

Our ref: 10724
Council ref: MCU18/0221

10 August 2023

Attention: Justin Leach
Redland City Council
PO Box 21
Cleveland QLD 4163

Via email: DAmailbox@redland.qld.gov.au / Justin.Leach@redland.qld.gov.au

Dear Justin,

**RE: REQUEST TO CHANGE OTHER CHANGE APPLICATION (COUNCIL REF: MCU18/0221)
156-168 SERPENTINE CREEK ROAD, REDLAND BAY QLD 4165**

Pursuant to Section 52 of the *Planning Act 2016* (the Planning Act), we write on behalf of the Applicant, Lendlease Communities (Shoreline) Pty Ltd, to request a change to Other Change Application MCU18/0221, previously lodged with Redland City Council (Council) on 4 October 2018. The Other Change Application MCU18/0221 sought to change the existing approval MCU013287 and the original Concurrence Agency Response (SARA Ref: SDP-0217-034126).

For clarity, this change request seeks to vary the existing Other Change Application to align with the most recent conditions and approved plans given as part of the Minor Change approval MCU18/0220. This change request also seeks proposed changes to the existing Concurrence Agency Response (SARA Ref: SPD-2105-22518) given on 24 June 2021. To support this change request, please find below a summary of the relevant background information and proposed changes to the Shoreline Structure Plans and development approval package.

The following documentation and plans are submitted in support of this change request:

- **Attachment A:** Revised Shoreline Structure Plans prepared by Saunders Havill Group (SHG), which include:
 - Masterplan
 - Precinct Plan
 - Conceptual Road and Cycle Hierarchy Plan
 - Sports, Recreation and Open Space Plan
 - Active Transport Network Plan
- **Attachment B:** Revised Shoreline Plan of Development;
- **Attachment C:** Amended Codes;
- **Attachment D:** Tabled Amendments to the Shoreline Plan of Development;
- **Attachment E:** COSAM Park Analysis Response;
- **Attachment F:** Neighbourhood Recreation Park Concept Sketches prepared by SHG;

- **Attachment G:** District Sports Field Concept prepared by SHG;
- **Attachment H:** Recreation Embellishment Typologies prepared by SHG;
- **Attachment I:** Proposed Standardised Road Cross Section Plans prepared by KN Group;
- **Attachment J:** Water Sensitive Urban Design Preliminary Advice Report v8 prepared by DesignFlow;
- **Attachment K:** Assessment of Transport Matters Advice prepared by SLR Consulting;
- **Attachment L:** Proposed Changes to Redland City Council Conditions of Approval (Ref: MCU18/0220);
- **Attachment M:** Proposed Changes to Concurrence Agency Response (SPD-2105-22518);
- **Attachment N:** Open Space Precinct & Biting Insect Advice prepared by FRC Environmental Consulting;
- **Attachment O:** Sports, Recreation & Open Space Area Comparison;
- **Attachment P:** Functional Layout Plan Set prepared by KN Group; and
- **Attachment Q:** Typical Road Sections prepared by SHG.

1. Development Approval Background

The original development approval was granted by Council on 25 November 2015 (MCU013287). This approval was subsequently amended via a Permissible Change, which was granted on 17 January 2017. The approval was granted for a Preliminary Approval for Material Change of Use to vary the effect of a local planning instrument for a masterplanned urban community comprising town centre, town centre frame, residential and open space precincts.

On 11 May 2017, Council approved a number of plans and documents relating to the above approval that were required to be approved prior to the lodgement of subsequent development applications over the site. Most pertinently, the amended plans include the approved Shoreline Plan of Development (Version G) which facilitates the future and ongoing development of the site.

The application required referral to the chief executive as a Concurrence Agency. The original Concurrence Agency Response was granted on 28 October 2015 (SARA Ref: SDP-0217- 034126) and was changed on 29 July 2016. The changed Concurrence Agency Response included a revised development staging plan and subsequent changes to the staging/timing of road and intersection upgrade works.

The Concurrence Agency Response was subsequently changed on 2 May 2017 (SARA Reference: 1810-7699 SPD). The changes to the Concurrence Agency Response included a revised access and movement plan and a revised development staging plan. Associated changes to the staging of roads, intersections and the acoustic barrier were also made.

The existing Other Change application MCU18/0221 lodged with Council on 4 October 2018, sought various changes to the original Shoreline approval MCU013287. The proposed changes included a number of administrative amendments to the conditions of approval and Concurrence Agency Response including reference to new lot descriptions and the latest approved documents, removal of conditions which have been satisfied and amended development staging. It also proposed amendments to the Plan of Development (POD) in relation to infrastructure standards, such as road profiles and to amend building assessment provisions to allow for a streamlined assessment of the intended built form outcomes.

On 13 March 2019, Council approved Minor Change application (MCU18/0220), which was submitted concurrently with the Other Change application MCU18/0221. The Minor Change sought variations to the original approval (MCU013287) including general revisions to the Shoreline POD, amendments to the tables of assessment and development codes contained within the POD, alterations to the original approval conditions and the removal of redundant conditions which have been satisfied.

All changes proposed as part of this Change application reflect the changes previously approved as part of the Minor Change application and ensure that all the changes proposed by the Other Change application MCU18/0221 remain relevant and current.

2. Proposed Changes

While an existing Preliminary Approval and associated POD is in place, the existing approval is a high level document that does not facilitate the orderly development of the site. Lendlease has been using the existing approval to deliver the master planned community for a number of years and, through this, has identified a number of issues with the existing approval that need to be resolved. While this application proposes a number of changes, the overall intent of the approval and the provision of its core elements remain. Changes are primarily proposed to ensure that the intents of the existing approval are able to be delivered in an efficient and effective manner. The changes also seek to incorporate a significant amount of additional detailed design analysis that has been undertaken over the past few years to provide greater certainty of outcome for Lendlease, statutory authorities and the community.

In addition to the above, as part of Preliminary Approval MCU013287, a number of the conditions required amended proposal plans and management plans to be submitted to Council for approval. These were required to be submitted either prior to or as part of the lodgement of future development applications over the subject land. As these reports have now been completed, we propose to delete the requirement for the submission of the report, but have also sought to implement the detailed outcomes from the reports in the approval, POD and development conditions.

While the full scope of proposed amendments are detailed in this letter and supporting documents, the key changes can be summarised into the follow areas:

- The Open Space Network;
- The Town Centre;
- Intersection C; and
- The Stormwater Strategy.

Details of the proposed changes in relation to the above are provided below.

2.1. Open Space Network

The detailed master planning work undertaken has highlighted a number of challenges with delivering the intended open space network in the approved locations. The work also identified opportunities to improve the design of some of the open space areas for improved functionality, tree retention and connectivity. This application proposes a number of amendments to the Open Space Precinct to ensure the open space

network is optimised. The proposed changes are detailed below, but ultimately will result in an overall increase to the open space network of 1.71ha.

To determine the overall change to the open space corridors and establish where increases and decreases would occur, individual approved and proposed open space areas were reviewed and measured for accuracy. A comparison of approved and proposed open space areas was undertaken and has been summarised at the Sports, Recreation & Open Space Area Comparison (**Attachment O**), in **Figure 1**, over page, and at **Table 1**, below.

In relation to the table below, we note that development application RAL22/0131 proposes a trailhead facility at the west of the estate. The trailhead facility does not propose to replace any other recreation park already approved as part of the preliminary approval, however it will be delivered for community use and consequently forms part of the broader open space network and context.

Table 1: Shoreline Open Space Areas Comparison

Open Space Type	Approved	Proposed	Change +/-
Linear Park	21.34ha	28.15ha	+6.81ha
Neighbourhood Recreation Park (NRP)	15.66ha	16.71ha	+1.05ha
Community Destination Recreation Park (CDRP)	18.41ha	18.41ha	0
District Sports Park	14.75ha	8.24ha	-6.51ha
Trailhead	0	0.36ha	+0.36ha
TOTAL	70.16ha	71.87ha	+1.71ha

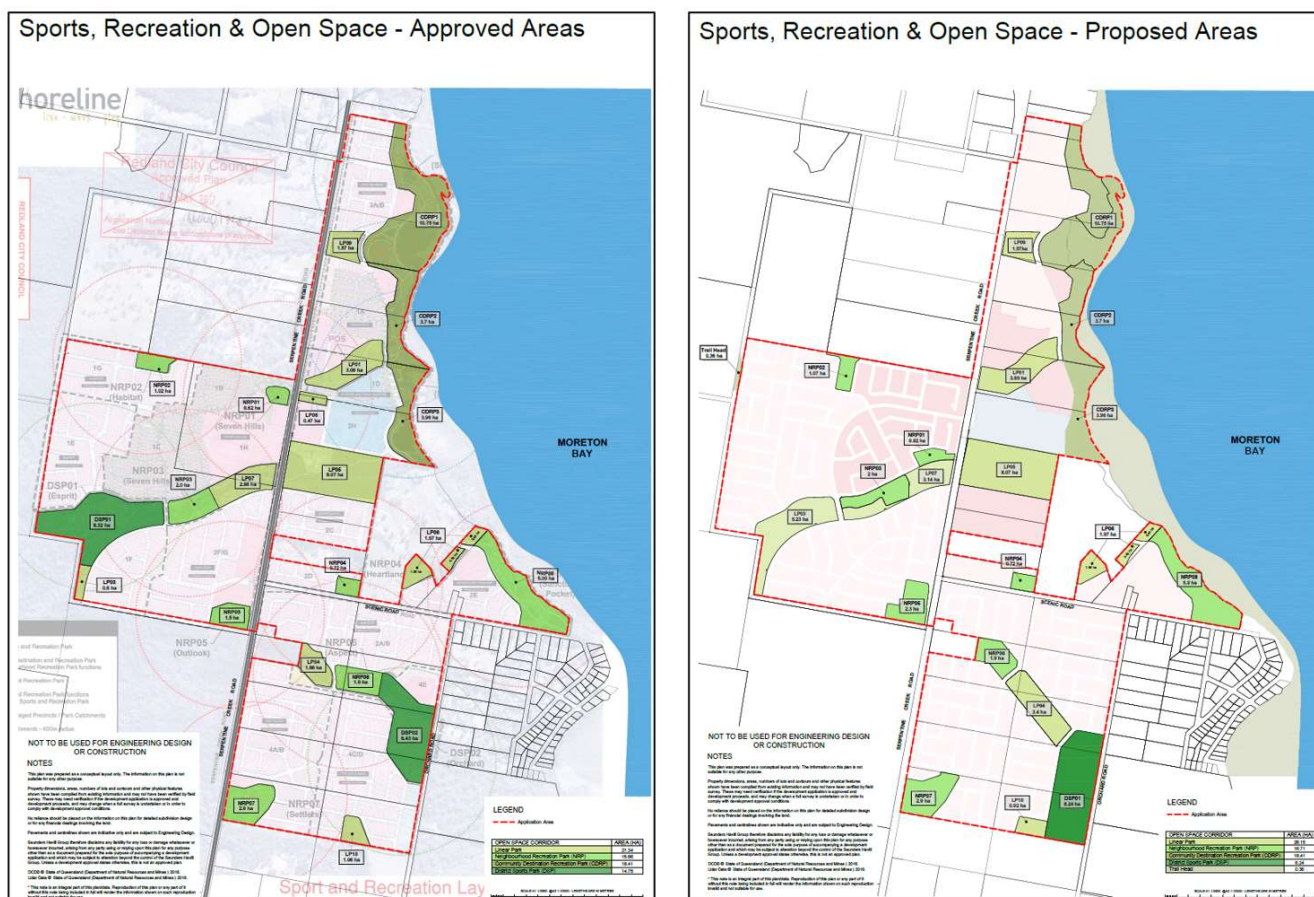


Figure 1: Sports, Recreation & Open Space Areas – Approved v Proposed (SHG)

