of submissions were received relating to the site. For the purpose of this summary comments relating to support are presented, followed by those objecting to the proposed zone.</p> <p>Grounds for Support –</p> <p>There is support in principle for the opportunity for slightly higher density housing offered by the Urban Residential sub-area UR1 zoning, particularly the potential development of town houses, small lot housing or a low-profile retirement village.</p> <p>There is suggestion of a ‘buffer zone’ of detached dwellings of a similar density between new and existing housing. This will ensure continuity of scale and built form, and maintain residential amenity and character of the area. It is also suggested that to ensure consistency and compatibility of development with the scale, density and character of existing urban residential development, requirements relating</p>		<p>2351:3108 2799:4286 2944:4210 4724:7646 4852:8261 5056:10972 5326:9310 5575:9084 5770:9199 6115:9057</p> <p>Total Sub: 10</p> <p>Support – 8 submissions</p> <p>Object – 2 submissions</p>	<p>Sub-area UR1 of the Urban Residential Zone provides for a range of residential uses, including multiple dwellings, and aged-persons and special needs housing. While submissions indicated that a retirement village is a preferred use for the area, it should be recognised that the UR1 zoning also encourages development of other residential uses such as multiple dwellings.</p> <p>Rather than requiring a “buffer zone” of detached dwellings between existing housing and the subject area, it is envisaged that the provisions of the Urban Residential Zone Code, specifically those relating to sub-area UR1 are sufficient to –</p> <ul style="list-style-type: none"> • maintain residential amenity; • ensure the scale of uses and other development contributes to a predominantly low-rise, detached residential built form; and • ensure that buildings are sited and of a width, depth and bulk that is consistent with the lot size and a residential streetscape. <p>With regard to including provisions relating to dwelling height, site coverage, setbacks, lot</p>	<p><u>Officers’ Recommendation</u></p> <ol style="list-style-type: none"> 1. Retain the Urban Residential Zone sub-area UR1 on the subject area at the corner of Old Cleveland Road East and Allenby Road; and 2. Maintain the current hierarchy of Specific Outcomes and Probable Solutions in the Urban Residential Zone Code. <p>Note – Item 2.08 – Wellington Point - Local Centre Zone - Corner of Old Cleveland Road East and Allenby Road is also related to the subject of this Item.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.09	Wellington Point – Urban Residential Zone sub-area UR1 – Corner of Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>to dwelling height, site coverage, setbacks, lot density and dwelling unit density should be included as specific outcomes, not probable solutions, to increase the robustness of the Urban Residential Zone Code relating to sub-area UR1.</p> <p>Grounds for Objection –</p> <p>Residents in the immediate vicinity of the proposed Urban Residential sub-area UR1 zoning are opposed to the potential for development of slightly higher density residential uses, as the farmland character of the area would be compromised, environmental amenity and open space would be lost, and the residential built form would encroach on the privacy of adjoining neighbours. There is suggestion that the land should be zoned for rural uses, rather than the UR1 zoning. This would maintain the rural character and amenity, and to allow for the potential development of an organic market garden for educational and tourism purposes.</p>		<p>density and dwelling unit density as Specific Outcomes instead of Probable Solutions; outcomes in an IPA planning scheme must not have the effect of prohibiting development (s2.1.23(2) of the <i>Integrated Planning Act 1997</i>). Including such regulatory requirements as Specific Outcomes will preclude innovative performance based solutions for development to achieve the intent or the overall outcomes of the zone. Likewise, these matters are addressed consistently for the Urban Residential Zone and for the UR1 sub-area. For example 8.5 metre (2 storey) building height applies equally to each designation for self-assessable or code assessable developments.</p> <p>The draft scheme implements a pattern of urban development that primarily consolidates residential development within areas currently designated for urban purposes, in order to achieve a compact urban form. While the subject area is zoned Rural Non-Urban under the transitional planning scheme, it is identified as suitable for residential development under Strategic Plan, where the preferred dominant land use for the area is Urban Residential.</p> <p>Rural areas now zoned for urban residential</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.09	Wellington Point – Urban Residential Zone sub-area UR1 – Corner of Old Cleveland Road East and Allenby Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>development, such as the farmland at Allenby Road and Old Cleveland Road East, are predominantly fragmented farms within the 'Urban' designation of the Preferred Settlement Pattern in the Strategic Framework of the draft scheme, and are not significantly constrained by environmental values.</p> <p>The draft scheme encourages a pattern of urban growth in the Shire that accommodates growth in proximity to centres, and along transport routes. In the case of the subject area, the farmland land is in close proximity to a local centre, it is located along a sub-arterial roadway, and development of the land would facilitate infill development and urban consolidation.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.10	Wellington Point – 20 and 22 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the subject site being -</p> <ol style="list-style-type: none"> 1. zoned Urban Residential; and 2. identified on the Heritage Place and Character Precinct Overlay by the category Wellington Point Heritage Precinct. <p>Grounds for Objection -</p> <ol style="list-style-type: none"> 1. The Urban Residential Zone - <ul style="list-style-type: none"> • results in diminished use rights as the site is currently used for a local convenience shop; • does not recognise the existing zone of Shopping; • is not commensurate with the current zone or use rights afforded to the site. 2. The Heritage Place and Character Precinct Overlay is considered unnecessary and should be removed as - <ul style="list-style-type: none"> • The subject site is not heritage listed; • development on the site does not exhibit a heritage style appearance; • the site is surrounded by new housing; • the nearest heritage listed site is Wellington Point (approximately 250 	<p>5792:9251 5792:9256</p> <p>Total Sub: 2</p>	<ol style="list-style-type: none"> 1. Urban Residential Zone and Existing Use Rights <p>The draft scheme was prepared in accordance with the <i>Integrated Planning Act 1997</i>. Part 4 of Chapter 1 of the Act outlines how existing uses are protected when a new scheme comes into effect.</p> <p>Broadly, the Act states that a new scheme cannot affect an existing lawful use in any of the following ways -</p> <ul style="list-style-type: none"> • stop the use from continuing; or • further regulate the use; or • require the use to be changed. <p>Similarly, the Act states that a new scheme cannot require building or other work that is lawfully constructed to be altered or removed.</p> <p>If a use is considered inconsistent in the draft scheme but was lawfully in existence at the time of commencement of the new scheme then the use is protected. Some examples of this situation include an existing agricultural use in the proposed Conservation Zone or a</p>	<p><u>Officers' Recommendation</u></p> <ol style="list-style-type: none"> 1. Retain the proposed Urban Residential Zone on the subject site in the draft scheme. 2. Retain the Heritage Place and Character Precinct Overlay over the site. <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.10	Wellington Point – 20 and 22 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>metres away) which is of local significance only;</p> <ul style="list-style-type: none"> the Overlay requirements for most forms of development are code assessable and overly restrictive. <p>RPD: Lot 10 on RP14178 Property Address: 20 Main Road, Wellington Point Current Zoning: Shopping Current Strategic Plan Designation: Urban Residential Draft RPS Zone: Urban Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Heritage Place and Character Precinct Overlay</p> <p>RPD: Lot 9 on RP14178 Property Address: 22 Main Road, Wellington Point Current Zoning: Shopping Current Strategic Plan Designation: Urban Residential Draft RPS Zone: Urban Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Heritage Place and Character Precinct Overlay</p>		<p>dwelling house in the proposed Major Centre Zone.</p> <p>In the Urban Residential Zone Code, the Overall Outcomes provide for a limited range of non-residential uses that -</p> <ul style="list-style-type: none"> fulfill a local community need and provide opportunities for social interaction and activity; are highly accessible to the residents served; are located on the major road network rather than local residential streets; do not compromise the role and function of centres; do not result in commercial ribbon development. <p>The Specific and Probable Solutions within Code identify that non-residential uses such as local shopping, medical facilities, churches, child care centres and the like may be contemplated in appropriate locations and subject to detailed development requirements including, among others -</p> <ul style="list-style-type: none"> being located on the corner of collector or higher order roads; providing only for the identified convenience needs of the local 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.10	Wellington Point – 20 and 22 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Exhibition Version</p> <p>Copyright (C) Redland Shire Council, Copyright (C) Department of Natural Resources.</p>		<p>community;</p> <ul style="list-style-type: none"> not impacting on the role and function of the Shire's network of Centres; resulting in positive economic and social benefits for the local community. <p>In context of 20 and 22 Main Road, these outcomes are achieved. The draft scheme also allows for the potential expansion of the existing shop to a local shopping precinct where it fulfils an identified local community need.</p> <p>In addition, the proposed zone, being Urban Residential is a continuation of the preferred dominant land use applied under the 1998 Strategic Plan.</p> <p>2. Heritage Place and Character Precinct Overlay</p> <p>In relation to existing uses the Overlay has no effect. If extension of the existing use was proposed, development for a shop would be Code Assessable in the draft scheme. The Heritage Place and Character Precinct would not increase the level of assessment as all uses triggered are also Code Assessable.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

