



Double Jump Road Residential Estate Development

Preliminary Documentation Report

EPBC Referral 2024-09825

Volume 3.1

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29 July 2026

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DCCEEW Decision
Notice



EPBC ref: 2024/09825

[REDACTED]
Executive Development Manager
Sutgold Pty. Ltd.
[REDACTED]

Further information required for preliminary documentation for Double Jump Road Residential Estate Development, Victoria Point, QLD (EPBC 2024/09825)

Dear Mr Bowden,

I am writing to you about your proposal to develop a master planned residential community, including housing, retail facilities, parks, conservation areas, and associated infrastructure and internal roads, in Victoria Point, Queensland.

On 14 June 2024, a delegate of the Minister for the Environment and Water decided that the proposed action is a controlled action and that it will be assessed by preliminary documentation. Further information was required to assess the relevant impacts of the proposed action.

I now request, under s95A(2) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), further information as outlined in the attached.

Details on the assessment process for the project and the responsibilities of the proponent are set out in the [EPBC Act — Environment Assessment process](#) fact sheet. Further information on the [referral and assessment process](#) can be found on the department's website.

If you have any questions about the assessment process or the further information required, please contact the project manager, [REDACTED] and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

[REDACTED]

[REDACTED]
Acting Director
Queensland South Assessments Section
5 July 2024

ATTACHMENT A
REQUEST FOR ADDITIONAL INFORMATION REQUIRED FOR
ASSESSMENT BY PRELIMINARY DOCUMENTATION

Double Jump Road Residential Estate Development, Victoria Point, QLD (EPBC 2024/09825)

Under s95A(2) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), further information is required to inform the assessment of impacts of this action, including information about strategies for avoiding and mitigating any adverse impacts.

The preliminary documentation for the proposal must include:

- a) specified information included in the original referral.
- b) additional information you provide in response to this request.
- c) any other information specified in this request or provided during the referral or assessment process.

Please note the department may require further information, in addition to the information required below, should new issues come to light during the assessment stage.

The preliminary documentation must address the matters set out below.

1. General content, format and style

The preliminary documentation must be written so that any conclusions reached can be independently assessed, and:	
1.1.	Include a reference table indicating where to find information and links within the document to relevant sections. Where relevant information was provided in the referral, please incorporate, or cross-reference to this information as necessary in the preliminary documentation.
1.2.	Contain sufficient information to allow the Minister (or delegate) to make an informed decision on whether to approve, under Part 9 of the EPBC Act, the taking of the action for the purposes of each controlling provision. Contain sufficient information to enable interested stakeholders to understand the environmental consequences of the proposed development on matters of national environmental significance (MNES).
1.3.	Ensure all work and conclusions: a) are presented clearly, unambiguously, succinctly, and objectively. b) are evidence based, and the evidence is provided. c) are supported by peer reviewed literature, with references provided, or expert opinion. d) use scientifically robust methodologies appropriate to the purpose, including a justification of why the methodology/s was selected; details of the methodology described in a manner that allows an independent suitably qualified

	practitioners to apply the method; and state any limitations of the chosen approach. e) are supported by maps, plans, diagrams, baseline surveys or other descriptive detail. f) maps must clearly identify development footprints, buffer zones, and any conservation areas where impacts will be avoided, and areas of adjacent habitat that would be subject to indirect impacts, including areas that are to be retained within and adjacent to the site. g) use active language and state clear commitments (e.g., 'must' and 'will') where appropriate, particularly in describing avoidance, mitigation and management actions and outcomes. h) demonstrate the use of the most up to date statutory documents* including Approved Listing Advice(s), Conservation Advice(s), Recovery Plan(s), Threat Abatement Plan(s) or comparable policy guidelines, and approved survey methods. i) demonstrate the use of up-to-date; policy guidelines, scientific methods, information, data and species-relevant survey methods. j) appropriately reference all sources using the Harvard standard. The reference list must include the address of any internet pages used as data sources. <i>*relevant documents include, but are not limited to, the resources found in the Species Profile and Threats Database (SPRAT database) and EPBC Act publications and resources.</i>
1.4.	Be able to read as a stand-alone document and must include summaries of all relevant information referenced or provided in appendices. Complex or detailed technical information, studies or investigations necessary to support the main text should be attached to the main document as appendices.

2. Description of the action

The preliminary documentation must include:	
2.1.	a) A description of all components of the proposed action (such as pre-construction, construction and operational), including the staging, sequencing, duration and timing. b) A description of the anticipated start and completion dates of all actions such as the extent, staging and timing of clearing undertaken over the construction period. c) The location, extent, and size (in hectares) of the total project footprint, disturbance/impact footprint, and of any adjoining areas (beyond the impact area) that may be subject to indirect or facilitated impacts, including edge effects, noise or light spill, vehicle access or other associated activities. d) A description, with supporting spatial information, detailing all site access

	roads and any other shared infrastructure with adjacent projects/areas to be constructed to facilitate the proposed action. <i>Please describe any changes to project or disturbance footprints that may have occurred since the original referral. Please note these changes may require a formal variation request.</i>
2.2.	Provide a description of the intended land uses proposed as part of the completed development, including of any proposed open space and/or conservation areas and associated ongoing activities, and details of the intended party that would be responsible for future management activities.
2.3.	Details of any local or State Government planning scheme, or plan or policy under any local or State Government planning system that applies or is likely to apply to the proposed action. Details should include (but are not limited to): a) what environmental assessment of the proposed action has been, or is being, carried out under the scheme, plan or policy? b) application/approval numbers for existing applications where relevant c) obtained approvals or additional approvals that are required.