2.1.1 District Sports Park (DSP)

This application proposes to relocate DSP01 and consolidate this with DSP02, on Orchard Road. The proposed relocation provides the opportunity to form a single DSP that is appropriately sized and sited to service the locality. As the approved DSP02 is not required until the 3000th dwelling lot, the consolidation and delivery of a single DSP also provides the opportunity for a significant bring forward of the overall provision of sports facilities across the Shoreline development should this be desired.

Lendlease are aware of the preference from the Council and end users to have a single consolidated sports park. A consolidated sports park would allow the sports club more options to operate the facilities efficiently, consolidates the impacts of vehicle movements to a single location and allows for a greater use of club houses, multiple club games to occur simultaneously etc.

Furthermore, as part of the detailed masterplan review it was found that the location of the approved DSP created challenges in achieving the intended outcomes. In particular, the following challenges were identified:

- The existing land contours for DSP01 meant that the provision of sports fields would be very difficult without extensive earthworks;

- The land allocated for DSP01 included large areas of land that should have been classified as linear park as it is unable to be used for the purposes of a sports park. In particular, the area of linear park includes significant stormwater treatment and detention systems, a sewer pump station and an area of cultural heritage significance; and
- An assessment of stormwater drainage found that the location of DSP02 would result in significant overland flow issues across the sports park. The location of the stormwater outlet also caused concern about the impact of stormwater on Orchard Road.

The consolidated DSP concept has been relocated to the southeast corner of the estate to ensure the impacts of flooding are minimised and the area can be more useable. Other than a bioretention basin with a total area of approximately 300m², stormwater devices are positioned entirely outside of the DSP area. This redesign works to the site constraints to provide a resilient and functional open space area with better managed stormwater functions.

While the overall land area is reduced due to the removal of areas of constrained open space, the consolidated DSP will provide all DSS embellishments, including a combination of multi-purpose hard courts, sports fields, and playground areas that would have been provided under the current Preliminary Approval. The changes to the design have considered site topography and aim to avoid adverse visual impacts associated with retaining walls, which would have otherwise been required at the currently approved locations.

Conceptual sketches have been prepared which demonstrate the proposed level of service and embellishments and demonstrate compliance with Council's Draft Civic and Open Space Infrastructure Manual (COSIM) and Infrastructure Agreement (IA). Playing fields intend to be of a north-south orientation. The interface with adjoining residential lots has also been considered and it is noted that the consolidated DSP will adjoin a Residential Collector Street partially at the west, and it is anticipated that no rear boundaries or fences will adjoin the sports fields. The current conceptual sketches have flexibility for final sports types, whether they are ovals or rectangular multi purpose fields.

Refer also to the Sports, Recreation and Open Space Plan at **Attachment A**, the District Sports Field Concept at **Attachment G**, and to **Figures 2 and 3** on the following pages.

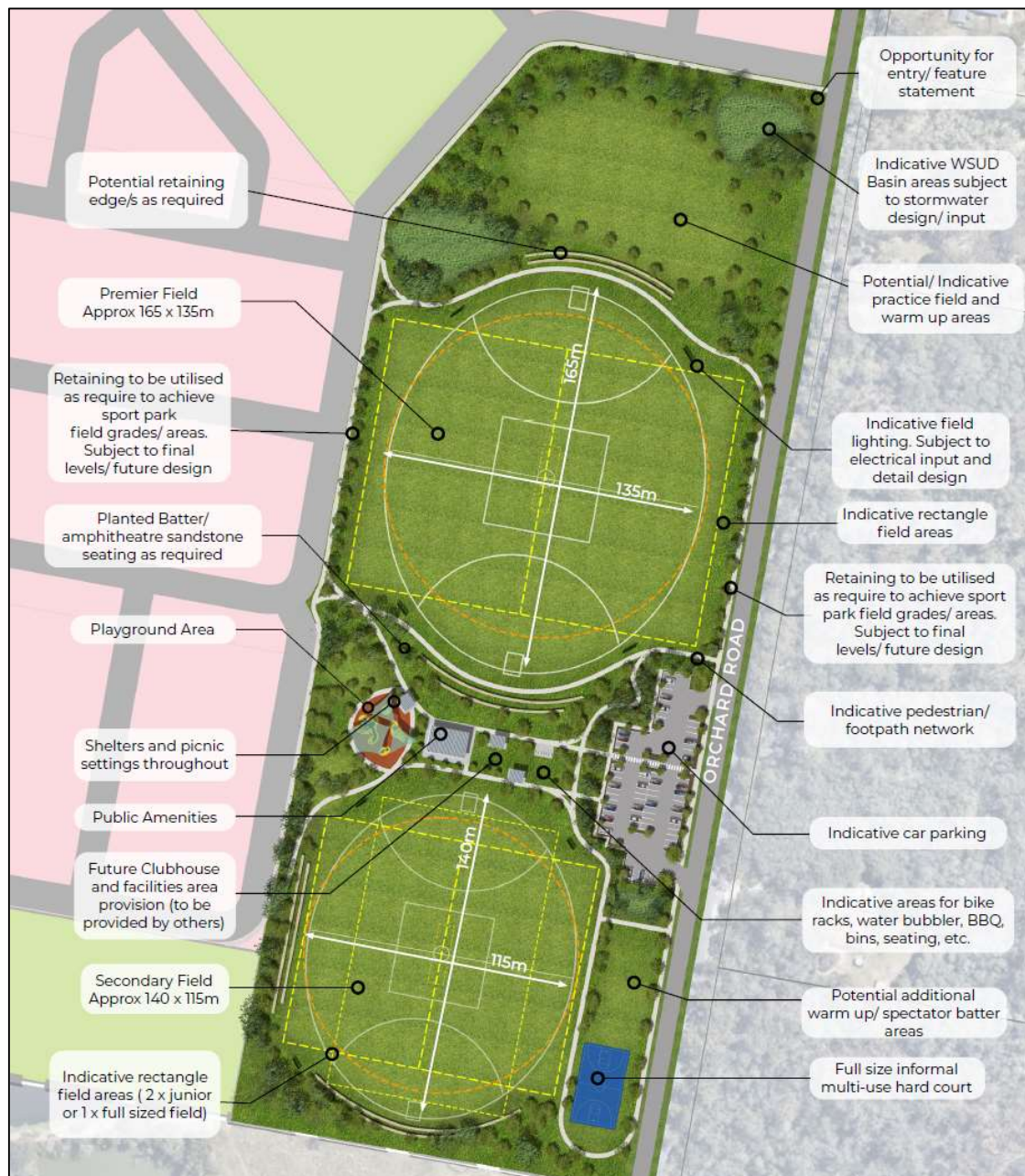


Figure 2: District Sports Field Concept (SHG)

The consolidation enables the park to have direct access to a high order road, creating long-term efficiencies in relation to maintenance and management of future sporting facilities. The proposed consolidation will better manage traffic impacts as this location can be directly accessed from Orchard Road and Serpentine Creek Road via the proposed Conceptual Residential Collector Street. The consolidation of DSP's will also better align with Council's anticipated rate of provision as identified in the Draft COSIM.