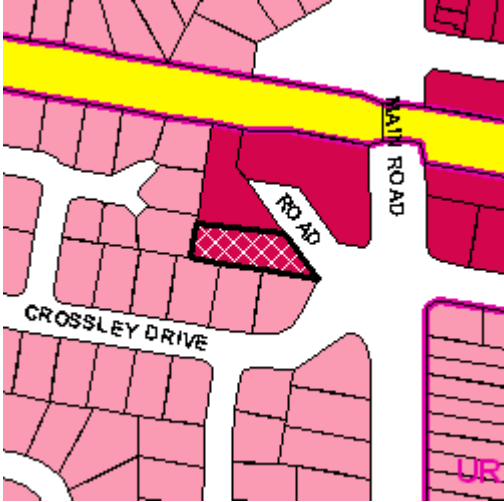
Item No. 02.10	Wellington Point – 20 and 22 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>The purpose of this Overlay is to ensure uses in the precinct are sympathetic and complementary to the character and heritage values of the area. While the Overlay does not identify any Heritage Places in close proximity to the site, the <i>Temporary Local Planning Instrument (Heritage Protection) 2001-02</i> identified a number of properties in Champion Lane, Main Road, the Esplanade and other locations that were found to have local heritage value. The purpose of the Character Precinct is to acknowledge these values in a more general way, as a means of maintaining and enhancing the streetscape and building design character in the locality.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.11	Wellington Point – 522 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Supports the rezoning of the subject site from Residential A to Medium Density Residential Zone.</p> <p>Grounds for Support -</p> <ul style="list-style-type: none"> • Subject site is located 150 metres from Railway Station; • Relatively large site (1150m²) which is very scarce in such proximity of Wellington Point; • The subject area consists of a short street with three properties, the largest being a Department of Housing property providing welfare housing – the Medium Density Residential Zone will standardise the designations in this street; • Medium Density Residential Zone designation of the subject site will be compatible with the objectives of the draft scheme, by accommodating population increases around transportation nodes; as well as the <i>SEQ Regional Plan</i> where part of the forecasted population increase will be accommodated in the established urban footprint of Redland Shire. 	<p>5289:8774</p> <p>Total Sub: 1</p>	<p>Support noted.</p> <p>The subject site is suited to the Medium Density Residential Zone, as it is within close proximity to a transport node, and continues the existing pattern of development in the area.</p> <p>The draft scheme implements an urban pattern that balances urban consolidation and 'greenfield' development. The urban consolidation component is primarily located within areas currently designated for urban purposes in order to achieve a compact urban form. This outcome is achieved through the zoning of this site as Medium Density Residential.</p>	<p><u>Officers' Recommendation</u></p> <p>Retain Medium Density Residential Zone on subject site in the draft scheme.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.11	Wellington Point – 522 Main Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>RPD: Lot 1 on RP885907 Property Address: 522 Main Road, Wellington Point Current Zoning: Residential A Current Strategic Plan Designation: Urban Residential Draft RPS Zone: Medium Density Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Road and Rail Noise Impacts Overlay</p>  <p>The map shows a residential street layout. A yellow highlighted road runs horizontally across the top. A lot at the intersection of this road and a vertical road labeled 'MAIN ROAD' is highlighted in red with a diagonal hatching pattern. Below this intersection, a road labeled 'CROSSLEY DRIVE' runs horizontally. Other residential lots are shown in light pink. A 'UR' zoning label is visible on the right side of the map.</p>			

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 07

Item No. 07.12	Not Related to RPS – <i>Planning and Policy - Land Use Planning</i>	
Sub No: Issue No:	Submission Summary	Recommendations & Decisions
5408:8959	An inevitable consequence of growth is Council having to adopt more disciplined mechanisms for enforcing its rules and regulations. People openly flout these rules, but unless this issue is addressed livability will decline drastically and the majority of the community will suffer for the actions of a few.	<p><u>Officers' Recommendation</u></p> <p>Submitter's comments are noted and referred to the relevant Group for review or action where appropriate.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>
695:1556	Panoramic natural views, particularly water views, should be available to all citizens and not just to a few private houses. The psychological well being of ratepayers through access to panoramic, soothing water views should be studied and researched.	
5052:8336	Limit parking in residential areas to vehicles less than 2 tonnes.	
647:964	Council should be careful with the management of renovations of older homes.	
1795:2368	Concerned at the construction of a childcare centre so close to an industrial site – in the case of a fire, it would be very dangerous. [NB: Industrial area referred to is likely to be Mond Street, Thorneside].	
5460:8791	Is streetscaping proposed in the area around 219 Middle Street, Cleveland?	
4890:8182	Given the degree to which the poultry industry has inadvertently kept large tracts of rural land free from urbanisation, it is necessary to develop an alternative mechanism to perform the same function in the possible absence of poultry production; the purchase of rural non urban land through inter-generational loan/borrowing should be considered.	
6024:9409	Comments on the operation of the Conservation Acquisition Strategy. Interested in swapping property on Perulpa Island.	
181:45	There are too many trees being cleared for development and that more land needs to be protected for diminishing wildlife.	
1381:2305	With regard to 5 and 8 Roebuck Street, both these lots have single blocks next to them owned by RSC. They are stand alone blocks and no use to the Council as such. It seems the desire is to minimise small block development and keep the island population controllable. With this in mind I propose the council allow adjacent land owners the opportunity to purchase these blocks on the condition that the titles are joined and stay that way.	
4637:7307	Losing views of bay as landowners plant trees that block views. There should be a by-law to stop other people ruining our valuable asset. Is it any wonder that people are poisoning trees in the district? Victor Harbour in South Australia has a by-law about being built out.	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No.: 02.13		Wellington Point – 614 Main Road and Associated Properties		
Submission Summary		Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the subject site being zoned Rural Non-Urban.</p> <p>Grounds for Objection -</p> <ul style="list-style-type: none"> • Several uses already approved for the site have been identified as inconsistent in the draft scheme Rural-Non Urban Zone. This clearly demonstrates that the proposed zone and its provisions are not suitable. • Properties should be included in a zone which is more appropriate for the uses currently being undertaken on the site and/or proposed to be undertaken on the site. • Concern that future ancillary uses, or future expansion of the existing approved development will be restricted and restrained as a result of the limited range of appropriate uses within the Rural Non-Urban Zone. • Opportunities to embrace new technologies/industries and research and development enterprises should be included in the draft scheme, and where associated with existing developments, made code assessable where appropriate. • Subject site is included within the Urban Footprint area in the SEQ Plan. The proposed zone is inconsistent with the intent 		<p>5039:8099</p> <p>Total Sub: 1</p>	<p>The draft scheme proposed the Rural Non-Urban Zone sub-area RN 2 over the subject properties. Sub-area RN 2 was specifically designed for this location in recognition of past horticultural activities and current approvals. Overall and Specific Outcomes in the draft scheme identify this location as a separation between urban areas and promotes differing types of built form that recognise opportunities for alternative uses that maintain a connection with horticultural activities.</p> <p>The draft scheme was prepared in accordance with the <i>Integrated Planning Act 1997</i>. Part 4 of Chapter 1 of the Act outlines how existing uses are protected when a new scheme comes into effect.</p> <p>Broadly, the Act states that a new scheme cannot affect an existing lawful use in any of the following ways -</p> <ul style="list-style-type: none"> • stop them from continuing; or • further regulate the use; or • require the use to be changed. <p>Similarly, the Act states that a new scheme cannot require building or other wo5rk that is</p>	<p><u>Officers' Recommendation</u></p> <p>Retain the existing extent of the Rural Non-Urban Zone sub-area RN2 on 614 Main Road, 31 and 33 Nelson Roads 1 - 7 Pitt Street, Wellington Point in the draft scheme.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No.: 02.13	Wellington Point – 614 Main Road and Associated Properties		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>of the <i>SEQ Plan</i>.</p> <p>RPD: Lot 1 on RP844176 Property Address: 614 Main Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Specific Planning Intent Draft RPS Zone: Rural Non-Urban Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Road and Rail Noise Impacts Overlay</p> <p>RPD: Lot 1 on RP816807 Property Address: 31 Nelson Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Residential Low Density Draft RPS Zone: Rural Non-Urban Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Road and Rail Noise Impacts Overlay</p> <p>RPD: Lot 4 on SP141239 Property Address: 33 Nelson Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Residential Low Density Draft RPS Zone: Rural Non-Urban Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Road and Rail Noise Impacts Overlay</p>		<p>lawfully constructed to be altered or removed.</p> <p>If a use is considered inconsistent in the draft scheme but was lawfully in existence, or approved, at the time of commencement of the new scheme then the use/s are protected. The draft scheme only applies to new development once adopted.</p> <p>A review of the Development Application for a Request for a Negotiated Decision Notice (s3.5.17) – Material Change of Use for 614 Main Road, Wellington Point including Lot 1 RP 844176, Lot 1 RP 816807 and Lot 4 SP 141239 granted on 21st October 2003 identifies the subject properties approval for development of a Nursery, Bulk Landscape and Garden Supplies, Refreshment Establishment and Caretaker’s Residence.</p> <p>Under the draft scheme, the uses approved in the above application are defined as -</p> <ol style="list-style-type: none"> 1. Transitional Planning Scheme - Nursery Draft scheme: Garden Centre Level of Assessment: Impact Assessable 2. Transitional Planning Scheme: Bulk Landscape & Garden Supplies Draft scheme: Landscape Supply Depot Level of Assessment: Impact Assessable 3. Transitional Planning Scheme: 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