3. Description of the environment and Matters of National Environmental Significance

Description of the environment The preliminary documentation must provide a description of the environment affected by and surrounding the proposed action area, over both the short and long term, including:	
3.1.	A description of the environment more broadly including previous and current land use within and surrounding the proposed action area.
3.2.	A description of any potential listed threatened species or ecological community (including but not limited to those listed in this request for information) that occur in the project area and adjacent areas. <i>Please ensure that a recent Protected Matters Search Tool report is generated and used during the assessment before finalising the draft preliminary documentation to identify any additional species (listed at the time of the controlled action area) that may be affected by the proposal.</i>
3.3.	For listed threatened species and ecological communities that have the potential, or are likely, to be present at and in the vicinity of the project site, including but not limited to those listed in this request, please provide a likelihood of occurrence assessment including the following: a) Information on the abundance, distribution, ecology and habitat preference of the species or communities. b) Quantification of the extent of habitat (including maps identifying known or

	potential habitat) on site and, where feasible, in the broader landscape. c) Quality and importance of known or potential habitat for the species or communities. d) Information detailing known populations or records within at least five kilometres of the development footprint and (if known) the size of these populations. e) Conclusions on the likelihood of occurrence of listed threatened species and ecological communities within the project site, or within an area of impacts outside the project site. <i>Likelihood or occurrence and habitat assessments must be informed by <u>up-to-date desktop and field surveys</u> and informed by relevant departmental documents (e.g., approved Conservation Advice, Recovery Plans, draft referral guidelines and Listing Advice, and SPRAT Database) and/or species experts.</i>
3.4.	Up to date baseline and survey data at the impact site(s), and if relevant, the proposed offset site(s) site, including: a) Information on the survey methodology or technique used (e.g., thermal detection, camera trapping, tree hollow search, SAT surveys etc) b) When surveys were conducted (e.g., dates, time of day, season, etc.) and survey effort (e.g., two hours for every one hectare within a 5-hectare area) c) Map/s of survey points or transects and how the survey points or transects were selected. d) An assessment of the adequacy of any surveys undertaken with reference to any relevant scientific literature and/or statutory documents. In particular, the extent to which these surveys were appropriate for the species and undertaken in accordance with relevant survey guidelines. e) Results of all surveys undertaken.
3.5.	Based on survey data and with reference to relevant statutory documents, provide a clear description of the total extent and quality of habitat present within and surrounding the proposed action area for each species or ecological community potentially present or impacted by the action. For all species with residual significant impacts the method used to quantitatively assess the quality of habitat must be discussed and endorsed by the department before being applied.

Survey requirements

Survey timing

Please note that some surveys can take more than a year to complete to ensure they are undertaken in the correct season. The department generally cannot accept survey data that's more than 5 years old because:

- populations of species can change due to fires, drought, flooding and land management changes.
- some species' ranges can shift due to climate change.

If your data is older than 4 years when you start planning your project, the department recommends you undertake further up to date surveys.

For information on survey methodologies approved by the Australian Government, please refer to <https://www.dcceew.gov.au/environment/epbc/advice/surveys-and-data>

Precautionary principle

Failing to survey appropriately for threatened species that may be present at a site could result in the department applying the precautionary principle with regard to residual significant impact determinations.

That is, if no supporting evidence (such as survey results) is presented to support the claim of species absence, then the department may assume that the species is in fact present. The department will not accept claimed species absence without effective validation such as through application of survey guidelines, other survey techniques (for example, a state guideline or an accepted industry guideline), or statements from relevant species experts. Where a claim of absence is made, proposals must provide a robust evaluation of species absence.

4. Impact assessment

Based on the information provided in the referral, additional information provided in support of the referral, information provided in the SPRAT database, and online observation records, the department considers the proposed action is likely to have a significant impact on the following controlling provision:

- Listed threatened species and communities (sections 18 and 18A)

Based on the information available in the referral, the proposed action is likely to have a significant impact on the following matters of national environmental significance, including but not limited to:

Koala (*Phascolarctos cinereus* (Combined populations QLD, NSW, and the ACT)) – endangered

- The proposed action will result in the loss of a minimum of 4.2 ha of habitat critical to the survival of the Koala. The department notes that some surveys are out of date and that some assessments have been undertaken in accordance with documents that no longer apply (specifically, the *EPBC Act referral guidelines for the vulnerable Koala*). The department also notes that dispersal habitat has not been adequately considered in the referral documentation. The department advises that the most current statutory documents for the species must be considered (found on the [Species Profile and Threats Database](#)) to

adequately assess Koala habitat on site, including habitat used for dispersal.

Grey-headed Flying-fox (*Pteropus poliocephalus*) – vulnerable

- The proposed action will result in the loss of 4.2 ha of habitat critical to the Grey-headed Flying-fox.