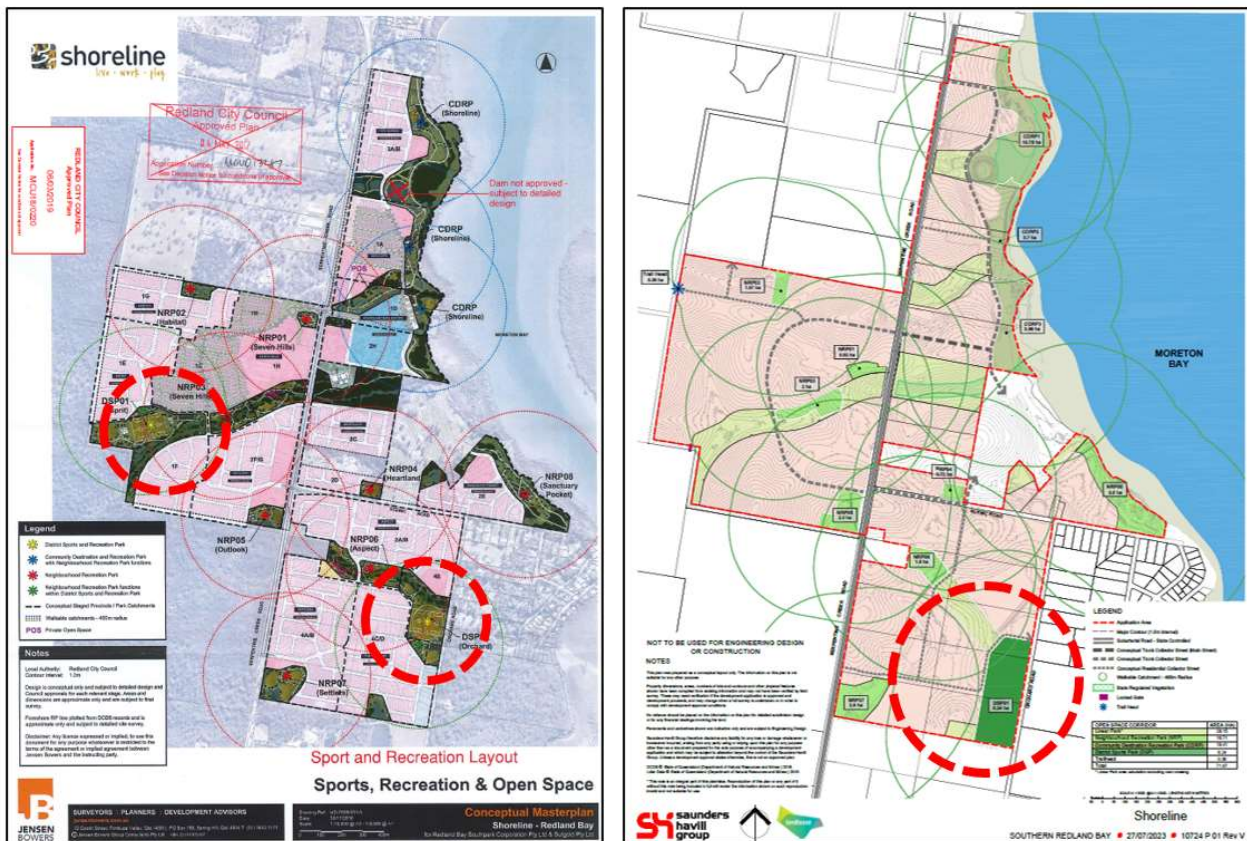


Figure 3: Approved vs Proposed District Sports Park Location/s (shown marked in red)

As a result of the DSP consolidation and repositioning, the Development Free Buffer fronting Orchard Road is now redundant and has been removed, refer to **Figure 4**. The buffer was initially intended to provide a 100m buffer between the Residential Precinct and lots 80 and 81 on S31102 (east of Orchard Road), refer to **Figure 4**. The approved Biting Insect Management Plan noted that Lots 80 and 81 are densely vegetated and extend to the saltmarsh habitat on the coastline and were therefore considered to have the potential to harbour pestiferous numbers of mosquitoes, where in proximity to residential areas. The consolidated DSP01 and DSP02 will now effectively serve as a development free buffer zone as this provides more than the required separation between mosquito habitats and the Residential Precinct to the west. Refer also to the Open Space Precinct and Biting Insect Advice at **Attachment N**.



Figure 4: MCU18/0220 Approved Precinct Plan – Development Free Buffer (Lat27)

All public parks infrastructure located within the Open Space Corridor are required to comply with the terms of the IA which sets out the requirements for infrastructure contributions. The IA requires the overland drainage functionality to be minimal for the associated land contribution, however it does not exclude areas which perform overland drainage functions from being included within the land contributions for a DSP, Community Destination Recreation Park (CDRP) or Neighbourhood Recreation Park (NRP). The IA further details stormwater infrastructure contributions and associated requirements, which include ensuring that *the design and construction of stormwater infrastructure is in accordance with Planning Scheme Policy 9 (Infrastructure Works) and approved Stormwater Management Plans for each internal catchment as required by the Development Approval.*

Unless varied by the Shoreline POD, the *Redlands Planning Scheme version 6.2* (RPSv6.2) applies over the premises. The Shoreline POD does not vary any Planning Scheme Policy, therefore RPSv6.2 applies. The Planning Scheme Policy supports the integration of stormwater management planning with catchment based planning and land use planning and it is considered suitable to include multi-functional areas which also cater for stormwater management to be included within recreational areas. This multi-functional park use is further anticipated, supported and encouraged within the Parks Code which requires the site layout to incorporate existing landscape and topographic features. Ultimately, the planning instrument envisions that the design of parks containing drainage systems will have regard to the multi-functional nature through the integration of various components to maximise the visual, environmental, economic and recreational benefits so that these spaces are also capable of effective and efficient maintenance.

In accordance with the IA, the consolidation and repositioning of DSP intends for minimal overland drainage components to be located within the area. As the proposal significantly reduces the extent of land subject to stormwater drainage, the proposed DSP is considered consistent with the IA, Shoreline POD and the Planning Scheme.

2.1.2 Neighbourhood Recreation Parks

Several Neighbourhood Recreation Parks (NRP) within the estate are proposed to change as part of this application. Changes proposed have been made in response to:

- Detailed analysis of stormwater treatment requirements;
- Alignment with development permit approvals; and
- An assessment of open space catchments.

As a result of the above, this application seeks approval to:

- Reposition NRP02 to provide a north / south orientation to increase road connectivity to the park and improve solar orientation;
- Reposition NRP01 and NRP03 to be co-located with the linear corridor to enable the protection of existing vegetation;
- Align NRP05 to be consistent with the existing development approval; and
- Reposition NRP06 west of the internal collector road to improve catchment access to the park and the efficiencies of the linear stormwater detention system.

Refer to **Figure 5, Attachment A** – Revised Shoreline Structure Plans and **Attachment F** – Neighbourhood Recreation Park Concept Sketches.

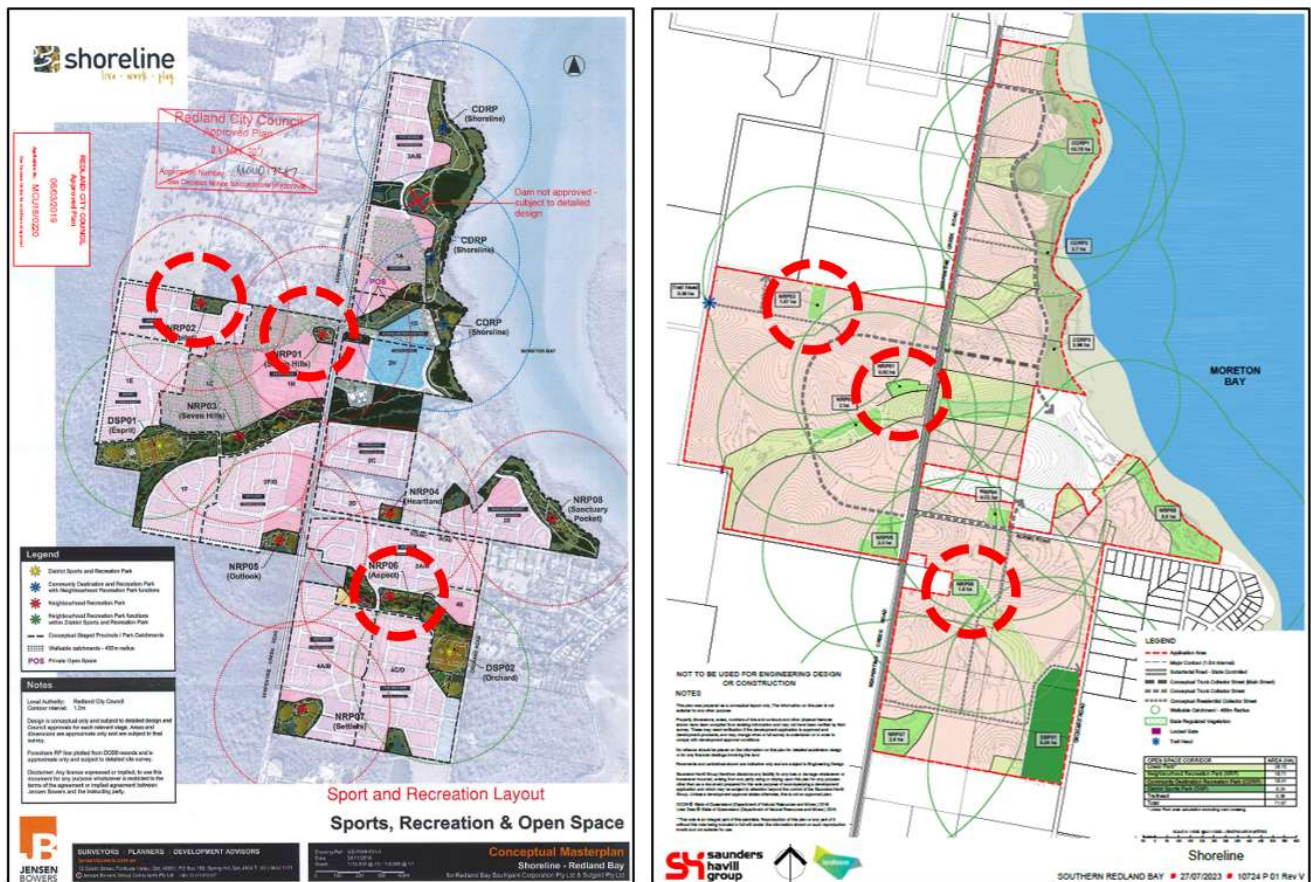


Figure 5: Approved vs Proposed Neighbourhood Recreation Park Locations (shown marked in red)

2.1.3 Open Space Design Strategy

The Shoreline development seeks to deliver an open space network which provides a diversity of activities that are fit for purpose, are located within a highly connected network which supports, facilitates and maximises pedestrian and cyclist linkages within and beyond the estate. Each NRP, CDRP, linear park space and DSP has been individually evaluated to ensure compliance with the IA and the Draft COSIM.

This application seeks to improve the certainty of outcomes for all parties by obtaining agreement on the expectations for the Open Space Precinct. Although detailed design works will be addressed at the operational works stage, the aim of the Open Space Design Strategy is to produce a package for approval that sets out the agreed standards and expectations in terms of functions and embellishment levels for each open space area. The purpose of this approach is to ensure that future development applications which contain areas of Open Space Precinct can be assessed in an efficient streamlined manner as the conceptual sketches, levels of embellishment, and proposed recreational activities are sought to form part of the preliminary approval package.

Council's Civic and Open Space Asset Management Team (COSAM) has previously reviewed the activities proposed for each park within the Shoreline Masterplan area. The activities were assessed against the approved IA and COSAM's levels of service which is outlined within their draft COSIM. Previous advice from COSAM noted their levels of support for the proposed park activities previously presented to Council.