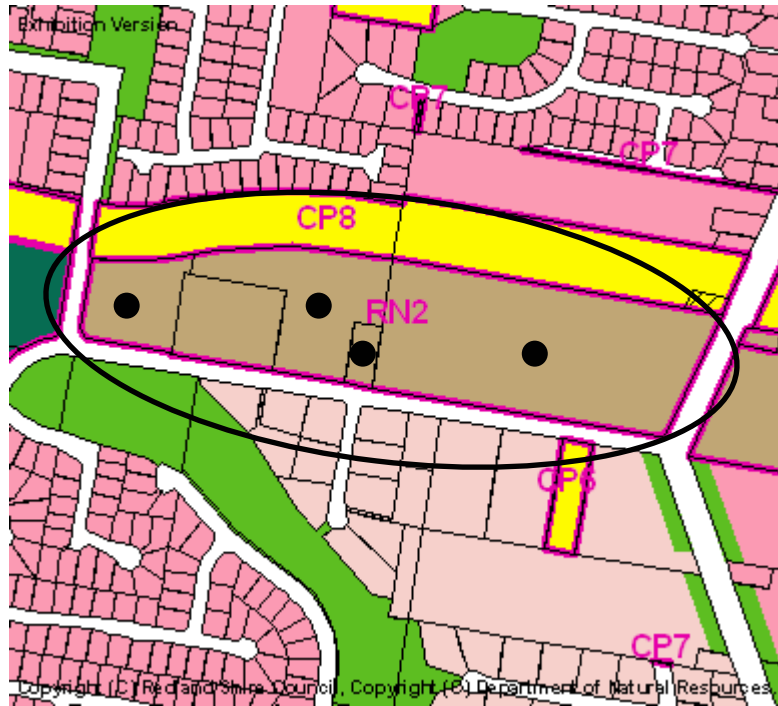
Item No.: 02.13	Wellington Point – 614 Main Road and Associated Properties		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>Refreshment Establishment Draft scheme: Refreshment Establishment Level of Assessment: Impact Assessable (Inconsistent where having more than 100m² gross floor)</p> <p>4. Transitional Planning Scheme: Caretaker's Residence Draft scheme: Caretakers Dwelling Level of Assessment: Code Assessable</p> <p>Each of these uses are anticipated in the Rural Non-Urban Zone sub-area UR2 by not being identified as inconsistent. The level of assessment, being impact assessable, is consistent with that applying to previous applications and types of uses envisaged in the zone. Impact assessable development ensures a transparent application process through providing for community input. Conversely, inconsistent uses indicate the local government's policy position that the nature and operational characteristics of the development and its potential impacts are inappropriate and inconsistent with the purpose of the zone, assessment criteria of relevant codes and the DEO's.</p> <p>A Development Permit remains current for a period of four (4) years starting the day the approval took effect, as per sections 3.5.21</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No.: 02.13	Wellington Point – 614 Main Road and Associated Properties		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>(2) and 3.5.19 of the <i>Integrated Planning Act</i> 1997 unless the change of uses occurs within four (4) years starting the day the approval takes effect. In the case of the subject properties, the development approval is recognised to continue under the draft scheme.</p> <p>The area of Wellington Point has been identified as Urban Footprint under the <i>SEQ Plan</i>. The Urban Footprint identifies land to provide for urban development needs to 2026. The inclusion of land in the Urban Footprint does not imply that all such lands can be developed for urban purposes. Though it could be agreed that the Rural Non-Urban sub-area RN2 zone applying to the properties is recognition of its urbanised use.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.13

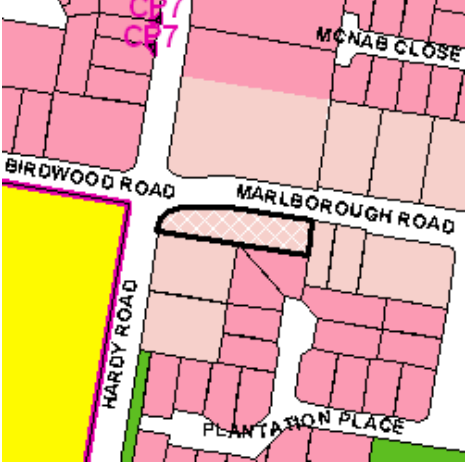


REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

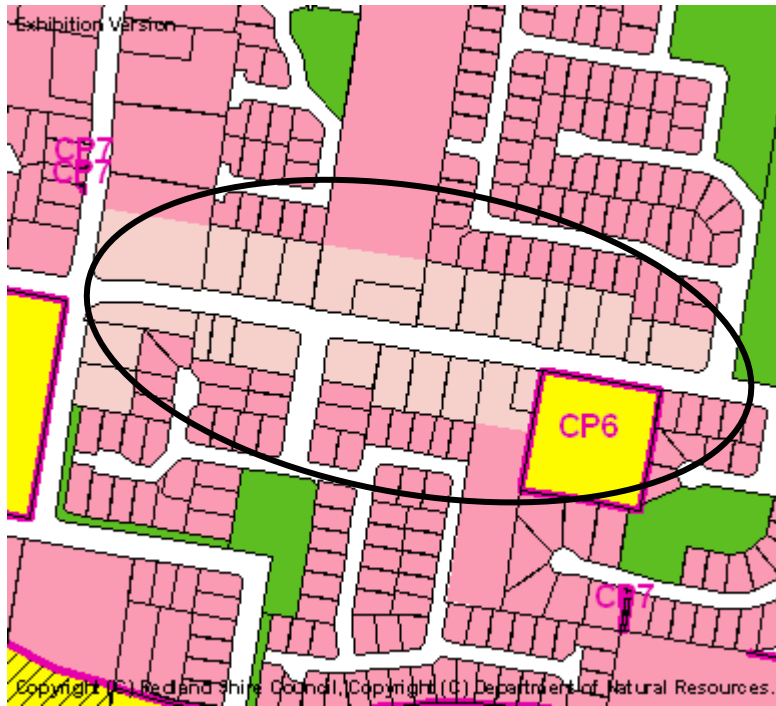
Item No. 02.14	Wellington Point – 1 Marlborough Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the Low Density Residential zoning proposed for the subject site under the draft scheme.</p> <p>Grounds for Objections –</p> <ul style="list-style-type: none"> • The Low Density Residential zone proposed would not allow the subject site to be subdivided. • The two adjoining lots to the east on Marlborough Road are 635m² and 846m² lots. • Similar lots sizes on this land would not affect the amenity of the Marlborough Road. 	<p>4630:7330 4652:7925</p> <p>Total Sub: 2</p>	<p>The subject site is located within the ‘urban’ designation of the Preferred Settlement Pattern in the Strategic Framework of the draft scheme; and comprises a limited portion of land proposed to be zoned Low Density Residential primarily fronting Marlborough Road. To the rear of these properties is zoned Urban Residential under the draft scheme.</p> <p>In the transitional planning scheme, the subject site is zoned Rural Non-Urban, and the PDLU in the Strategic Plan is Specific Planning Intent 1. The focus of SPI1 was to provide a visual separation between the communities of Wellington Point, Birkdale and Alexandra Hills.</p> <p>In the draft scheme, the intent of the Low Density Residential Zone is to provide a range of low density residential uses that are predominantly low-rise detached houses on individual lots. This type of residential development can also be achieved within urban residential zoning. For example, the intent of the Urban Residential Zone is to provide a range of residential uses that are predominantly low-rise detached houses on</p>	<p><u>Officers’ Recommendation</u></p> <ol style="list-style-type: none"> 1. Retain the zoning of the subject site as Low Density Residential in the draft scheme. 2. Retain the zoning of all lots along Marlborough Road between Hardy Road and Trafalgar Vale Avenue as Low Density Residential in the draft scheme. <p>Note - Refer to Item 2.15 - Wellington Point - 22 Marlborough Road that relates to this Item.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