Based on all the information available to the department (including the PMST, which suggests the presence of the following species or communities in the area of the proposal), and without further detailed assessment of potential impacts, the department considers that the proposed action may significantly impact on other listed threatened species including but not limited to the following:

South-eastern Glossy Black Cockatoo (*Calyptrorhynchus lathami lathami*) - vulnerable

- Referral documentation states that important habitat features are present on site, including foraging habitat (*Allocasuarina littoralis*) and the presence of a permanent water body. Referral documentation also states the presence of hollow-bearing trees, though these are not adequately discussed or characterised in the referral information in accordance with the South-eastern Glossy Black-cockatoo (*Calyptrorhynchus lathami lathami*) Conservation Advice. The department provides that more information is required on these matters, including up-to date surveys in line with the Conservation Advice for the species (found on the [Species Profile and Threats Database](#)) and an assessment of habitat present and likely to be impacted by the proposed action.

Note that this may not be a complete list and it is your responsibility, as the proponent, to ensure that any species or ecological communities listed under the EPBC Act at the time of the controlled action decision, which may be present or potentially significantly impacted, are assessed as part of the preliminary documentation.

The preliminary documentation must include an up-to-date assessment of potential impacts that may occur as a result of the proposed action.

Consideration of impacts must not be confined to the immediate area of the proposed action but must also consider the potential of the proposed action to impact on adjacent areas that are likely to contain populations and/or habitat for MNES.

4.1.	Include a clear description of the total extent and quality of the following: a) project footprint (including the total extent of habitat present for each relevant protected matter) b) direct and indirect impact areas (including the total extent of habitat for each relevant protected matter to be impacted) a) total areas proposed to be retained/avoided (including the total extent of habitat present for each relevant protected matter to be avoided).
4.2.	To inform point 4.1, please provide an assessment of the direct, indirect, facilitated and cumulative impacts that may occur as a result of the proposed action at a local and regional scale. The assessment should include consideration of:

	a) the nature, likelihood, significance, and extent of impacts and whether any relevant impacts are likely to be unknown, unpredictable or irreversible b) timing and whether the impact is temporary or permanent c) species specific habitat requirements such as hollow bearing trees, nest trees, refuge habitat, foraging and breeding habitat, sheltering or other microhabitat features relevant to the species within and surrounding the development footprint (if applicable) d) whether connectivity and movement opportunities in the surrounding area may be retained, removed or functionally lost or compromised e) adjacent areas of habitat that may or will be subject to intensification of ongoing impacts (for example, through increased human and vehicle presence) f) indirect or facilitated impacts that may result from the proposed action, including but not limited to the following: i. edge effects – including the potential for the introduction of weed species and pathogens in the referral area and adjacent environment. ii. vehicle movement – potential increase of vehicles to strike fauna in the pre-construction, construction, and operation phase of the project. iii. increased presence of dogs – pre-construction, construction and operation phases have the potential to increase dog presence in the referral area and adjacent environment. iv. earthworks – potential to generate dust emissions from the removal of vegetation and movement of soil in the pre-construction and construction phase of the project. v. disturbance from increased noise, artificial light, sediment generation and other relevant stressors during construction and operation of the residential development. g) cumulative impacts, where potential project impacts on MNES are in addition to existing impacts of other activities (including current or future developments by the proponent and other proponents in the region and vicinity)
Note:	Please review the following policy statement, providing guidance on what impacts constitute a ‘indirect consequences(s)’, under paragraph 527E(1)(b) of the EPBC Act. Facilitated impacts may include (but are not limited to) the risk of injury or mortality to MNES as a result of the introduction of domestic dogs in a residential area, vehicle strike as a result of increased residential car use and/or the development of swimming pools.
4.3.	Include current maps and coordinates/shapefiles showing the total project footprint, total disturbance/direct and indirect impact areas, areas of habitat for MNES proposed to be retained.
4.4.	Include details of any policy guidelines, relevant studies, surveys, or consultations with

	species experts/field specialists, which were not included in the referral or additional information provided in support of the referral.
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5. Avoidance, mitigation and management measures

The information available in the referral indicates that there is substantial area within the project footprint with protected matters present or likely to be present.

The mitigation hierarchy is a process that is used to limit the amount of damage an action, such as a development, will have on the environment. There are three steps, and each step must be followed in order and to the greatest extent possible before moving on to the next. These steps are:

1. **avoid** harm to the environment within and surrounding the project area.
2. **reduce** or mitigate environmental damage within and surrounding the project area.
3. identify **offsets** within the region that compensate for the significant residual impacts to listed species or ecological communities.

The preliminary documentation must provide information on proposed avoidance, safeguards and mitigation measures to deal with the relevant impacts of the proposed action on MNES.