As part of this application, Lendlease has considered COSAM's previous comments and has provided a response to COSAM for review and consideration (refer to the COSAM Park Analysis Response at **Attachment E**). COSAM's original tabular format has been retained, however, it includes amendments relating to the changes sought and additional information regarding the proposed scale of embellishment.

In addition, Neighbourhood Recreation Park Concept Sketches, District Sports Field Concept and a Recreation Embellishment Typologies document have been prepared to support the COSAM Park Analysis Response. These documents define the scale of embellishments anticipated for specified open space areas and are intended to provide certainty to all stakeholders. This change application seeks agreement and approval of the submitted documents.

Refer also to the following:

- **Attachment A** – Revised Shoreline Structure Plans;
- **Attachment E** – COSAM Park Analysis Response;
- **Attachment F** – Neighbourhood Recreation Park Concept Sketches;
- **Attachment G** – District Sports Field Concept; and
- **Attachment H** – Recreation Embellishment Typologies.

2.2. Town Centre and Associated Precinct Amendments

As a result of detailed master planning, this application seeks amendments to precinct boundaries for the Town Centre Core, Town Centre Frame, Town Centre Frame (Reduced Density) Sub-precinct and Residential Precincts, refer to **Attachment A**.

The change to the precincts was initiated through a detailed design of intersection C. The design identified a number of issues with the approved location and suggested moving the intersection south. The relocation of the intersection has the advantage of improving sight lines and allowing the discharge of stormwater in a less complex arrangement (the intersection was previously located at the low point of the land to the west). Refer to the Assessment of Transport Matters Advice at **Attachment K** for more detail.

The relocation of the intersection created an opportunity to reposition the Town Centre Core to address Serpentine Creek Road and allow future commercial uses increased access and visibility to the high order road, while providing the community with a true and identifiable Main Street. The repositioning also allows the Town Centre Core and Main Street to be opened up to Serpentine Creek Road by removing the visual separation of acoustic attenuation that was otherwise required at Serpentine Creek Road. Improved visibility and access provide greater long term retail viability and will ensure the provision of a vibrant town centre.

Access to the Town Centre Core Precinct from the western precinct is improved and the relocation results in the Main Street being within walking distance of a greater proportion of the of the estate. The change

ultimately creates a stronger Main Street presence which has an improved site layout and is better positioned to service the community. Importantly, the also Main Street no longer intersects or compromises the Open Space Precinct to the north.

The relocation of the Town Centre Core Precinct to the west also opens up opportunities to have a more residential interface with the Foreshore Open Space through the provision of relocated areas of the Town Centre Frame Precinct. Minor changes to the Town Centre Frame (Reduced Density) Sub-precinct alignment are also proposed to align with recent development approvals and allow the precinct to be bounded by Conceptual Collector Streets.

Provision has also been made for a Potential Refreshment Establishment within the Town Centre Frame (Reduced Density) Sub-precinct and the Residential Precinct to allow for café developments where in proximity to places of amenity such as the proposed DSP and NRP01.

Please also refer to:

- **Figure 6**, which provides a comparison of the approved and proposed Masterplan;
- **Figure 7**, which provides a comparison of the approved and proposed Precinct Plan; and
- **Attachment A** – Revised Shoreline Structure Plans.

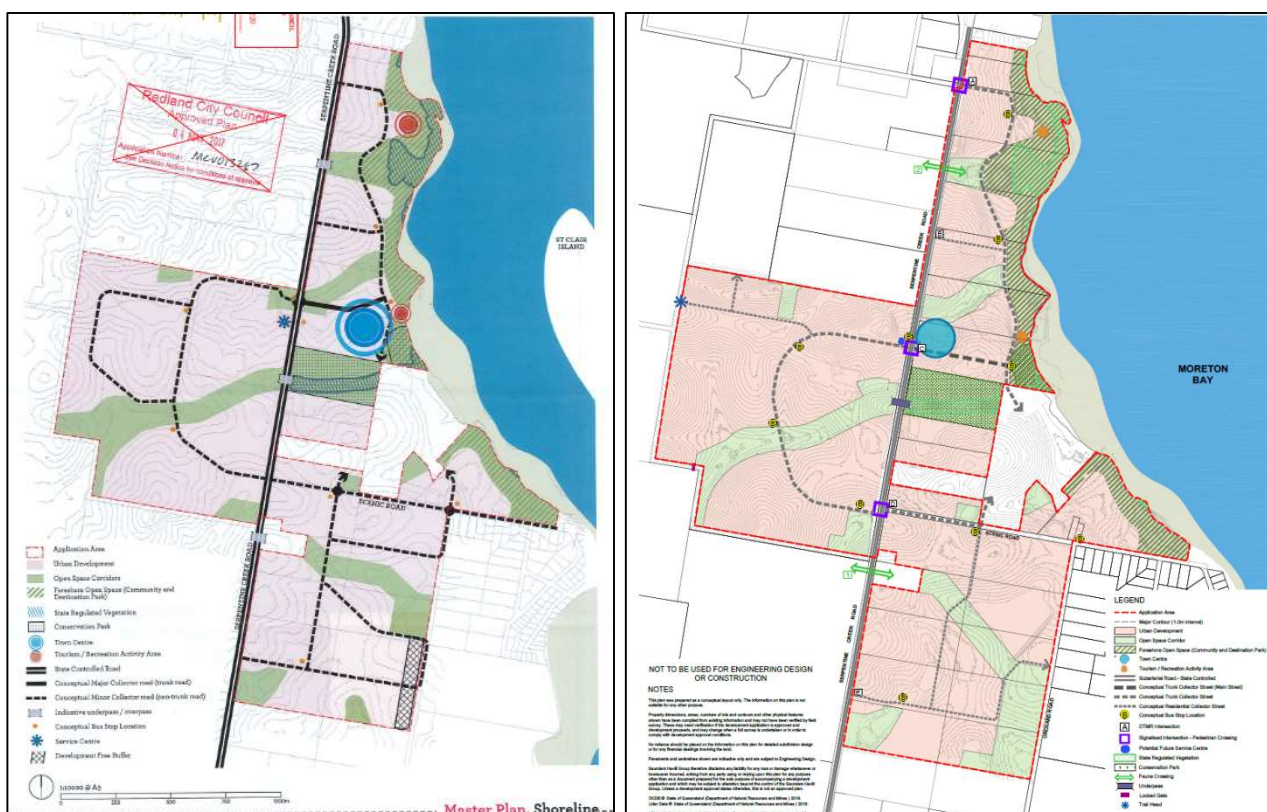
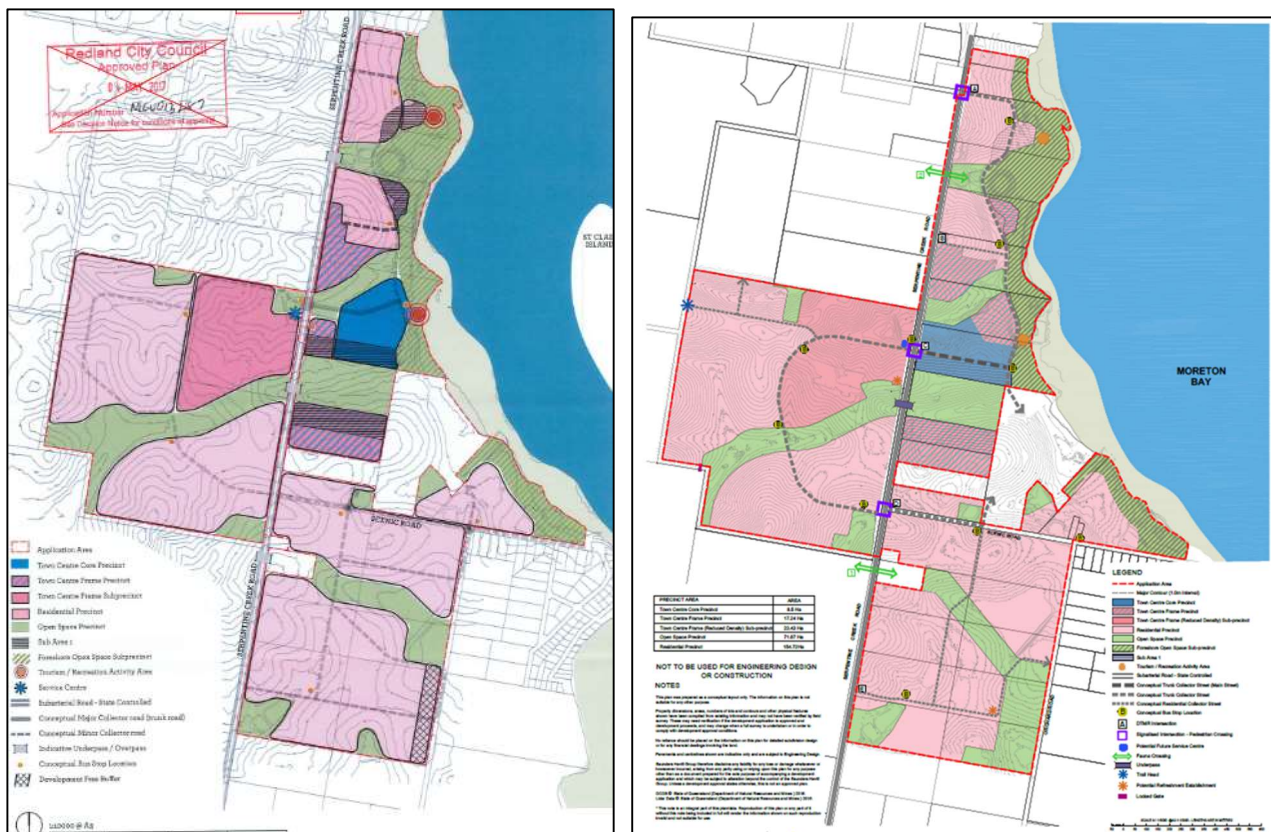


Figure 6: Approved (Council ref: MC18/0220) vs Proposed Masterplan



2.3. Traffic and Transport Network

A number of proposed changes to the traffic and transport network are proposed as a result of detailed engineering reviews and precinct changes. These include:

- Repositioning of the signalised intersection C approximately 150m south to improve visibility, sightlines, constructability and stormwater management;
- Changed alignment of conceptual major collector roads (trunk road) and conceptual residential collector roads together with associated changes to the footpath and cycleway networks;
- Clarification that the approved northern and southern indicative underpass / overpasses are intended to be fauna crossings in accordance with Department of Transport and Main Roads (TMR) standards;
- Confirming the central underpass / overpass as an underpass for pedestrian, cyclist and fauna movement;
- Showing the location of the 3m shared path on the eastern side of Serpentine Creek Road in accordance with the Concurrence Agency response conditions and removal of on road cycleway for consistency with the SARA approval;
- Preparation of revised typical road cross-sections to reflect approved and constructed roads, as well as the proposed Town Centre Core Precinct Main Street (refer to **Attachment I** – Proposed Standardised Road Cross Section Plans); and
- Facilitating strengthened east-west connections for cyclists, specifically from intersection E which will connect Serpentine Creek Road to Orchard Road, establishing the southern cyclist connections (refer also to **Figure 9**).