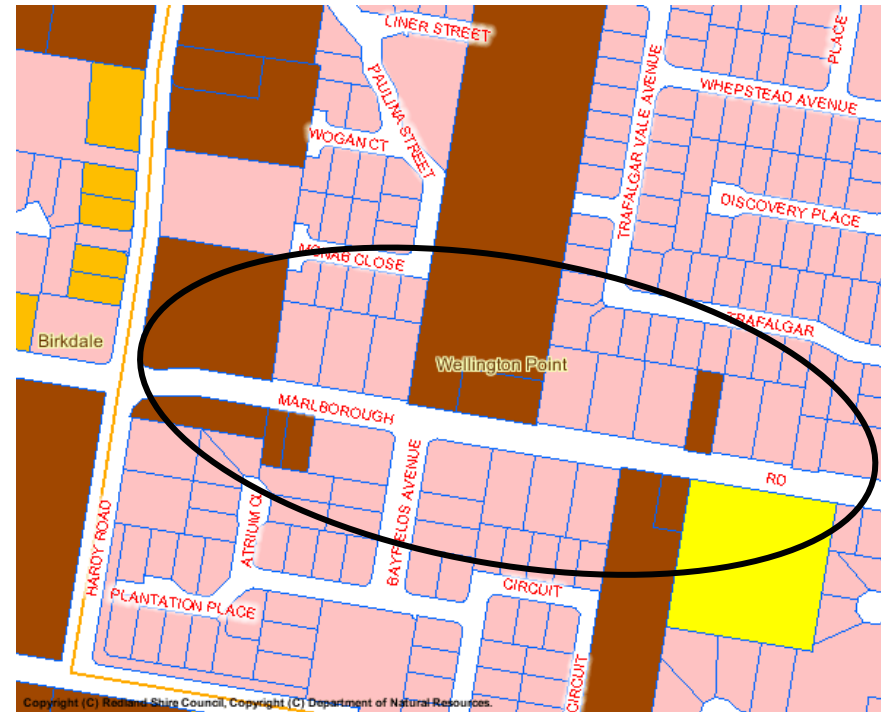
Item No. 02.14	Wellington Point – 1 Marlborough Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>RPD: Lot 39 on RP826130 Property Address: 1 Marlborough Road, Wellington Point Current Zoning: Rural Non-Urban Current Strategic Plan Designation: Specific Planning Intent Draft RPS Zone: Low Density Residential Draft RPS Overlays: Nil</p> 		<p>individual lots of various sizes, to maximise the supply of residential land through infill development.</p> <p>It is recognised that Marlborough Road, specifically in this location contains a certain streetscape through street tree planting, fencing types and the like. Likewise the area is free of development constraints associated with Overlays in the draft scheme.</p> <p>The site is proposed as Low Density Residential Zone to be consistent with the streetscape, along with 22 Marlborough Road, which is the subject of a recent subdivision approval. This is consistent with the remainder of the Low Density Residential Zone along Marlborough Road between Hardy Road and Trafalgar Vale Avenue.</p> <p>Refer to Map 1 and 2 in the Annexure to this Item.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.14



Map 1 - Extent of Low Density Residential zone extending along Marlborough Road.




Map 2 - Zoning as shown in 1988 Transitional Planning Scheme

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.15	Wellington Point – 22 Marlborough Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the proposed zoning of the subject site as Low Density Residential Zone along Marlborough Road under the draft scheme.</p> <p>Grounds for Objection –</p> <ul style="list-style-type: none"> • Low Density Residential sized lots are inappropriate as the majority of established lots in the area do not comply with the proposed provisions; • The Low Density Residential Zone seeks to prevent further in-fill development, which is contrary to the <i>SEQ Regional Plan</i>; • Subject sites proximity to schools, transport, infrastructure and parks makes large lots an inefficient use of land; • Subject site should be entirely zoned for Urban Residential designation. 	<p>5384:7052</p> <p>Total Sub: 1</p>	<p>The site is subject to a recently issued Development Permit envisaging subdivision of the land. The approved layout of reconfiguration is consistent with the policy principle of retaining larger lots at Marlborough Road.</p> <p>This policy principle was derived on the following basis –</p> <ul style="list-style-type: none"> • The PDLU for the Marlborough Road area in the Strategic Plan is Specific Planning Intent 1. The focus of SPI 1 was to provide a visual separation between the communities of Wellington Point, Birkdale and Alexandra Hills. • It is recognised that Marlborough Road, contains a certain streetscape through street tree planting, fencing types and the like. Likewise the area is free of development constraints associated with Overlays in the draft scheme. • The site is proposed as Low Density Residential Zone to be consistent with the streetscape of the remainder of the Low Density Residential Zone along Marlborough Road between Hardy Road and Trafalgar Vale Avenue. <p>Refer to Item No. 2.14.</p>	<p><u>Officers’ Recommendation</u></p> <p>Retain the Low Density Residential Zone on the subject site in the draft scheme.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.15	Wellington Point – 22 Marlborough Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>RPD: Lot 5 on RP882767 Property Address: 22 Marlborough Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Specific Planning Intent Draft RPS Zone: Low Density Residential, Urban Residential, Open Space Draft RPS Overlays: Acid Sulfate Soils Overlay, Bushfire Hazard Overlay, Flood Prone, Storm Tide and Drainage Constrained Land Overlay, Habitat Protection - Bushland and Habitat Overlay, Waterways, Wetlands and Moreton Bay Overlay, Road and Rail Noise Impacts Overlay</p> 			

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No.: 02.16	Wellington Point - 65-101 Duncan Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<ul style="list-style-type: none"> Object to the subject site being zoned Environmental Protection and Park Residential. Request that the proposed zoning be amended to reflect a decision of Council made on 8 March 2005 granting a Development Permit for a material change of use of the property (reference MC007254). <p>Grounds for Objection -</p> <ul style="list-style-type: none"> The decision referred to provided for a material change of use to Residential A, Public Open Space and Special Facilities - Equestrian Centre to be described by metres and bounds. In view of this it is inappropriate that the zoning of the property be maintained as presently proposed. <p>RPD: Lot 11 on RP219149 Property Address: 65 - 89 Duncan Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Specific Planning Intent, Greenspace Habitat Draft RPS Zone: Environmental Protection, Park Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Habitat Protection - State Koala Policy Overlay, Waterways,</p>	<p>5077:8404</p> <p>Total Sub: 1</p>	<p>The subject properties are currently zoned Rural Non-Urban under the Transitional Planning Scheme and have a PDLU in the Strategic Plan of Specific Planning Intent and Special Protection. The draft scheme identifies the sites as Environmental Protection and Park Residential due to their environmental values and constraints.</p> <p>A key constraint on the land stems from the SPP1/97 that identified the entire site as Other Major Habitat, this document was superseded by SPP1/05 that identified the site as A2 being the second highest level of protection for Koalas in Queensland. SPP 1/05 is now repealed and replaced with <i>SEQ Regional Plan – Interim Guideline: Koalas and Development</i>. This document identifies the site as Koala Sustainability Area and has explicit guidelines for land with and without a development commitment. The site does not yet met the definition of a development commitment as one of two appeal processes, being applicant then submitter, are not yet complete and the Development Permit is yet to take effect. This is discussed below. The <i>SEQ Regional Plan – Interim Guideline: Koalas and Development</i> criteria relating to</p>	<p><u>Officers’ Recommendation</u></p> <p>Retain subject properties as Park Residential and Environmental Protection Zone in the draft scheme.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Amend Officers’ Recommendation so that the draft scheme zones reflect the decision of Council on the 8th March 2005. Refer to Map 3 in Annexure.</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

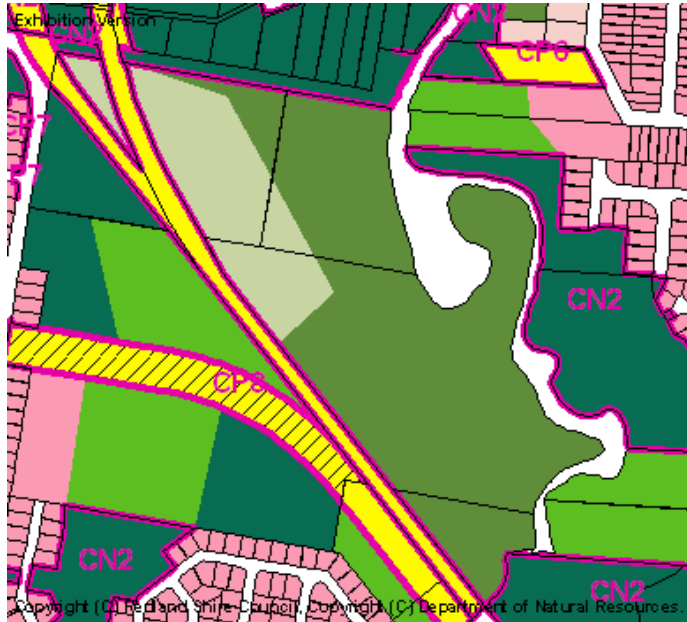
Item No.: 02.16	Wellington Point - 65-101 Duncan Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Wetlands and Moreton Bay Overlay, Road and Rail Noise Impacts Overlay</p> <p>RPD: Lot 12 on RP14089 Property Address: 91 - 101 Duncan Road, Wellington Point Current Zoning: Rural Non Urban Current Strategic Plan Designation: Specific Planning Intent, Special Protection Area Draft RPS Zone: Environmental Protection, Park Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Habitat Protection - State Koala Policy Overlay, Flood Prone, Storm Tide and Drainage Constrained, Waterways, Wetlands and Moreton Bay Overlay, Road and Rail Noise Impacts Overlay</p> <p>RPD: Lot 3 on RP219149 Property Address: 93A Duncan Road, Wellington Point Current Zoning: Public Purposes, Rural Non Urban Current Strategic Plan Designation: Specific Planning Intent, Special Protection Area, Railway Draft RPS Zone: Environmental Protection, Park Residential Draft RPS Overlays: Acid Sulfate Soils Overlay, Habitat Protection - Bushland and Habitat Overlay, Habitat Protection - State Koala Policy Overlay, Flood Prone, Storm Tide and Drainage Constrained, Waterways, Wetlands and Moreton Bay Overlay, Road and Rail Noise Impacts Overlay</p> <p>RPD: Lot 3 on RP14096 Property Address: 93B Duncan Road, Wellington Point Current Zoning: Public Purposes, Rural Non Urban Current Strategic Plan Designation: Special Protection Area, Railway Draft RPS Zone: Environmental Protection Draft RPS Overlays: Acid Sulfate Soils Overlay, Bushfire Hazard, Habitat Protection - Bushland and Habitat Overlay, Habitat Protection - State Koala Policy Overlay, Flood Prone, Storm Tide and Drainage Constrained, Waterways,</p>		<p>the site requires the protection and avoidance of any adverse effect on koalas, specifically resulting from urbanised uses.</p> <p>In addition, the site is recognised as a component of a larger koala habitat area, being the north south corridor along the western alignment of Hilliards Creek. In the draft scheme, large areas along this waterway system are included in the Conservation Zone sub-area CN2 or other land owned by Council. The purpose of these zonings is to protect the long term koala and other environmental values of Hilliards Creek riparian area.</p> <p>It is recognised that there is a Development Permit over the subject properties following the decision of Council on 8 March 2005 related to MC007254. While this the case, section 3.5.19 of the <i>Integrated Planning Act</i> 1997 dealing with 'When an approval takes effect' specifies that the approval only takes effect following appeal rights being exercised either by the applicant or any submitters.</p> <p>MC007254 currently has a suspended applicant appeal period as it is in the negotiated decision phase over conditions applied to the Development Permit. Once</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No.: 02.16	Wellington Point - 65-101 Duncan Road		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
Wetlands and Moreton Bay Overlay, Road and Rail Noise Impacts Overlay		the negotiated decision notice is issued, the applicant appeal period restarts or recommences and the submitters appeal period will begin. Only on finalisation of all appeal periods does the Development Permit take effect. Therefore, at this time the draft scheme is not required to recognise the Development Permit. Reference is made to the issues raised in reporting on the MC007254 in 8 March, 2005.	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.16