5.1.	Demonstrate that you have applied the mitigation hierarchy and exhausted all options to avoid and mitigate harm to protected matters, before resorting to environmental offsets. In doing this, you must demonstrate that any avoidance or mitigation measures will provide ecological benefits to the species in the long-term. For example, on-site avoidance/conservation areas must be connected or provide connectivity opportunities for species in the broader landscape, and must include enduring mitigation of impacts from adjacent development.
5.2.	Provide details (including a summary list or table) of avoidance and mitigation measures proposed to be undertaken to prevent or minimise impacts on protected matters (or their habitat) from the proposed action area, including: a) a description of avoidance measures that have been considered and applied. For example, project site selection to avoid valuable habitat, micro-siting of infrastructure to avoid impacts on habitat on site, or avoidance of any activity that may indirectly impact on essential lifecycle processes for species. b) a description of proposed safeguards and mitigation measures to minimise and manage relevant impacts of the action, with reference to relevant statutory or policy documents at the Commonwealth and State level (e.g., <i>Guideline: State Development Assessment Provisions (State Code 25)</i>) c) pre-clearance and clearance procedures to ensure that species are detected and managed to minimise mortality, stress, injury, or introduction of disease. d) measures to address the risk of species, such as the koala, entering the residential area and becoming trapped/isolated without resources for shelter whilst in the

	residential area and safe movement opportunities to get out of the residential area, along with sufficient information on the location and design of these measures. e) ongoing management of direct and indirect impacts due to increased likelihood of human presence, attacks by domestic dogs, and injury caused by negotiating various fence types. f) details of how speed reduction is to be achieved (e.g., traffic calming devices) and plans showing the locations of each of these features and the manner in which they will be implemented). g) information on safe road design and placement, including installation of crossing warning signs, wildlife threshold marking on road (include maps and imagery). h) the locations and size of any proposed fauna movement solutions, fire breaks, no-go or buffer zones (including buffers between the construction footprint or remaining habitat in the referral area and adjacent to the site), and potential fencing, including: i. the location of any movement solutions, fire breaks, buffer zones, or fencing. ii. the characteristics of the fauna movement solutions, fire breaks, buffer zones and fencing, (i.e., height, length, wildlife proof measures etc) iii. whether the proposed measures, such as fencing will provide a wildlife barrier to/from/within the proposed action area. i) a description of the environmental outcomes the measures are expected to achieve including details of any baseline data or proposed monitoring to demonstrate progress towards achieving these outcomes. j) information on the timing, frequency, and duration of the measures to be implemented. k) an actual or estimated cost of the mitigation measures.
5.3.	Provide an assessment of the predicted effectiveness of each proposed avoidance or mitigation measure, noting that the effectiveness of a particular measure is a reflection of confidence in the anticipated outcome. The assessment of effectiveness should be evidence based and include examples of demonstrated success of a particular measure to achieve the desired avoidance/mitigation outcome.
5.4.	For each measure proposed, indicate the: a) impacts that are being avoided and/or the significance of impacts being reduced through mitigation. b) Scientific basis for conclusions being drawn c) an evidence-based likelihood of success/risk assessment d) responsible party

	e) milestones / performance / completion criteria f) proposed monitoring and evaluation program.
5.5.	Describe any statutory or policy basis for the proposed measures, including reference to the SPRAT Database and relevant approved conservation advice, recovery plan or threat abatement plan, and a discussion on how the proposed measures are not inconsistent with relevant plans. For example, the National Recovery Plan for the Grey-Headed Flying Fox states an objective to: <i>‘To improve the Grey-headed Flying-foxes national population trend by reducing the impact of the threats outlined in this plan on Grey-headed Flying-foxes through habitat identification, protection, restoration and monitoring’.</i> Please provide a discussion on how the proposed action is not inconsistent with relevant species’ objectives or alternatively, how the proposed avoidance, mitigation/management and offsetting actions will compensate for any residual significant impacts, thereby ensuring consistency with the objective for relevant EPBC Act species.
5.6.	All proposed measures must consider the ‘S.M.A.R.T’ principle: S – Specific (species-specific objectives, methods, outcomes, and repeatability) M – Measurable (baseline information, quantifiable, auditable) A – Achievable (timeframes, financial and human resources) R – Relevant (conservation advice, recovery plans, threat abatement plans) T – Time-bound (set implementation, performance and completion timeframes).

6. Proposed offsets

Where residual significant impacts to listed threatened species or ecological communities remain after application of all reasonable avoidance and mitigation measures, a compensatory environmental offset in accordance with the Environment Protection and Biodiversity Conservation Act 1999 *Environmental Offsets Policy* (EPBC Offsets Policy)¹ is required.

Offsets must be specific to the species or ecological community being impacted, must address the attribute of the protected matter that is impacted, and must deliver an outcome for the protected matter that is demonstrably equal or better than if neither the impact nor the offset occurred. Offsets are not intended to make proposed actions with unacceptable impacts, acceptable.

If an offset is required, prior to publication, the preliminary documentation must include an:

1. **Offset Proposal** – The Offset Proposal must provide detail about the proposed offset site or sites including baseline survey information, habitat or vegetation quality scores, how the offset will be managed, and evidence that the protected matter is present or uses the offset site. The Offset Proposal must demonstrate how the proposed offset is suitable and meets the principles of the EPBC Offsets Policy and must include sufficient information for the

¹ <https://www.dcceew.gov.au/environment/epbc/publications/epbc-act-environmental-offsets-policy>

department to assess it using the EPBC Offsets Assessment Guide.

2. **Offset Management Plan (OMP)** – The OMP supports the Offset Proposal and must detail all the management activities to be undertaken at the offset site including setting environmental objectives, milestones, monitoring and reporting measures. Management plans and activities must be targeted towards the specific plant, animal, ecological community, or place (protected matter) that is being offset. If there is more than one offset site, then a separate OMP must be prepared for each site.