The Conceptual Road and Cycle Hierarchy Plan and the Active Transport Network Plan focus on the conceptual layout of the intended road networks including on-road cycle paths and have been amended to reflect the required changes to connectivity to and within the estate. Refer to the Conceptual Road and Cycle Hierarchy Plan and the Active Transport Network Plan at **Attachment A** and to **Figures 8 and 9** which provide a comparison of both the approved and proposed plans.

A traffic engineering assessment has been prepared by SLR in support of the application (**Attachment K**) and includes an analysis and review of the proposed relocation of intersection C, the provision of a 3m shared path on the eastern side of Serpentine Creek Road and provides an assessment of the demand for a northern and southern underpass / overpass for the additional use of pedestrian and cyclist movement. It was determined that the provision of a northern and southern crossing for pedestrian and cyclist movement across Serpentine Creek Road are not warranted. Furthermore, localised constraints and land ownership mean that there is a significant barrier to the construction of pedestrian connections in these locations.

The demand determination was based on the limited anticipated active transport demands across the corridor at these locations. The traffic engineering review confirms that the removal of these underpasses for the purposes of pedestrian and cyclist movement is considered acceptable from a transport planning perspective. A central underpass and three signalised intersections with signalised crossing facilities (intersections A, C and D) has been determined to appropriately accommodate the future active transport demands generated by the Shoreline estate and the surrounding land uses.

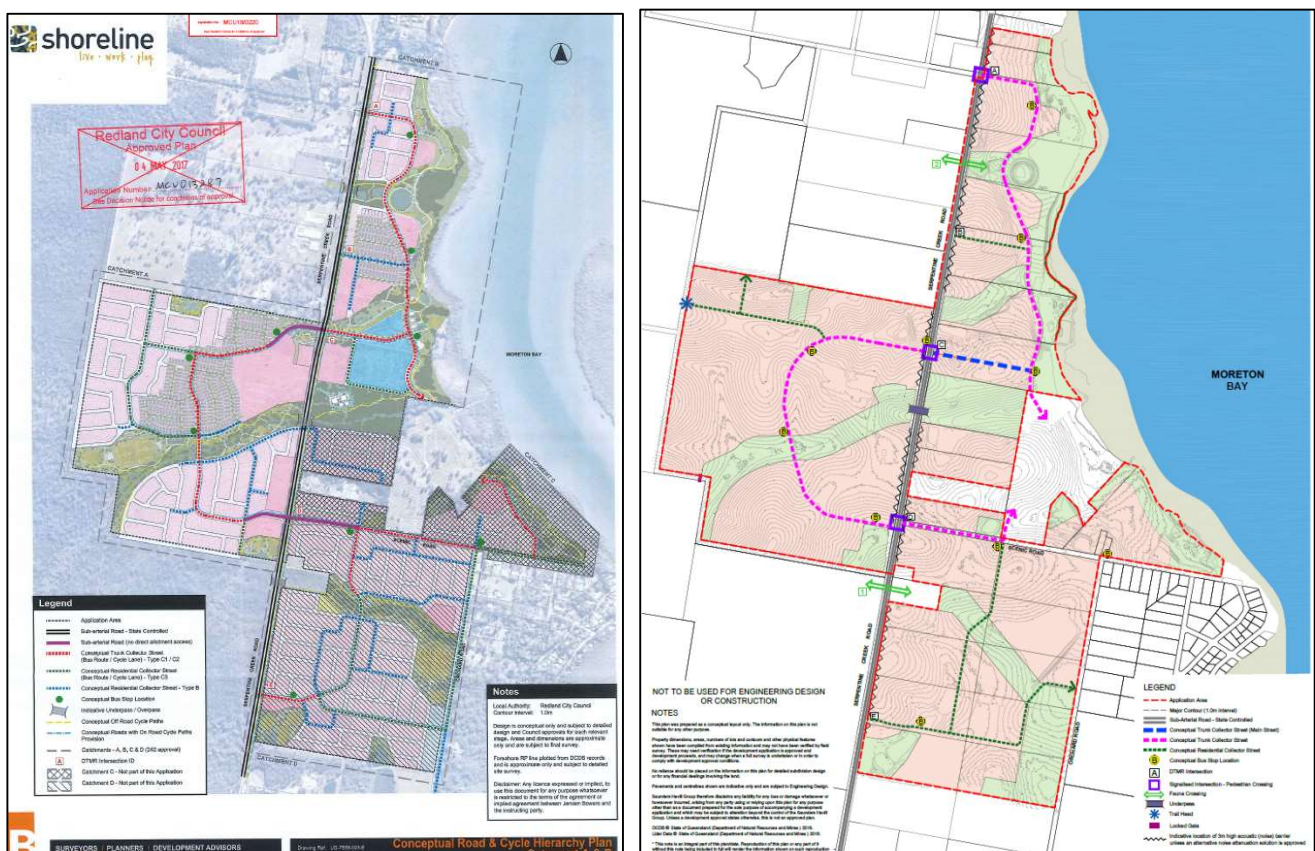


Figure 8: Approved (Council ref: MCU18/0220) vs Proposed Conceptual Road Hierarchy Plan

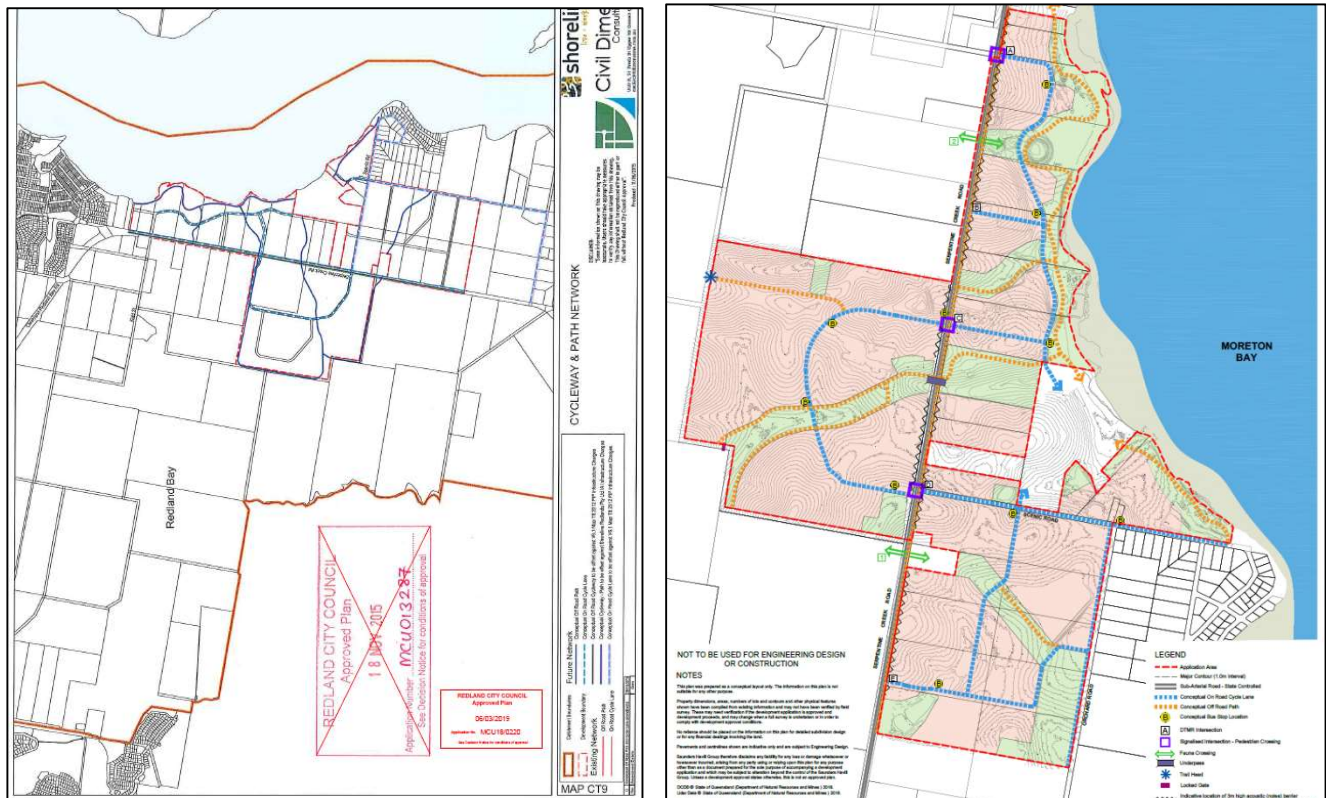


Figure 9: Approved (Council ref: MCU18/0220) vs Proposed Active Transport Network Plan

The locations of remaining previously approved cycleways and pathways were also reviewed to confirm continued compatibility within the area and surrounding context. Based on the planned development pattern and future demand, it is proposed to terminate the on road cycle lane, adjacent to Orchard Road, at the southern extent of the estate. The east-west movement connections will instead be supported within the estate by the on road cycle lane which is conceptually proposed to connect Serpentine Creek Road at intersection E with Orchard Road, and which will provide two direct northern connections. The delivery of road and path networks and connections internally will ultimately be more responsive to the future demand and will better service the future users through strategic and convenient placement.

It was identified that the approved off road path in the south of the estate was positioned to provide an east-west connection via the Serpentine Creek Road Cemetery (398-408 Serpentine Creek Road). Owing to the cemetery being both a Queensland Heritage Place and being located outside of the Shoreline approval area, connection opportunities are not guaranteed nor appropriate. It is proposed instead to discontinue this path in favour of strengthening connections within the estate, and by providing the east-west connections including the on road cycle lane described above. The proposed discontinuation of the off road path from adjoining the cemetery better supports and facilitates the safe movement of wildlife, noting the nearby conceptual fauna crossing location adjacent to Serpentine Creek Road.