Map 1 - Zones as proposed in draft scheme.



Map 2 - Potential Zone resulting from Development Perr. MC007254

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS



REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

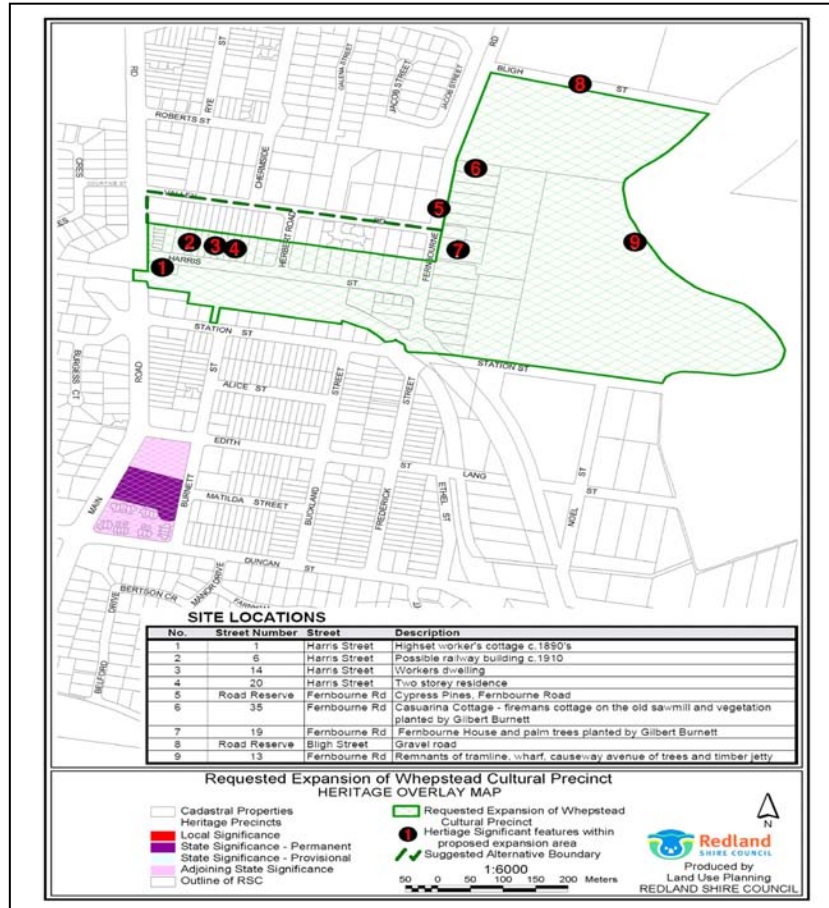
Item No. 02.17	Heritage - Fernbourne Heritage Precinct - Wellington Point		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Object to the current extent of the Heritage Place and Character Precinct Overlay in the Fernbourne Road area, Wellington Point.</p> <p>Grounds for Objections -</p> <p>The draft scheme does not designate the Fernbourne Road area as a character precinct on the Heritage Place and Character Precinct Overlay. There are several sites of specific significance which meet the criteria of the <i>Queensland Heritage Act</i>, specifically clauses -</p> <p>“a) The place is important in demonstrating the evolution or pattern of Queensland’s history;</p> <p>b) The place demonstrates rare, uncommon or endangered aspects of Queensland Cultural Heritage, and</p> <p>h) The place has a special association with the life or work of a particular person, group or organisation of importance in history.”</p> <p>A map, geographically showing the sites with heritage significance and proposed extension of the character precinct that was submitted, is attached in the Annexure to this item.</p>	<p>Proforma</p> <p>2536:4285 5423:8766 5551:8807 5580:8808 5685:8810 5753:8767 5754:8768 5763:8769</p> <p>Total: 8</p> <p>Individual</p> <p>2131:3251 5059:8464 5276:8576 5331:8491 5857:9304</p> <p>Total: 5</p> <p>Total Sub: 13</p>	<p>The sites identified in the Annexure were all recognised in the Redlands Heritage Study with some also included within the <i>Temporary Local Planning Instrument (Heritage Protection)</i> that was put in place in 2001/02.</p> <p>Council has received advice that the Heritage Council is currently assessing an application for State listing of this area. Council will be required to provide input into this process and it is recommended that the determination on extending the Heritage Precinct should be held in abeyance pending the outcome of this application.</p> <p>If the area is entered into the State Register then it will automatically be reflected in the Heritage Place and Character Precinct Overlay through an amendment process. The timing of which will be subject to the Heritage Council determination on the issue.</p> <p>At this point in time, Council does not know the extent of the proposed Heritage Precinct or Places being considered for State Listing. This is researched by the Heritage Council prior to being referred to Council for formal</p>	<p><u>Officers’ Recommendation</u></p> <p>Retain the existing extent of the Wellington Point Character Precinct on the Heritage Place and Character Precinct Overlay Map pending the outcome of the State Heritage Listing application.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping No action required.</p> <p>Document No action required.</p> <p><u>Workshop Recommendations</u></p> <p>Officers’ Recommendation accepted</p> <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.17	Heritage - Fernbourne Heritage Precinct - Wellington Point		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>An alternative boundary was extending to Valley Road not Harris Street. This is depicted on the Annexed map.</p> <p>Concern was expressed regarding the land behind Fernbourne House and the proposed Medium Density Residential Zone due to the impacts on heritage values of Fernbourne House as well as privacy, visual amenity and noise issues.</p> <p>In conclusion further development in this area needs to be in keeping with the streetscape values that are present in the area.</p>		<p>comment. A potential outcome is that the boundaries of the State Listing may differ from what is proposed in the Annexure.</p> <p>The issue of the proposed zoning of land at the rear of Fernbourne House is addressed in Workshop 6.</p> <p>It is important to note that the purpose of the Overlay is not to prohibit development but to ensure the requirements of the Overlay are integrated into the development.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.17



REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>provide a setting for the aesthetic and historical conservation of this the most important post-settlement site in the Redlands.</p> <p>The remainder of Whepstead precinct being Edith, Alice and northern part of Burnett Street should be zoned high density as it is within a Transport Oriented Development area in the draft scheme because of the proximity to rail transport.</p> <p>3. Council should reconsider the inclusion of certain properties, being 7, 9, 11 and 13 Shore Street East, in a Heritage Precinct as none of the properties in the surrounding area being the block bounded by Channel, Middle and Passage Streets and Shore Street West actually contain any areas of heritage significance. The closest heritage significant area is more than 100 metres away across Passage Street. See annexure for map of area.</p>	5794:9293	<p>the lot. Any development application occurring on this lot, other than a dwelling house, is required to be referred to the Environmental Protection Agency, on behalf of the Heritage Council. An assessment is then made on the proposed impacts on the listed place being Whepstead House. The multiple dwelling development to the south of Whepstead House was required to address the issues such as setting, context, vegetation protection and building design.</p> <p>Additionally the site is not recognised for acquisition for open space purposes in the Open Space Strategy.</p> <p>3. This area of Shore Street, diagram 1 refers, formed part of the old town centre that was once Cleveland. Several properties have character buildings on them and although there is a range of different styles of development it is valid to consider it a heritage precinct.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>4. Why is the land bounded by Passage and Middle Streets listed in the draft scheme as forming part of a Heritage Precinct overlay? The facts are that lot 1 on RP225864 is currently vacant land, lot 3 or RP66399 has a house that was built in 1919, lot 1 on RP66399 has a house that was built in 1947, lot 17 on CP14564 has 2 houses one was built in the early 1900's and the other in the early 1950's. How does this overlay affect properties covered by it? Does it impact on potential buildings or the care of property?</p>	<p>5460:8789 6029:9369 6029:9370</p>	<p>4. Diagram 1 in the annexure highlights the Overlay in this area. Although these sites do not have heritage listed places on them they are contained within the Heritage Place and Character Precinct Overlay for the following reasons:</p> <ul style="list-style-type: none"> a. The southern and eastern limits of the precinct have definable edges being a significant unit development to the east and an old historic building to the south; b. The character precinct component of the overlay is based on streetscape and character setting of which these properties form part of. Some sites have older character dwellings on them that add to the streetscape. c. It should be noted that inclusion in the overlay does not preclude development; it requires development to have regard for the identified values. The heritage overlay does not stop an owner undertaking general maintenance as defined as 'Minor Heritage Building Work' in the draft scheme. More significant works would require a code assessment approval from Council and would need to address the Heritage Place and Character 	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>5. Concern is raised that it is ok to protect places but we need to ensure that development adjoining them does not destroy the historic values. Examples included development around Cassim's hotel, Ormiston House, Whepstead Manor and that proposed around Fernbourne House. Council needs to enforce the rules so that development does not detrimentally affect the heritage values.</p>	<p>5465:8593 5466:8643</p>	<p>Precinct Code.</p> <p>5. See point 2 above re comment on referral of applications adjoining state listed properties. Additionally the introduction of the Heritage Place and Character Precinct Overlay provides the mechanism for Council to require any development in the overlay area to address the heritage and streetscape values.</p>	
<p><u>North Stradbroke Island</u></p> <p>1. Scenic Reserve R1781, Foreshore Reserve at Point Lookout - Is the heritage listing of this area finally approved?</p>	<p>3582:6464</p>	<p><u>North Stradbroke Island</u></p> <p>1. Yes, this area is now a permanent listing in the State Heritage Register under the <i>Heritage Act 1992</i>.</p>	
<p><u>SMBI</u></p> <p>1. Council should implement the Macleay Island Heritage Trail specifically historical sites including the salt works and the Dove Street wetland tower. This trail is already approved and will promote structured, education and informed public access to these fragile areas.</p>	<p>719:2125</p>	<p><u>SMBI</u></p> <p>1. The Southern Moreton Bay Island Planning and Management Study identified sites that were further refined through the Temporary Local Planning Instrument process. SMBI appears to have been omitted in the printing of the draft scheme for exhibition. This is now presented to Council for adoption into Schedule 4. See annexure in report 2.19</p>	

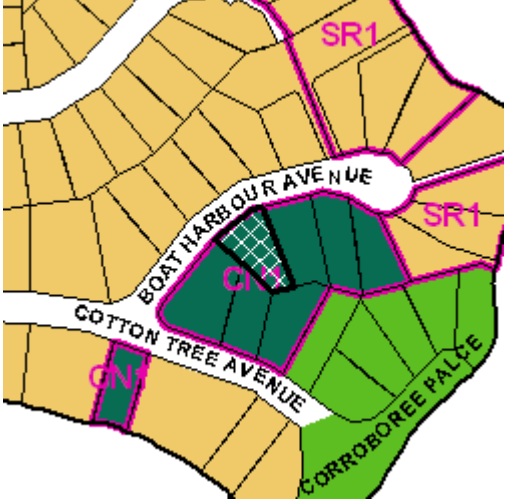
REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>2. All the sites listed below are registered for protection. They do not show up in the Overlay on the draft scheme and are therefore at risk of inappropriate development.</p> <p>Tree Protection</p> <p>a. Lot 73 RP117416, Blue Bay Crescent, Perulpa Island;</p> <p>b. Lot 2 RP187786, Kate Street, Macleay</p>	<p>4648:7125</p>	<p>for the list of properties.</p> <p>Please note that private properties are not included at this point in time in line with Council's decision to make listing of these voluntary only.</p> <p>RSC currently has no budget or project for the completion of a heritage trail on Macleay Island. This suggestion will be referred to the appropriate area of Council's operations for review in future budget considerations.</p> <p>The salt works referenced by the submitter is listed as having State significance in the State Heritage Register. This is referenced on the amended register discussed above.</p> <p>2. See above re Schedule 4 comments. In relation to the specific sites mentioned the following comments are made:</p> <p>Tree Protection These sites a, b and c, are registered under Council's Local Law for Tree Protection. They are a nesting area for the bird of prey.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Island;</p> <p>c. Lots 28 & 35 Rp111529, Boat Harbour Avenue Macleay Island.</p> <p>Heritage Places</p> <p>a. Tim Shea Wetlands, all Lots, lot 14 RP127625 High Central Road and lot 188 RP133301;</p> <p>b. The area known as Campbells Kanaka Jetty (Western End of Wharf) incorporates remains of the jetty and evidence of the logging and rafting of timber industry;</p> <p>c. Corroboree Place/Park: The whole of the area should be shown as a heritage precinct to include midden site lots 19 to 24 RP11529 and lots 35 to 43 containing the scar tree and cave in hillside, and lots 16-18 and lots 25-28 RP111529 containing freshwater pond as a heritage site to Indigenous and non Indigenous community.</p>		<p>This local law, rather than the heritage overlay, is the appropriate mechanism to protect the trees.</p> <p>Heritage Places</p> <p>a. This site is identified on the amended Schedule 4 outlined in Report 2.19</p> <p>b. Campbell's Wharf area at the end of Wharf St, Thompson's Point is identified on the amended Schedule 4 outlined in Report 2.19. Indigenous cultural heritage has not been mapped at this point in time. See report 2.19 for further information regarding this issue.</p> <p>c. The map below shows the general area that point c discusses. The area in general is known for indigenous cultural heritage significance. The SMBI Planning & Management Strategy identifies Corroboree Point but does not provide any mapping of the area. Additionally, an aboriginal scar tree has been listed in the Queensland State Environmental Protection Agency's database of Indigenous sites. Indigenous cultural heritage mapping has not been completed at this point in time. See report 2.19 for further information.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.18	Heritage - General - Heritage Places		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>d. All Heritage Places listed in the report by Ann Wallum & Associates (1998) should be on the Redlands Planning Scheme.</p>		 <p>d. See comment in a. above.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.18

Sands Hotel

Formerly - Raby Bay Hotel

Address - corner Middle and Bloomfield Streets, Cleveland

Researched and written by Tracy Ryan, 2001.

The site now occupied by the Sands Hotel was first sold at auction in 1871 to Cleveland resident James Troy. The Troy family lived in Cleveland from at least 1870¹ and possibly as early as the early 1860s². The Troy family is credited with being Queensland's longest serving lighthouse keepers, tending the Cleveland Point lighthouse for 50 years. James Troy snr took over from the first keeper in 1877 and his second son James and second daughter Johanna took over after him, until 1927 when it passed to another family.³ James Troy snr and jnr were both carpenters. The family lived on Cleveland Point, where James Troy snr built a house using bricks and other material salvaged from the sawmill/woolstore built on Cleveland Point in the 1850s and 1860s.

In 1907 the Sands Hotel site passed to James' daughter Johanna. It appears the site was an investment only as Johanna or her father do not appear to have erected any buildings or otherwise occupied the site.⁴ Some residents remember the site as an open paddock with a blacksmith's shop.

In about 1926 Johanna Troy sold the site to Mrs Bridget Barbeler, who lived in New Farm. Mrs Barbeler also owned Cassim's Hotel, known at the time as the Cleveland Hotel. At the time, the lessee and licensee of Cassim's Hotel was Nicholas Thurecht.⁵

The Sands Hotel building was built 1929/30 by Hill and Brown.⁶ After Cassim's Hotel was badly damaged in a cyclone in 1929, the licence and operations from Cassim's Hotel were transferred to the new hotel, along with publican Nicholas Thurecht and his lease. The licence was officially transferred in May 1930.⁷ Meanwhile, Cassim's Hotel was converted into flats. It is not known if the decision to transfer operations to Raby Bay resulted from the cyclone damage to Cassim's or whether Mrs Barbeler and Mr Thurecht had planned to move anyway. As well, it is not known who played the major role; Mrs Barbeler may have been a hands-off investor only, with Mr Thurecht making the major decisions.

The new premises were officially named the Raby Bay Hotel in May 1930.⁸ Nicholas Thurecht ran the Raby Bay Hotel until he died about 1944. His son Colin continued to run the business and in March 1947 the licence was transferred to him.⁹ The licence remained in Thurecht family hands until 1958.¹⁰

¹ Electoral roll 1870-1871.