For further details regarding offset requirements and the requirements of an Offset Proposal and OMP, see [Attachment B](#).

7. Habitat quality assessment

A methodology that is suitable for each listed threatened species or threatened ecological community (i.e., endorsed by the department or supported by literature) where there is a residual significant impact must be used to assess habitat quality, noting the same scoring mechanism must be used at both impact and offset sites.

The department encourages proponents to consult and seek endorsement from the department on a proposed method prior to undertaking any habitat quality assessment at both impact and offset site(s).

The department currently prefers habitat quality scoring methods for each prescribed matters to be consistent with the Modified Habitat Quality Assessment (MHQA) method. The MHQA tool derives habitat quality scores using an adaptation of the Queensland Government's '[Guide to determining terrestrial habitat quality version 1.2](#)' (DEHP Guide).

The MHQA aligns, as far as possible the DEHP Guide with the requirements of the EPBC Act Environmental Offsets Policy for determining habitat quality scores. In aligning with this policy, all habitat quality scoring methods are required to generate future scores for 'with' and 'without' offset scenarios. Forecast gains or loss in habitat quality score must be substantiated by scientific information and via the endorsed MHQA (or alternative) method.

To support the habitat quality assessment, a link to the DEHP Guide, a MHQA scoring guide, and a MHQA scoring spreadsheet template (.xlsx) are provided herein. When calculating offsets, please refer to the department's published guidance: [How to use the Offsets Assessment Guide](#).

A precautionary approach to forecasting scores should be applied, with all limitations and uncertainties considered, documented and integrated within the 'Confidence in Result % (Quality)' value applied in the Offset Assessment Guide (offset calculator). Please also note the following:

- If you propose a habitat quality gain of more than 2 points, or an achieved future habitat quality score 'with offset' of 9 or 10, it becomes less certain that the conservation outcome can be achieved. The justification of effectiveness of your proposed management measures and associated habitat quality score improvements and (reflected in the confidence in result) must be supported by substantial evidence.
- Higher habitat quality gains will generally be associated with lower 'confidence in result' scores in the Offset Assessments Guide to reflect the difficulty associated with achieving the conservation outcomes. In these cases, it is likely that outcomes-based commitments will be required in the associated management plan for the site, including specifying binding

metrics to be met to demonstrate quality improvement. For further information, please contact the department to discuss the metrics that will be used to demonstrate achievement of quality standards.

If you intend to propose an alternative methodology for assessing and scoring habitat quality for any/all of the prescribed matters likely to experience significant residual impacts as a result of the proposed action, the alternative methodology must:

- directly relate to habitat requirements of the species and factors associated with the viability of the prescribed matter, and align with information contained in the SPRAT database and relevant statutory/departmental documents, and
- be substantiated with appropriate field surveys in accordance with the relevant survey guidelines or using a scientifically robust and repeatable methodology.

Where there are any inconsistencies between the habitat assessment approach and information contained in the SPRAT database, the inconsistencies must be discussed with the department prior to the submission of the assessment documentation and must be supported by scientific evidence including published research, independent expert advice and information derived from field surveys.

8. Economic and social matters

If not previously provided in the referral documentation, the preliminary documentation must:	
8.1.	Provide details on the social and economic costs and/or benefits of undertaking the proposed action, including the basis for any estimations of costs and/or benefits. Where possible, please include the total economic capital investment and economic ongoing value of the project.
8.2.	Identify if economic benefits and employment opportunities are in addition to what would have been expected if the action were not to take place.
8.3.	Provide details of any public stakeholder consultation activities, including the outcomes of those consultations.
8.4.	Provide details of any consultation with Indigenous stakeholders. Indigenous engagement Identify existing or potential native title rights and interests, including any areas and objects that are of particular significance to Indigenous peoples and communities, possibly impacted by the proposed action and the potential for managing those impacts. Describe any Indigenous consultation that has been undertaken, or will be undertaken, in relation to the proposed action and their outcomes. This should include: a) details regarding the specific Indigenous groups and Traditional Owners consulted and an indication of the areas, both tangible and intangible, of cultural significance across the project site; and b) a discussion about how impacts to areas and/or objects of Indigenous cultural

	significance (tangible and intangible) are avoided, mitigated or minimised. The department considers that best practice consultation, in accordance with the <i>Interim Engaging with First Nations People and Communities on Assessments and Approvals under the Environment Protection and Biodiversity Conservation Act 1999</i> (2023) includes: a) identifying and acknowledging all relevant affected Indigenous peoples and communities. b) committing to early engagement. c) building trust through early and ongoing communication for the duration of the project, including approvals, implementation and future management. d) setting appropriate timeframes for consultation; and e) demonstrating cultural awareness. Describe any state requirements for approval or conditions that apply, or that the proponent reasonably believes are likely to apply, to the proposed action with regards to Indigenous peoples and communities.
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9. Ecologically sustainable development

If not previously provided in the referral, the preliminary documentation must:	
9.1.	Provide a description of how the proposed action meets the principles of ecologically sustainable development, as defined in section 3A of the EPBC Act, which are as follows: (a) decision making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations. (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. (c) the principle of inter-generational equity – that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations. (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision making

10. Environmental record of the person proposing to take the action

Include details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:	
10.1.	the person proposing to take the action;

10.2.	for an action for which a person has applied for a permit, the person making the application;
10.3.	if the person is a body corporate—the history of its executive officers in relation to environmental matters; and
10.4.	if the person is a body corporate that is a subsidiary of another body or company (the parent body)—the history in relation to environmental matters of the parent body and its executive officers.