Conflicts were identified at current lot 1 on SP289245, conditioned by Redland City Council to be dedicated as 'Conservation Park' with the extent of the dedication area to be confirmed pending further ecological assessment. This lot is also subject to State approval conditions which identify the Referral Agency Response (Vegetation) Plan (RARP) mapped areas and require that the clearing of native vegetation must not occur

within Area A, as shown on the approved plan. Despite this, an approved off road cycle path was positioned centrally within this area. Refer to **Figures 10 and 11**.

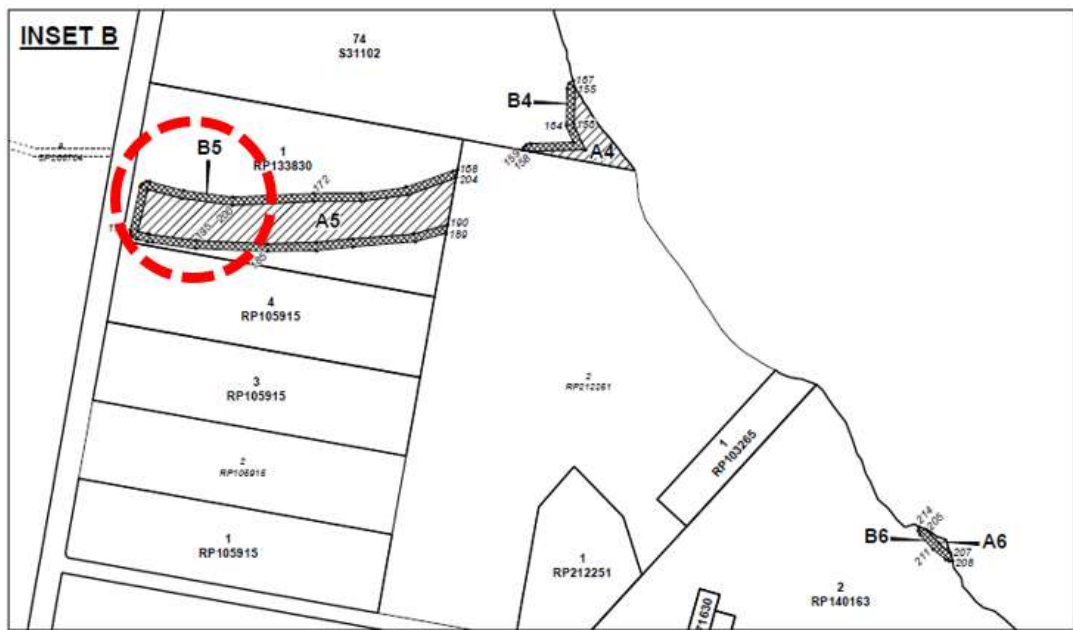


Figure 10: Referral Agency Response (Vegetation) Plan (1810-7699 SPD)

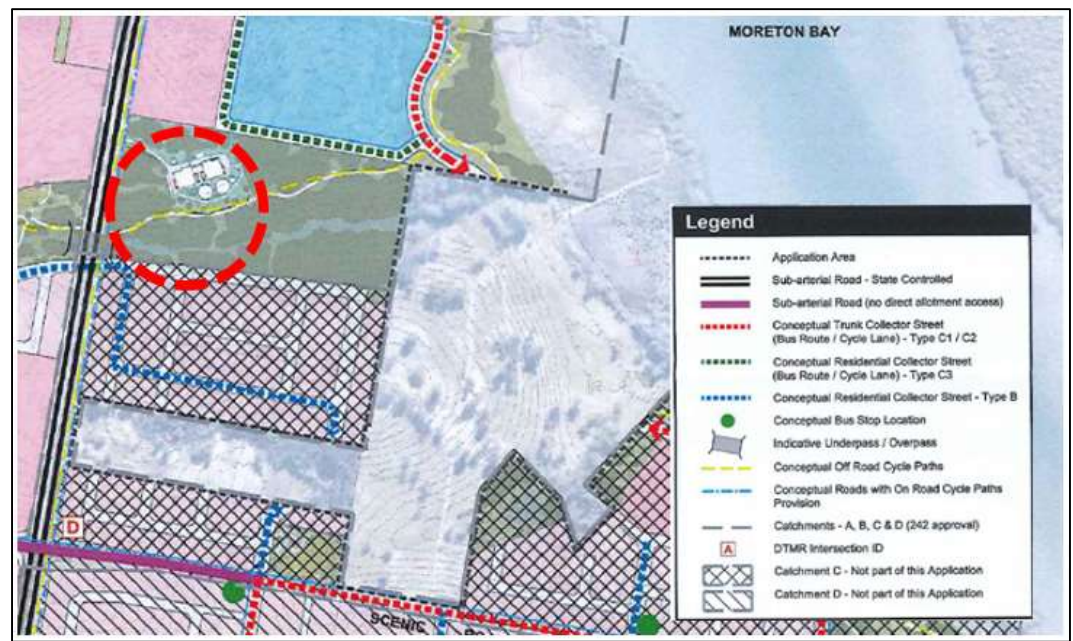


Figure 11: Approved Off Road Cycle Path Locations (Jensen Bowers)

Noting the significance of the incompatibility, this application seeks to amend the approved conceptual location to ensure that consistency with the conditions of approval can be maintained. The proposed off road path has consequently been realigned to the north of the lot. This will ensure that future works associated with the connection can avoid impacting RARP Areas and habitat values, and without compromising the extent of future areas to be dedicated for conservation purposes. It is acknowledged that the preliminary approval has focussed heavily on the facilitation of movement within and beyond the estate,

particularly the east-west connections which have sought to provide for the passive enjoyment of natural values which are unique to the area. Detailed design work has identified movement opportunities which are compatible at a master planning level, and this realignment ensures that future delivery of both the pathway connection and the dedication of land for conservation purposes balance these aspects.

Refer also to **Figure 9** and the Active Transport Network Plan at **Attachment A**.

The changes significantly improve the internal configuration of the estate, the efficiency of the estate's transport network and connectivity for motorists, cyclists and pedestrians, and the protection of habitat values. For further details please refer to the Assessment of Transport Matters at **Attachment K** and to the Revised Shoreline Structure Plans at **Attachment A**.

2.4. Stormwater Strategy

A high-level stormwater assessment was initially prepared for the original application. Throughout the process of delivery and detailed design, the site design and stormwater requirements have been refined to ensure that the final design details are reflective of the identified requirements.

An updated Shoreline, Redlands Water Sensitive Urban Design (WSUD) Preliminary Advice package was submitted to Council for approval as part of Condition 14 of MCU013287. The stormwater modelling was updated with a revised strategy proposed and subsequently approved by Council.

Key issues arising from this modelling included:

- The previously identified flood detention basin located within NRP01 was not required and a bioretention basin was sufficient (refer to **Figure 12**); and
- The wetlands / flood detention solution located on Lot 86 on S312432 was positioned within DSP02 and would require resolution (refer to **Figure 13**).



Figure 12: WSUD Strategies – 17 September 2014 (L) and 30 November 2016 (R) (Design Flow)

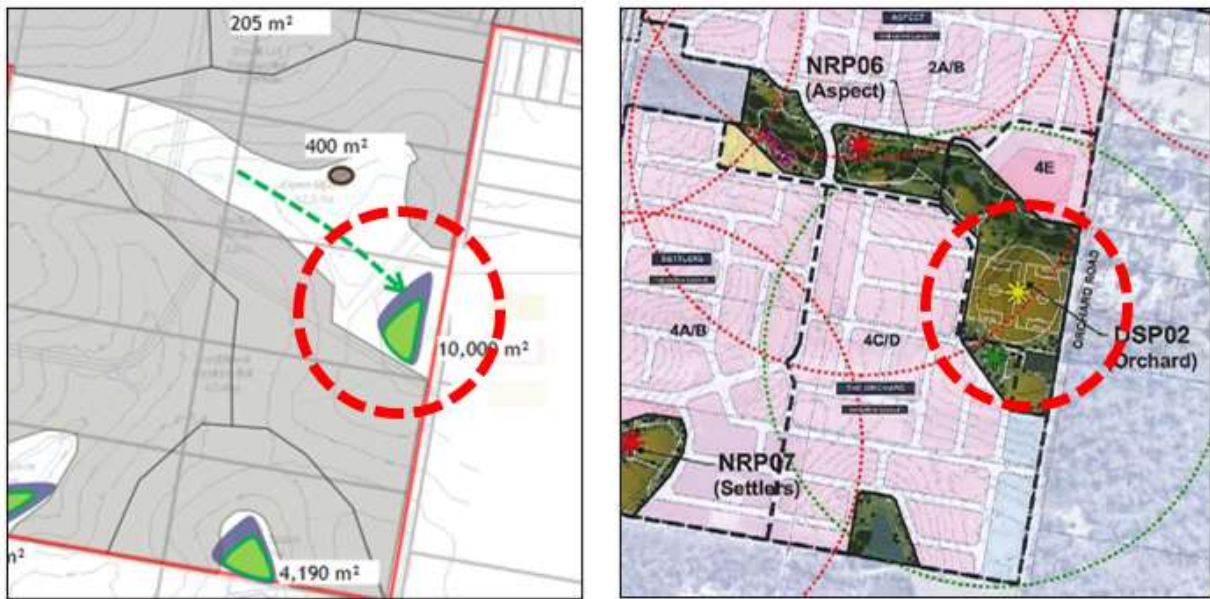


Figure 13: DSP02 – MCU18/0220 Approved WSUD Strategy (Design Flow) and DSP02 Location (Jensen Bowers)

To resolve the conflict at DSP02, a stormwater management strategy review determined that drainage functions could be relocated north and that DSP02 could be relocated south. This allows the DSP to remain fully functional while addressing the revised water sensitive urban design requirements. Accordingly, the Open Space Precinct and WSUD Strategy have been amended to ensure stormwater functions are located predominantly within the linear park to the north and minimal drainage functions within the DSP. Similarly, NRP06 has been repositioned to the west to ensure minimal stormwater functions are positioned within it (refer to **Figure 14**, below).