² Pioneers of Cleveland Cemetery, compiled by M Beitz.

³ Cleveland lighthouse conservation plan, p25.

⁴ No occupants listed in Cleveland Shire Council rate books, 1909, 1916.

⁵ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1.

⁶ The Architects' and Builders' Journal of Queensland, 11 November 1929, p.60

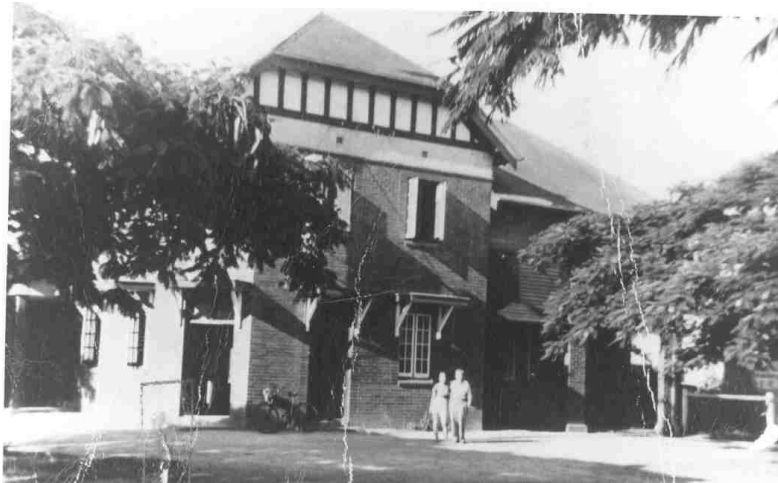
⁷ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1

⁸ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1.

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

About 1929 Mrs Barbeler subdivided the land surrounding the hotel.¹¹ A site approximately where the TAB is today was then bought by John Despot, who opened a cash and carry shop on the site. Mr Despot is a well known figure in Cleveland's history as he operated this shop and later on another one over the road until 1982, when it was sold and converted into the Westpac Bank.

Mrs Barbeler died about 1944,¹² and the Sands Hotel remained in trustees' hands until about 1959, when it was purchased by Roberts Hotels Pty Ltd.¹³ Principal Max Roberts ran the hotel until he sold it c.2000.



HP820: view from Middle St, late 1940s.



HP550: view from Middle St, late 1950s.

⁹ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1.
¹⁰ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1.
¹¹ Licensing Court, District of South Brisbane, Raby Bay Hotel, file 400, TRI773/1.
¹² Certificate of title, DNR, vol 2433, folio 111.
¹³ Certificate of title, DNR, vol 2433, folio 111.

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS



Diagram 1- Existing Heritage Place and Character Precinct Overlay in the Cleveland area

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

WORKSHOP: 02

Item No. 02.19	Heritage - Indigenous and Non-Indigenous Cultural Heritage		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Objects to a range of matters related to indigenous and non-indigenous cultural heritage.</p> <p>Grounds of Objections –</p> <p>1. Indigenous and non-Indigenous Cultural Heritage</p> <p>The draft scheme lacks the level of detail required by a strategic planning document to provide meaningful direction for the protection and management of cultural heritage. Is Council not required to deal with cultural heritage in the draft scheme or is it a fundamental aspect of the draft scheme? Some of the oldest cultural heritage sites in the region, Aboriginal and non-Aboriginal, are in the Redlands and yet the draft scheme does virtually nothing to protect cultural heritage values.</p>	<p>1340:2340 2131:3251 4761:7606 4771:7662 4772:7553 5159:9075 5587:8653 5863:9189</p>	<p>1. Indigenous and non-Indigenous Cultural Heritage</p> <p>The IPA requires local government to consider what is termed ‘core matters’ when drafting a scheme. This includes valuable features such as “areas or places of cultural significance”.</p> <p>With respect to non-indigenous cultural heritage, Council undertook a Heritage Study for the mainland and ultimately determined, through a Temporary Local Planning Instrument process (TLPI), that listing on a local register will be voluntary only. At this point in time only Council owned and controlled or State Listed properties are identified in Schedule 4 - Heritage Place Register which forms a component of the Heritage Place and Character Precinct Overlay Map and Code.</p>	<p><u>Officers’ Recommendation</u></p> <ol style="list-style-type: none"> 1. That Amity Point be recognised and budgeted for in the Local Area Plan program. 2. The revised Schedule 4 - Heritage Place Register that incorporate the identified changes in <i>Italic</i> as contained in Annexure be adopted by Council. 3. The <i>Indigenous Cultural Heritage Study</i> for the mainland and subsequent assessment tools for future input into the adopted scheme be programmed into the 06/07 budget year. 4. That council acknowledges the concerns expressed by the submitters. 5. As per 3. above. <p>Additional Officer Recommendations following further information being provided to Council -</p> <ol style="list-style-type: none"> 6. That the Avenue of Palms, Passage Street Cleveland and Mango Trees in Tina Avenue Lamb Island be maintained on the Heritage Place Register.

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.19	Heritage - Indigenous and Non-Indigenous Cultural Heritage		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>2. Submitters believe that the draft scheme, specifically the Heritage Place and</p>		<p>The <i>Southern Moreton Bay Islands Planning and Management Study</i> identified sites that incorporated in the TLPI process discussed above. This list was inadvertently omitted during printing of the exhibition version of the draft scheme. An updated version of Schedule 4 is now presented to Council for adoption. Refer to Annexure. Changes are in <i>Italic</i>.</p> <p>Additional work is currently being undertaken by Council's local historian in identifying sites on North Stradbroke Island (Minjerrabah). It is anticipated that sites identified through this process will be included in a future amendment process.</p> <p>It was acknowledged by Council and the State, through the 1st State Interest Review, that the draft scheme does not address indigenous cultural heritage issues. This matter has been deferred in the 2005/06 budget and is anticipated to be programmed in the subsequent financial year. The outcomes of that work will form a subsequent amendment to the draft scheme as necessary.</p>	<p>7. That the additional sites of the Rifle Range at Cleveland, Dance Palaise at Thornlands, Mungarra at Victoria Point and The Rocks at Tingalpa Creek Capalaba be further investigated and as appropriate, be considered by Council for inclusion in Heritage Place Register during first amendment processes for the planning scheme.</p> <p><u>Subsequent RPS Actions</u></p> <p>Mapping</p> <p>Update the Heritage Place and Character Precinct Overlay Map in accordance with Officer Recommendation 2</p> <p>Document</p> <p>Update Schedule 4 - Heritage Place Register in accordance with Officer Recommendation 2.</p> <p><u>Workshop Recommendations</u></p> <p>Officers' Recommendations accepted with the following changes -</p> <ul style="list-style-type: none"> • Amend Officers' Recommendation 1 to read "That Amity Point be recognised in the Local Area Plan program."
		<p>2. Refer to the discussion above regarding sites identified in Schedule 4 of the draft</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.19	Heritage - Indigenous and Non-Indigenous Cultural Heritage		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>Character Precinct Overlay does not adequately recognise local cultural heritage sites in the Shire, both indigenous and non-indigenous. Submitters believe it is important to maintain streetscapes and value of buildings and new development needs to reflect this. This includes trees, areas, buildings and aboriginal cultural heritage places. Specific suggestions include -</p> <ul style="list-style-type: none"> • The whole of Cleveland Point should be recognised as a Heritage Precinct; • A heritage study for Amity Point is required; and • Historic, rare and important trees need to be protected. To protect this heritage, a suggestion was made for a local and state register of historic trees. Residents should be asked to submit details of important trees, greenscapes and the like which should be protected from activities that could cause harm. As an example, the submitter's property contains 6 Cook Island Pines that were planted from seed by on the Redland's First Settlers (Willard Family). 		<p>scheme. Council agrees that it is important to maintain streetscapes that represent certain character. In relation to specific suggestions:</p> <ul style="list-style-type: none"> • The Cleveland Point area past Cassim's was not included due to the significantly altered housing stock. The intention of the Overlay is to ensure development is complementary to sites of historical or character value within a certain area. The area around the Grandview Hotel has several sites that create a Precinct feel and thus resulted in the proposed designation under the draft scheme. • The issues associated with Amity Point and the particular character of the fishing village should be encompassed within a local area planning process. Amity Point is identified as requiring a local area plan and will be part of a future program. • The Schedule 4 - Heritage Places Register can and currently includes trees. The site outlined in the submission was identified on the local register and the owner can nominate it to be placed in Schedule 	<ul style="list-style-type: none"> • Amend Officers' Recommendation 3 - to remove reference to 06/07 budget year. • Remove Officers' Recommendation 5. • Amend Officers' Recommendation 6 - to remove the Avenue of Palms in Passage Street Cleveland from Schedule 4 - Heritage Places Register. <p><u>Council Decision</u></p> <p>Workshop Recommendation adopted.</p>