11. Ecological data provision

The preliminary documentation must include an appendix of occurrence records (both sightings and evidence of presence) for all listed threatened and migratory species identified during field surveys for the proposed action. This data may be used by the department to update the relevant species distribution models that underpin the publicly available Protected Matters Search Tool (PMST).

The species occurrence records must be provided in accordance with the department's [Guidelines for biological survey and mapped data \(2018\)](#) using the [species observation data template](#). Sensitive ecological data must be identified and treated in accordance with the department's [Sensitive Ecological Data – Access and Management Policy V1.0](#) (2016) or subsequent revision.

ATTACHMENT B

INFORMATION REQUIREMENTS FOR EPBC ACT OFFSET PROPOSALS AND OFFSET MANAGEMENT PLANS

An EPBC Act offset proposal must demonstrate that the relevant species or ecological communities significantly impacted by the proposed action is not worse-off when compared to a situation where neither the impact nor the offset occurred.

1. Offset Proposal requirements

Further to Section 6 of the PD request, the offset proposal must include, but not be limited to, the following:	
1.1.	A detailed project description, including a site description and how and to what extent your action will impact on protected matters.
1.2.	Details of the protected matters being impacted by the proposed action, including the total number of individuals or extent of habitat being impacted.
1.3.	Details about the offset proposal/offset site, including: a) A description of the proposed offset site(s) including location, size, and relevant ecological/species habitat features, landscape context and cadastre boundaries of the offset site(s) (supported by mapping). b) Information about how the proposed offset/s area will provide connectivity with other relevant habitats and biodiversity corridors. c) Information how the proposed offset site/s contribute to relevant State and/or regional plan/s or initiatives for the conservation of the protected matter. d) Evidence of the presence of, or usage by, relevant MNES on, or adjacent to the proposed offset site(s) e) Evidence that the location of the offset site is suitable and provides a conservation benefit to the impacted protected matter. Note: The EPBC Offsets Policy states that in most cases, the offset site should be as close to the impact as possible. f) Up to date surveys and baseline data confirming the current condition/quality of vegetation on site (including number of hollow bearing trees if relevant), the extent and presence of weeds, and the extent of threats. g) Information about the ecosystems present, current usage of the site, its general condition and location in the landscape/region h) An assessment of how the offset and impacts sites are like-for-like, i.e., the environmental values for the MNES at the offset are of the same type or equivalent to that affected by the proposed action. i) The methodology, with justification and supporting evidence, used to inform the inputs of the Offsets Assessment Guide in relation to the offset site for each

	relevant MNES, including: a. total area of habitat (in hectares) b. habitat quality (as discussed in section 8) c. time over which loss is averted (max. 20 years) d. time until ecological benefit e. risk of loss (%) without offset f. risk of loss (%) with offset g. confidence in result (%). j) Details and execution timing of the mechanism to legally secure the environmental offset/s (under Queensland legislation or equivalent) to provide enduring protection for the potential offset area/s against development incompatible with conservation.
1.4.	The Offset Proposal <u>must</u> demonstrate how the offset meets the principles of the EPBC Offsets Policy and EPBC Offsets Assessment Guide to inform the Minister's decision on whether or not the project should be approved under the EPBC Act.
1.5.	Details of the actual or estimated cost of the offset proposal including costs associated with proposed mitigation and management measures onsite.
1.6.	Details of the protective mechanism proposed to be applied at any offset site/s to provide enduring protection to the site for at least the duration of the impact, including a draft of the protective mechanism and its terms.

2. Offset Management Plan (OMP) requirements

An offset management plan is a practical document that outlines what must be done to manage an offset site. A plan must detail all the management activities at the offset site and how progress will be monitored and reported. An OMP provides confidence that the outcomes described in an offset proposal can and will be achieved. The OMP must include, but may not be limited to:

2.1	A description of the proposed offset site(s) including location, size, condition, existing and future tenure, and relevant ecological/species values present and surrounding land uses.
2.2	Maps and shapefiles to clearly define the location and boundaries of the offset area/s, accompanied by the offset attributes (e.g., physical address of the offset area/s, coordinates of the boundary points in decimal degrees, the relevant MNES that the environmental offset/s compensates for, and the size of the environmental offset/s in hectares).
2.3	Baseline survey information showing MNES presence and the extent and quality of the respective habitat(s) at the proposed offset site(s) in accordance with the relevant