Figure 14: Revised WSUD Strategy v8 (Design Flow) and DSP/NRP Relocation (SHG)

Review of stormwater management strategies was also undertaken in relation to NRP01. This review considered catchment locations and drainage requirements and it was determined that no specific WSUD strategies would be necessary at the approved location of NRP01. This has resulted in the opportunity to reposition NRP01 south, and to ensure the preservation and retention of several mature *Ficus* species and other tree species in situ. Refer to **Section 2.1.2** for further details in relation to NRP01 and NRP06.

Revised WSUD Preliminary Advice has been prepared in support of this application and seeks to amend the previously approved strategy (version 6 dated 30 November 2016). The revised strategy considers:

- Changes to the catchment areas and overland drainage, having regard to the amended precinct boundaries and changed location of open space areas (refer also to **Section 2.1.2**);
- Amended modelling which details the required locations of stormwater management systems;
- The advice has been amended to include the current approved designs of the WSUD systems in 'DA1' (RAL19/0061), 'DA2' (RAL20/0034) and 'DA3' (RAL22/0033) and the increased catchment at the western boundary where the Open Space Precinct intends to be changed (refer also to **Section 2.1.2**); and
- Although not located within the Shoreline Estate Preliminary Approval area, the advice considers Bayhill Estate (MCU17/0108) and the associated WSUD systems to provide clarity regarding adjoining development areas to ensure that an approach to the overall site and strategy is adopted.

Refer to **Attachment J** – Water Sensitive Urban Design Preliminary Advice (Version 8).

2.5. Shoreline Plan of Development (POD) Amendments

Several changes to the Shoreline Estate POD are proposed and comprise administrative amendments as well as proposed changes to ensure consistency with previous approvals and to better utilise precincts. The administrative changes include:

- Amendments resolving minor inconsistencies which are noted to have created an unintended conflict in assessment of subsequent subdivision applications;
- Amendments resolving instances where superseded legislation is referenced;
- Amendments to the POD ensure that proposed development remains consistent with the levels of assessment defined in the current Planning Scheme;
- Clarification that future development is assessable against the approved POD and the Redland Planning Scheme v6.2 only, to the extent that it is not varied by the POD, regardless of any subsequent amendment to the Planning Scheme;
- Amendments in relation to built form parameters for subsequent development is proposed to streamline the assessment of intended built form outcomes in each precinct;
- Amendments to the Aged Persons and Special Needs Housing use code, the Apartment Building use code and the Multiple Dwelling use code to resolve minor inconsistencies associated with terminology; and
- Amendments to the Display Dwelling use code to clarify that display dwellings are to be located within a display village which comprises an estate sales office and that the use can occur on any day

of the week but must occur within the hours of operation specified. These amendments intend to provide clarity regarding the intending use location and operating hours.

Further to the above, changes to the Shoreline POD include both the addition of new uses and changes to the Categories of development and assessment for Material Change of Use of Premises for specified existing uses. The review of the approved POD determined that there were various uses which were supported within the Overall Outcomes of each Precinct Code, with their indicative locations shown on the approved Precinct Plan and Master Plan, but that these were not adequately provided for within each respective precinct's Categories of development and assessment for Material Change of Use of Premises tables.

To ensure that development supported under Preliminary Approval MCU18/0220 can be facilitated in a way which is consistent with the anticipated future development, this application seeks the inclusion of specified uses as code assessable development as well as variations to existing code assessable uses. These changes are discussed in detail below specific to each Shoreline Precinct.

2.5.1 Town Centre Core Precinct

Dwelling House

The inclusion of Dwelling House as a use within the Town Centre Core is proposed to allow the flexibility to facilitate development in the form of a SOHO (small office / home office) product. The SOHO product will provide built form which contains a mix of residential and commercial uses within a purpose built and located product that provides a functional business space at the ground floor that is co-located with a residence. The non-residential space is provided at ground level to provide for street frontage visibility and this product provides for a versatile mixed-use outcome which is appropriate within this precinct.

The SOHO product is supported by the Overall Outcomes for the Shoreline Town Centre Core Precinct (Section 4.1.3), which envisions a limited range of residential uses, except for those that *contribute to the economic and social vitality of the centre* and which are *designed and integrated as part of a mixed-use development*. A 'mixed-use development' is defined under the Shoreline POD as being premises that integrates residential activities with commercial, retail or industry activities where a minimum of 30 percent of the total GFA is used for residential purposes. The Overall Outcomes for the Shoreline Town Centre Core Precinct further identifies supported uses and other development which include (2)(a) *h contains a rich and diverse mix of uses that encourage street activity and extended hours of trading*.

The SOHO product facilitates the Overall Outcomes by providing commercial uses at street level which contribute to the economic vitality of the centre, and which provide additional opportunities for street activity. This form of development will maximise the coherent and efficient use of land and is considered appropriate within the Town Centre Core Precinct.

Accordingly, it is proposed to include the Dwelling House use within the Categories of development and assessment as a code assessable use. To ensure that dwelling houses in the form of SOHO's are supported only and that dwelling houses cannot dominate the Town Centre Core, provisions have been varied to allow only a density which is compatible with the intended character of the Town Centre Core Precinct.

Hotel

The Shoreline POD Masterplan and Precinct Plan identifies two Tourism / Recreation Activity Areas within the Open Space Precinct (Foreshore Open Space Subprecinct) which are adjacent to the Residential Precinct at the north and the Town Centre Frame Precinct and Town Centre Core Precinct at the south (refer to **Figure 15**).

The Overall Outcomes for the Shoreline Open Space Precinct Code (Section 4.4.3) identifies that supported uses and development in the vicinity of these areas include Restaurant, Café and Bar, and the Overall Outcomes for the Shoreline Town Centre Core (Section 4.1.3) identifies supported uses and development which (2)(a)e. *provide a focus for community interaction and activity*, and which (2)(a)f. *are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct*.

As 'Bar' is not a defined use under the Shoreline POD or the Redlands Planning Scheme version 6.2, it is noted that this use would fall under the 'Hotel' definition, as defined within Schedule 3 Dictionary which was varied and adopted as part of the Shoreline POD.

It is acknowledged that a Hotel use was intended to be provided for within the Shoreline POD, the Shoreline POD Masterplan and Shoreline POD Precinct Plan as this was anticipated within the vicinity of the Tourism / Recreation Activity Areas, however the use was not adequately facilitated within the Categories of development and assessment for Material Change of Use of Premises table.

Accordingly, it is proposed to include the Hotel use within the Categories of development and assessment as a code assessable use where *located at or in the vicinity of a Tourism / Recreation Activity Area as shown on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan*.

Inclusion of the Hotel use within the Town Centre Core Precinct allows flexibility of potential future use locations to be within the vicinity of the Tourism / Recreation Activity Area and acknowledges that the use may be located within adjacent Precincts while still meeting the anticipated future development.



Figure 15: Tourism / Recreation Activity Areas as shown on the proposed Shoreline POD Precinct Plan

2.5.2 Town Centre Frame Precinct

Child Care Centre

Child Care Centre use is proposed to be included within the Town Centre Frame (Reduced Density) Sub-precinct. The Overall Outcomes for the Shoreline Town Centre Frame Precinct Code (Section 4.2.3) identifies that supported uses and development includes non-residential uses which are located on the major road network rather than local residential streets and which are highly accessible to the residents they serve.

Accordingly, it is proposed to include the Child Care Centre use within the Categories of development and assessment table as a code assessable use *if located in the Town Centre Frame (Reduced Density) Sub-precinct and where located adjacent to a Conceptual Collector Street as shown on the Shoreline POD Masterplan.*

Community Facility

The proposed change is to the Categories of development and assessment and seeks to remove the requirements for code assessable development so that future development applications for the use will require a code assessable development application regardless.

Hotel

The Shoreline POD Masterplan and Precinct Plan identify two Tourism / Recreation Activity Areas within the Open Space Precinct (Foreshore Open Space Subprecinct) which are adjacent to the Residential Precinct at the north and the Town Centre Frame Precinct and Town Centre Core Precinct at the south (refer to **Figure 15**).

The Overall Outcomes for the Shoreline Open Space Precinct Code (Section 4.4.3) identifies that supported uses and development in the vicinity of these areas includes Restaurant, Café and Bar, and the Overall Outcomes for the Shoreline Town Centre Frame Precinct (Section 4.2.3) identifies supported uses and development which includes non-residential uses which *(2)(a)h fulfill a local community need and provide opportunities for social interaction and activity*.

As 'Bar' is not a defined use under the Shoreline POD or the Redlands Planning Scheme version 6.2, it is noted that this use would fall under the 'Hotel' definition, as defined within Schedule 3 Dictionary which was varied and adopted as part of the Shoreline POD.

It has been acknowledged that a Hotel use was intended to be provided for within the Shoreline POD, the Shoreline POD Masterplan and the Shoreline POD Precinct Plan as this type of development use was anticipated within the vicinity of the Tourism / Recreation Activity Areas, however this use was not adequately facilitated within the Categories of development and assessment for Material Change of Use of Premises table.

Accordingly, it is proposed to include the Hotel use within the Categories of development and assessment as a code assessable use where:

- (1) Not located in the Town Centre Frame (Reduced Density) Subprecinct; and*
- (2) Located at or in the vicinity of a Tourism / Recreation Activity Area as shown on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan.*

This ensures that the option for Hotel as a future use remains consistent with the intent of the Tourism / Recreation Activity Areas which anticipates that the provision of supported uses would be located towards the Foreshore Sub-precinct by applying a higher level of assessment for the use where proposed in areas where the use is not considered consistent.

Inclusion of the Hotel use within the Town Centre Frame Precinct allows flexibility of potential future use locations to be within the vicinity of the Tourism / Recreation Activity Area and acknowledges that the use may be located within adjacent Precincts while still meeting the anticipated future development.

Refreshment Establishment

The proposed Shoreline POD Precinct Plan includes two Potential Refreshment Establishment areas identified: one located within the Town Centre Frame (Reduced Density) Sub-precinct (adjacent to Serpentine Creek Road at the west, refer to **Figure 16**, over page.