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.19	Heritage - Indigenous and Non-Indigenous Cultural Heritage		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
<p>3. Indigenous Cultural Heritage</p> <p>The draft scheme fails to recognise indigenous cultural values in the Shire. The non-representation of this Overlay for NSI is insulting to the aboriginal people of the island. This Overlay does not include aboriginal sites. The Overlay Map also does not reference the aboriginal culture present on the Island. The sites mentioned are available from the state quite readily and clearly show significant middens, bora rings and cultural sites. By way of example -</p> <ul style="list-style-type: none"> • Weippin Street; • The leprosarium cemetery located just south of Dunwich. This cemetery is a significant piece of the history of South East Queensland and should be listed appropriately. It is located within a RSC water reserve and has not been listed separately as of heritage value. One submitter states that relatives of the 20 plus persons buried there would be disappointed that it was not as important culturally as the oval located in the foreshore of the town. 	<p>907:1722 2389:3391 4625:7391 4771:7662 5863:9189</p> <p>Total Sub: 13</p>	<p>4.</p> <p>3. Indigenous Cultural Heritage</p> <p>Comments above in Item 1 are also relevant to the concerns expressed here.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Item No. 02.19	Heritage - Indigenous and Non-Indigenous Cultural Heritage		
Submission Summary	Sub No: Issue No:	Officer Comment	Recommendations & Decisions
		<p>ADDENDUM TO OFFICER COMMENT -</p> <p>On request from Council the following additional information is provided regarding specific sites associated with the Heritage Place Register. The following were provided to Councillors -</p> <ol style="list-style-type: none"> 1. Citation on the Avenue of Palms, Passage Street Cleveland. 2. Consultant's report on Mango Trees, Tina Avenue Lamb Island. 3. Information on Rifle Range, Weipin Street, Cleveland. 4. Information on Dance Palaise, Island Outlook Avenue Thornlands. <p>No citation is available for the rocks area in Tingalpa Creek Capalaba. Council's local historian has some background information but this needs to be investigated further. This is also the case for Mungarra, Eprapah Scouts at Colburn Avenue Victoria Point.</p>	

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Annexure to Item No: 02.19

Schedule 4 – Heritage Places Register

Table 1 – Mainland

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Cleveland			
Pioneer Cemetery 11 Lisa Street, Cleveland	Lot 9 on C644	Landscaped park; original site of Cleveland Cemetery	Local
RSL Hall 44-76 Smith Street, Cleveland	Lot 1 on CP864383	c.1928 large low set timber hall, gable roof, masonry entry	Local
<i>Former</i> Cleveland Police Station 1-11 Passage Street, Cleveland	Lot 10 on <i>CP644</i>	Low set symmetrical timber frame, hip and gable roofs c.1936	State
Cleveland War Memorial Shore Street, Cleveland	Lot 9 on SP144574	c.1925 stone war memorial; Lauder	Local
St Paul's Anglican Church 76 Shore Street East, Cleveland	Lot 1 on RP159272	c.1874 small brick church; Gothic style; spire	State
GJ Walter Park 240 Middle Street East, Cleveland	Lot 66 on SP115554	Recreation reserve; promenade of pine trees near foreshore	Local
Grand View Hotel 49-51 North Street, Cleveland	Part of lot 11 RP154679	Two storey masonry hotel c.1840	State
Near No. 45 & 47 47- 49 North Street, Cleveland	Lot 6 and 7 on C14561 located between property and road reserve	Massive, mature banyan tree	Local
Cassim's Hotel 109A Shore Street North, Cleveland	Lot 6 on RP884286	Single storey/two storey masonry hotel	State
<i>Former</i> Cleveland Lighthouse Cleveland Point, Cleveland	Road Reserve (Adjacent to Lot 391 on SL10999)	Timber framed hexagonal tower, narrow walkway to upper level; moved to new site	State
Near 202 (Lot 2 on RP43359) Middle Street, Cleveland	Road Reserve	Large street tree near doctor's residence	Local

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Courthouse Restaurant 149 Shore Street North, Cleveland	Lot 501 on C14568	Courthouse Restaurant; c.1853 painted brick; boat-like profile to verandah balustrade	State
Avenue of Palms Passage Street, Cleveland	Passage Street Road Reserve (Bounded by Queen Street and Coburg Street East intersections)		Local
"Fernleigh" 71-73 Shore Street East, Cleveland	Lot 14-15 on C14563	Low set timber frame residence on timber stumps	State
127 Shore North, Cleveland	Lots 1 – 13 BUP103110	Norfolk Island pine trees	State
Ormiston			
St Andrews Anglican Church 209-213 Wellington Street, Ormiston	Lot 2 on RP1705	Small timber church, steep pitched gable roof	State
Empire Point Foreshore 11-13 Empire Vista, Ormiston	Lot 999 on RP863217	Remnants of timber jetty; extensive trees	Local
Old Bridge Hilliards Creek, 56 Hilliard Street, Ormiston	Lot 7 on RP807476	Remnants of timber bridge	Local
Ormiston House 277-295 Wellington Street, Ormiston	Part of Lot 2 on RP176653	Residential estate; listed National Trust	State
Wellington Point			
Wellington Point Reserve 2A Main Road, Wellington Point	Lot 199 on SL8594	Land reserve; panoramic views; mature trees	Local
"Whepstead House" 563 Main Road, Wellington Point	Lot 2 on RP842246 and <i>Part of Lot 0 on SP152511</i>	Elegant 2½ storey timber frame villa	State
Birkdale			
School of Arts Hall 101 Birkdale Road, Birkdale	Lot 130 on SL319	c.1930s high set double gable, later addition	Local

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Victoria Point			
"Monkani" 11 Point O'Halloran Road, Victoria Point	Lot 1 on RP14821	Girl Guide Hall, timber frame gable roof	Local
Redland Bay			
Foreshore, 46-72 Banana Street, Redland Bay	Lot 167 on CP884275	Roll of Honour	Local
Trees opposite Lot 21 on RP46884 Moore's Road, Redland Bay	Road Reserve	Moreton Bay figs	Local
1-5 Collins Street, Redland Bay	Lot 1 on RP48961	Cropped pyramid roof, exposed timber framing	Local
Cemetery 398-408 Serpentine Creek Road, Redland Bay	Lot 260 on SL11166	Graves of many pioneering residents	State
Redland Bay School 125-141 Gordon Road, Redland Bay	Lot 434 on SL8044	Raised timber frame school building	State

Table 2 – North Stradbroke Island

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Dunwich			
Dunwich Cemetery Bingle Road, Dunwich	Lot 107 on SP115964	Dunwich Cemetery	State
Junner Street, Dunwich	Lot 88 on CP815722	Dunwich Convict Causeway	State
Junner Street, Dunwich	Lot 12 on CP865858	Public reserve incorporating the Privy Pit and site of Convict Barracks and Store	State

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Junner Street, Dunwich	Lot 2 on D9048 and Lot 13 on D9044	St Mark's Anglican Church and Dunwich Public Hall	State
Point Lookout			
Point Lookout Foreshore, Point Lookout	Lot 148 on SP153119, Lot 48 on SL12352, Lot 132 on CP826165, Lot 170 on SL12240 and Lot 73 on CP 826165, and the coastline between Lot 73 on CP 826165 and Lot 48 on SL 12352, parish of Stradbroke, County of Stanley.	Point Lookout Foreshore area between Main Beach and Cylinder Beach, Point Lookout	State

Table 3 –Southern Moreton Bay Islands

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Russell Island			
'Jacksonville' Corner Jackson Road/Esplanade	Jackson's Oval Lot 37 SL5485	Precinct (1920s)	Local
St Peter's Parish Hall 25-27 High Street	Lot 1 on RP31200	Religion (1920s)	Local
Mrs Fischer's Grave Canaipa Ridge Road	Lot 330 on RP122874	Grave (1943)	Local
Corduroy road Weedmore Road		Transport	Local

REVIEW OF DRAFT REDLANDS PLANNING SCHEME SUBMISSIONS

Property Name / Number / Street Address	Real Property Description	Summary Description of Item	Heritage Significance
Macleay Island			
Campbell's Saltworks 3-5 Cliff Terrace	Lot 279 RP31201	Agriculture/ Industry (1866)	State
Tim Shea's wetland and waterhole 57-59 Charles Terrace	Lot 188 RP 133301	Public utility (1865)	Local
Campbell's wharf End Wharf Street, Thompson's Point		Marine structure/convict campsite/Aboriginal campsite	Local
Corroboree Point (Lions Park) 7-9 Corroboree Place	Lots 23 and 24 RP111529	Aboriginal midden/fishing	Local
Lamb Island			
Pioneer Hall 109-123 Lucas Drive	Lot 15 RP31222	Community Hall (1924)	State
Jetty Shed Road Reserve at end of Lucas Drive	Near lot 1 on RP121713	Maritime transport (1939)	Local
Thomas Lucas' Grave At the end of Lucas Drive	Near lot 1 on RP119744	Former convict grave (1895)	Local
Mango trees Tina Avenue		Agriculture (1890)	Local
Dam and melaleuca forest Lavender Street (44 Lucas Drive)	Lot 5 RP125521	Agriculture	Local
Peel Island			
<i>Peel Island</i>	<i>Lot 100 on SL6487 and Lot 1 on AP7154</i>	<i>Peel Island</i>	<i>State</i>