	survey guidelines or using a scientifically robust and repeatable methodology.
2.4	Summarised details of the nature of the conservation gain to be achieved for relevant MNES, including the creation, restoration and revegetation of habitat in the proposed offset area/s.
2.5	Information about how the proposed offset area/s will provide connectivity with other habitats and biodiversity corridors and/or will contribute to a larger strategic offset for the relevant MNES. This should include information about how the proposed offset/s area contributes to any state and/or regional plan/s for the conservation of the protected matter.
2.6	Mechanisms for protection, for at least the full duration of the impact, under a conservation covenant or otherwise accepted method, noting that protection mechanisms for permanent impacts should continue in perpetuity.
2.7	Completion criteria and, if necessary, performance targets that evidence protection or improvement of EPBC Act listed communities, species and their habitat. For the purpose of the plan: a) completion criteria are longer term time-bound values, specified for measurable parameters, that if attained and maintained ensure the plan's environmental objectives are achieved; and For example: 'By Year 20, the approval holder must reduce non-native plant cover to within 5% of the benchmark value associated with each Regional Ecosystem.' b) performance targets are time-bound short and medium term targets, for management interventions and environmental condition, that are used to monitor, evaluate, review and improve the effectiveness of the plan to offset impacts. For example: 'By Year 10, the approval holder must reduce non-native plant cover to within 10% of the benchmark value associated with each Regional Ecosystem.'
2.8	The plan includes management measures that will protect or improve EPBC Act listed threatened ecological communities and/or species and their habitat. Each management measure: a) is specifically linked to the attribute of the protected matter for which the management measure applies b) has timeframes for implementation c) is described sufficiently to avoid ambiguity and to inform plan implementation d) is related to attaining/maintaining completion criteria and/or performance targets; and e) is derived from recognised principles, practice, or guidelines, and is justified - technically, scientifically and legally (e.g. by recommendation in a national recovery plan) – as an effective and appropriate measure to attain and/or maintain the

	plan's completion criteria and/or performance targets. Management activities must be targeted towards the needs of the protected matter that is offset, and must align with the recovery objectives for the species as identified in relevant National Recovery Plans or Conservation Advices.
2.9	The plan identifies and manages uncertainty. To this end the plan specifies: a) key data/information used to formulate the plan; b) the limitations and/or uncertainty associated with the use of that data/information; c) the risks that limitation and/or uncertainty represents for plan failure; and d) how limitations and/or uncertainty, and associated risks, are mitigated during plan implementation. For example, where a margin of safety is applied to management measures until uncertainty is reduced to an acceptable level or performance targets/completion criteria are attained/maintained.
2.10	The plan assesses the risk of failure to achieve the plan's performance targets and/or completion criteria. To this end the plan: a) states the plan's performance targets and/or completion criteria; b) identifies events or circumstances that prejudice attainment/maintenance of performance targets and/or completion criteria. The events or circumstances must address scientific/ecological uncertainty, stochastic events and legal/land use planning factors that may represent risks; c) includes a qualitative assessment of the likelihood and consequence of those events or circumstances, and the residual risk of failure to achieve those criteria due to identified events or circumstances (assuming management measures will be implemented); d) characterises risk as low, medium, high or severe, and derived from likelihood (highly likely, likely, possible, unlikely, rare) and consequence (minor, moderate, high, major and critical); and e) outlines how consequence, likelihood and risk level for each risk have been determined.
2.11	The plan manages the risk of failure to achieve performance targets and/or completion criteria by: a) specifying management measures that will be implemented to attain/maintain the completion criteria and/or performance targets; b) enhancing monitoring and management measures for high risk events or circumstances, thereby providing a 'margin of safety' to detect, avoid or mitigate the likelihood and/or impacts of the event or circumstance; c) specifying measurable events or circumstances (management triggers) that detect actual or potential issues in a timely manner to avoid, minimise or mitigate adverse

	impacts; d) ensuring the monitoring program includes activities to detect management triggers, and explains how monitoring activities may inform the selection and implementation of corrective actions; e) specifying methods to be used to determine whether the management trigger is project attributable; f) specifying effective and appropriate corrective actions that may be implemented if a management trigger is realised; and g) monitoring the effectiveness of corrective actions and implementing appropriate responses in the event corrective actions are not effective.
2.12	The plan assesses the risk of failure to achieve the plan's performance targets and/or completion criteria. To this end the plan: a) states the plan's performance targets and/or completion criteria; b) identifies events or circumstances that prejudice attainment/maintenance of performance targets and/or completion criteria. The events or circumstances must address scientific/ecological uncertainty, stochastic events and legal/land use planning factors that may represent risks; c) includes a qualitative assessment of the likelihood and consequence of those events or circumstances, and the residual risk of failure to achieve those criteria due to identified events or circumstances (assuming management measures will be implemented); d) characterises risk as low, medium, high or severe, and derived from likelihood (highly likely, likely, possible, unlikely, rare) and consequence (minor, moderate, high, major and critical); and e) outlines how consequence, likelihood and risk level for each risk have been determined.
2.13	The plan describes the monitoring methods that will be implemented, and: a) demonstrates the relevance of the monitoring methods to the protection of the relevant aspect of the protected matter(s) for which the offset is implemented; b) includes quantitative (e.g. on-ground survey results) and qualitative baseline data (e.g. photo-point monitoring sites) that establish the start quality/condition of the environment and which can be used to measure performance against; c) describes the sampling strategy (including monitoring area, site selection and sampling intensity over space and time) and statistical analyses to be employed; d) justifies the sampling strategy/monitoring methods, including through: e) an assessment of effectiveness and constraints to use; f) capacity to detect change in environmental condition due to management