Accordingly, the Shoreline Town Centre Frame Precinct – Categories of development and assessment for Material Change of Use of Premises (Section 3.3.1) has been amended to allow for Refreshment Establishment use within the Reduced Density sub-precinct in the following scenarios:

- As Accepted development subject to requirements where *located at or in the vicinity of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan and complying with the assessment criteria being the acceptable solutions in column 3.*
- As Code Assessable development where *located at or in the vicinity of a Potential Refreshment Establishment as shown on the Shoreline POD Precinct Plan and – (1) Having 400m² or less gross floor area.*

Inclusion of Refreshment Establishment within the vicinity of these areas intends to allow small-scale cafés and the like to be located within proximity to the Open Space Precinct. Further, the proposed amendments retain appropriate limitations on this use so as to ensure that potential future development remains consistent with the intended character of the precinct.

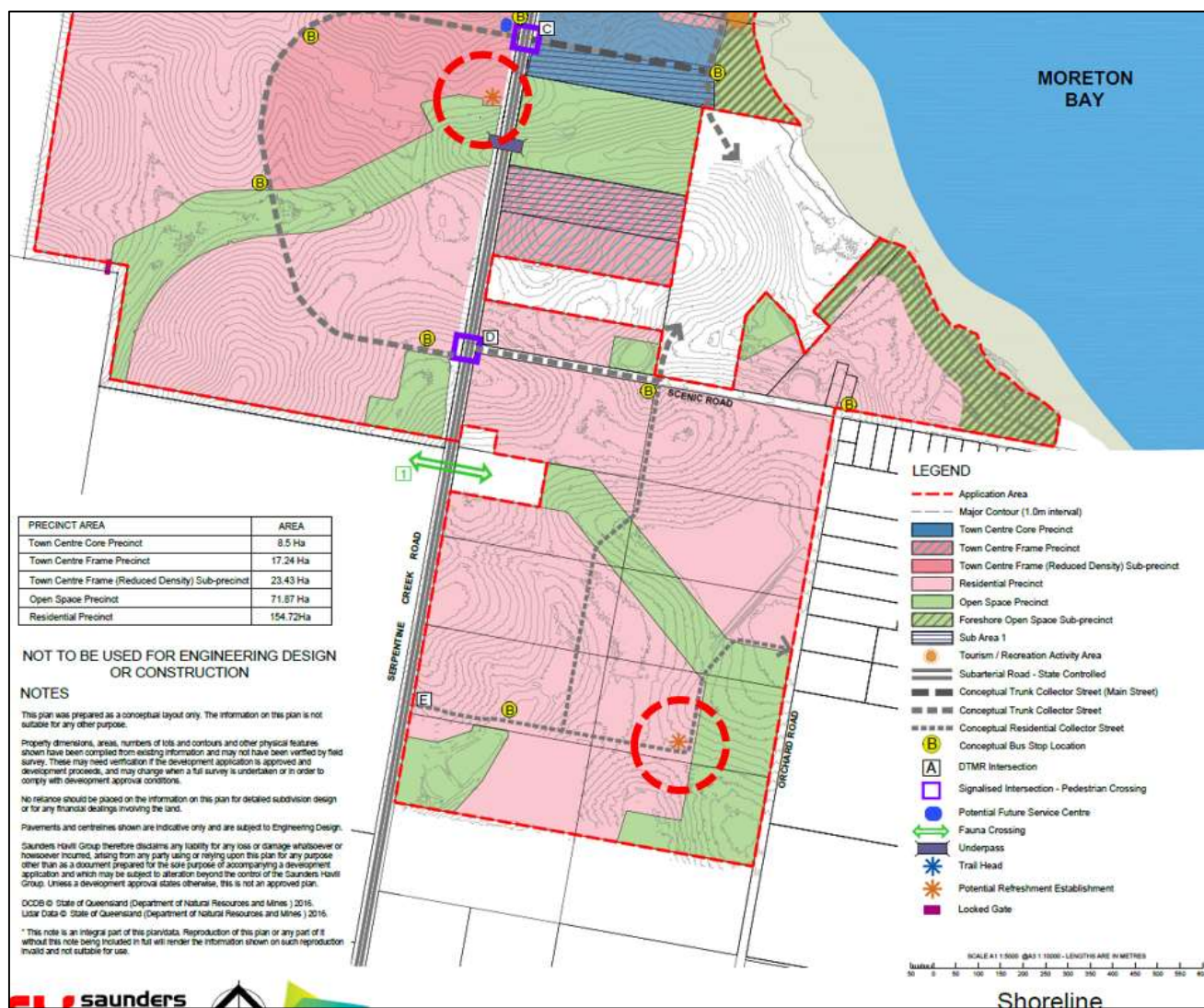


Figure 16: Potential Refreshment Establishment areas as shown on the proposed Shoreline POD Precinct Plan

2.5.3 Residential Precinct

Child Care Centre

The Overall Outcomes for the Shoreline Residential Precinct Code (Section 4.3.3) identifies that supported uses and other development include the provision for non-residential uses that:

- a. Fulfill a local community need and provide opportunities for social interaction and activity;*
- b. Are located on the major road network rather than residential streets.*

Further, the Specific Outcomes and Probable Solutions applicable to Assessable Development within the Residential Precinct identify that non-residential uses including childcare centres may be contemplated.

Accordingly, it is proposed to include the Child Care Centre use within the Categories of development and assessment table as a code assessable use *if located adjacent to a Conceptual Collector Street as shown on the Shoreline POD Masterplan.*

Dwelling House

Dwelling House remains an existing approved use within the Residential Precinct, however the Categories of development and assessment have been varied to ensure consistency with the *Planning Regulation 2017* having regard to the Planning (Rooming Accommodation) Amendment Regulation 2022.

Refreshment Establishment

As mentioned, the proposed Shoreline POD Precinct Plan includes two Potential Refreshment Establishment areas (refer to **Figure 16**), with one of these areas being included within the Residential Precinct adjacent to the proposed District Sports Park.

The Overall Outcomes for the Shoreline Residential Precinct Code (Section 4.3.3) include supporting uses and other development which:

Provide for a limited range of non-residential uses that-

- a. Fulfill a local community need and provide opportunities for social interaction and activity;*
- b. Are located on the major road network rather than local residential streets;*
- c. Do not compromise the role and function of centres;*
- d. Do not result in ribbon development.*

Inclusion of a Refreshment Establishment is demonstrated to be a supportable use within this precinct on the basis that it will enable opportunities for social interaction by providing gathering spaces, creating an environment for people to meet and socialise. In addition to the location being highly visible due to its positioning adjacent to the future DSP, the Potential Refreshment Establishment is positioned at a Conceptual Residential Collector Street and a Conceptual On Road Cycle Lane to ensure that the future use is not positioned on local residential streets.

As the use is restricted within the Residential Precinct to being located within the vicinity as shown on the Shoreline POD Precinct Plan, this will not compromise the role and function of centres. Further, inclusion of the use will not result in ribbon development as the use is required to be located at the Potential Refreshment Establishment area as shown on the Shoreline POD Precinct Plan. Accordingly, it is proposed to

include the Refreshment Establishment use within the Categories of development and assessment as a code assessable use.

2.5.4 Open Space Precinct

Hotel

As discussed, two Tourism / Recreation Activity Areas within the Open Space Precinct are identified on both the Shoreline POD Masterplan and Precinct Plan, refer to **Figure 15**.

The Overall Outcomes for the Open Space Precinct (Section 4.4.3) support uses and other development within the Foreshore Open Space Sub-precinct which *establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism / Recreation Activity Areas* and that these uses *may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbecues and a playground*.

Review of the Shoreline Open Space Precinct – Table of Assessment for Material Change of Use of Premises identifies that all of the above uses are catered for with the exception of ‘Bar’. As ‘Bar’ is not a defined use under the Shoreline POD or the Redlands Planning Scheme version 6.2, it is noted that this use would fall under the ‘Hotel’ definition, as defined within Schedule 3 Dictionary which was varied and adopted as part of the Shoreline POD.

Accordingly, it is proposed to include the Hotel use within the Categories of development and assessment as a code assessable use where:

- (1) *Located at or in the vicinity of a Tourism / Recreation Activity Area as shown on the Shoreline POD Precinct Plan and the Shoreline POD Masterplan; and*
- (2) *Where located within the Foreshore Open Space Sub-precinct; and*
- (3) *Not located within mapped Conservation Park or State Regulated Vegetation as shown on the Shoreline POD Masterplan.*

Refer also to:

- **Attachment B** – Revised Shoreline Plan of Development;
- **Attachment C** – Amended Codes; and
- **Attachment D** – Tabled Amendments to the Shoreline Plan of Development.

2.6. Changes to Redland City Council Conditions of Approval

Various amendments are proposed to the Redland City Council conditions of approval which are generally consistent with the current approval. Administrative amendments are proposed which seek to include reference to new lot descriptions, the amended structure planning documents and plans and revised supporting technical advice which are requested to be included in the approval package. Refer to **Attachment L** – Proposed Changes to Redland City Council Conditions of Approval for a detailed list of the proposed amendments requested.

2.7. Changes to Concurrence Agency Approval

Administrative amendments are proposed to the referral agency response conditions and include amended reference to new lot descriptions. It is also requested that the list of approved plans and specifications is amended to reflect the most recently approved plans and documents, and to which this application relates. Refer to **Attachment M** – Proposed Changes to Concurrence Agency Response for a detailed list of the proposed amendments requested.

3. Conclusion

While an existing preliminary approval and associated POD is in place, the existing approval has a number of pragmatic issues which have arisen as the development has progressed. Lendlease has been using the existing approval to deliver the master planned community for a number of years and, through this, has identified a number of issues with the existing approval that need to be resolved. While this application proposes a number of changes, the overall intent of the approval and the provision of its core elements remain.

Changes are primarily proposed to ensure that the intents of the existing approval are able to be delivered in an efficient and effective manner. The changes also seek to incorporate a significant amount of additional detailed design analysis that has been undertaken over the past few years to provide greater certainty of outcome for Lendlease, statutory authorities and the community.

We believe that the proposed amendments will result in the best outcome for the Shoreline Master Planned Community as well as contributing positively to the broader Redland Bay Area. Overall, the proposed changes will ultimately result in the refinement of land uses and the revised Structure Plans demonstrating better regard for site specific characteristics including topography and constraints.

We request Council approve MCU18/0221 subject to reasonable and relevant conditions.

Should you wish to discuss the above matters further, please do not hesitate to contact me on (07) 3251 9492 or email at sarahvalentine@saundershavill.com.

Yours sincerely

Saunders Havill Group



Sarah Valentine
Town Planner