	interventions; g) capacity to demonstrate attainment of performance targets and/or completion criteria; and h) the statistical power of the strategy/method. i) commits to engage appropriately qualified experts to design and conduct monitoring and survey activities, and analyse monitoring results; j) accounts for seasonal/climatic variability; and k) details the location, nature and number of monitoring sites, including benchmark/reference sites to evaluate management performance.
2.14	The plan includes commitments to report on plan implementation and success as well as opportunities for improvement. This is achieved by: a) if the project is approved, identifying relevant reporting obligations under the EPBC approval, or otherwise proposing appropriate regular reporting intervals, objectives and methods; b) specifying how plan/strategy implementation will be reported in accordance with those obligations; c) including a reporting template specifying key risk management, management measures, monitoring and adaptive implementation outcomes for the reporting period; and d) including a schedule and triggers for reporting types (e.g. annual compliance, incident, non-compliance, contingency).

ATTACHMENT C

Comments from the National Indigenous Australians Agency (NIAA) on Double Jump Road Residential Estate Development, 50 Double Jump Road, Victoria Point, Queensland (EPBC 2024/09825)

First Nations engagement

The NIAA recommends that proponents ensure they have identified and engaged with the Traditional Owners and other First Nations stakeholders with interests in a project and have provided them with sufficient time and information to make informed assessments of the possible impact of the project on their interests. We recommend that proponents engage directly and actively with the Traditional Owners and any other First Nations stakeholders on the range of potential environmental, cultural, social and economic interests and concerns they may have in relation to a project. We recommend that this engagement be ongoing for the life of the project, including development, construction, operation and any project decommissioning.

Recent guidance on principles for culturally appropriate and respectful First Nations engagement is provided by the Department of Climate Change, Energy, the Environment and Water in [*Interim Engaging with First Nations People and Communities on Assessments and Approvals under the Environment Protection and Biodiversity Conservation Act 1999*](#). The Guide, [*Clean Energy Agreement Making on First Nations Land*](#), also includes useful points for proponents to consider.

The NIAA recommends that proponents ensure they engage with the Traditional Owners who speak for particular Country. There may be a number of different First Nations people, groups and organisations with rights and interests related to a particular project. Proponents should be aware of the Native Title, land owning, representative, community or First Nations local government organisations in their area, who can often help in the identification of the relevant Traditional Owners and groups for consultation.

It can be helpful for proponents to develop First Nations stakeholder engagement plans. The plans should be developed in collaboration with the relevant First Nations stakeholders and document their preferences for engagement methods and frequency.

To support and strengthen relationships between proponents and Traditional Owners, the NIAA encourages proponents to consider developing a formal agreement with the relevant Traditional Owner group. Where relevant, this may be an Indigenous Land Use Agreement (ILUA) with Native Title claimants or Native Title holders. An agreement can provide a framework for ongoing consultations, dispute management, environmental and cultural heritage management, land and water access, and economic opportunities and partnerships.

Native Title

Proponents are advised to ascertain whether there are any Native Title claims, determinations or settlements relevant to a proposed project. The National Native Title Tribunal's website and [Native Title Vision \(nntt.gov.au\)](https://nntt.gov.au) may provide related information.

Department of Climate Change, Energy, the Environment and Water

OFFICIAL

Where a Native Title claim, determination or settlement is identified, we recommend the proponent consult with the claimants, Native Title holders or settlement body through their relevant [Native Title representative body and service provider](#), legal representative, Prescribed Body Corporate or other relevant organisation. Native Title Vision provides some information on the relevant bodies.

The NIAA advises that the absence of Native Title claims or determinations over all or sections of a project area does not necessarily mean Native Title does not exist. While Native Title rights and interests will likely have been extinguished over any freehold land tenure, it may still exist over other land tenures, such as Crown Land and leases or offshore areas. Where a project is not on freehold or exclusive land tenure types, we recommend that proponents seek advice from the relevant state or territory government on whether any requirements under the future act provisions of the *Native Title Act 1993* apply prior to commencing works.

Cultural Heritage

The NIAA recommends that proponents assess the potential cultural heritage impacts of a project in collaboration with the relevant Traditional Owners, knowledge holders and other First Nations stakeholders, who may include First Nations organisations appointed under state or territory First Nations cultural heritage legislation. We recommend that this assessment include on-site inspections with the Traditional Owners and knowledge holders, and consideration of both tangible and intangible cultural heritage values. Intangible values can include songlines, dreaming sites, associations with biogeographic features, and culturally significant flora and fauna species.

The NIAA recommends that proponents collaborate with the relevant Traditional Owners, knowledge holders and other relevant First Nations stakeholders following the cultural heritage assessment to develop agreed measures for the protection and management of First Nations cultural heritage. Depending on the nature, size and potential impacts of a project, we recommend that proponents consider developing a Cultural Heritage Management Plan (CHMP) for the project that includes:

- the outcomes of the cultural heritage assessment;
- measures agreed with the Traditional Owners for the protection and management of both tangible and intangible cultural heritage values and mitigation of impacts;
- agreed protocols for the identification, protection and management of any cultural heritage values discovered during the project; and
- delivery of cultural awareness training to project staff and contractors to ensure that CHMP measures are implemented.

Economic opportunities and partnerships

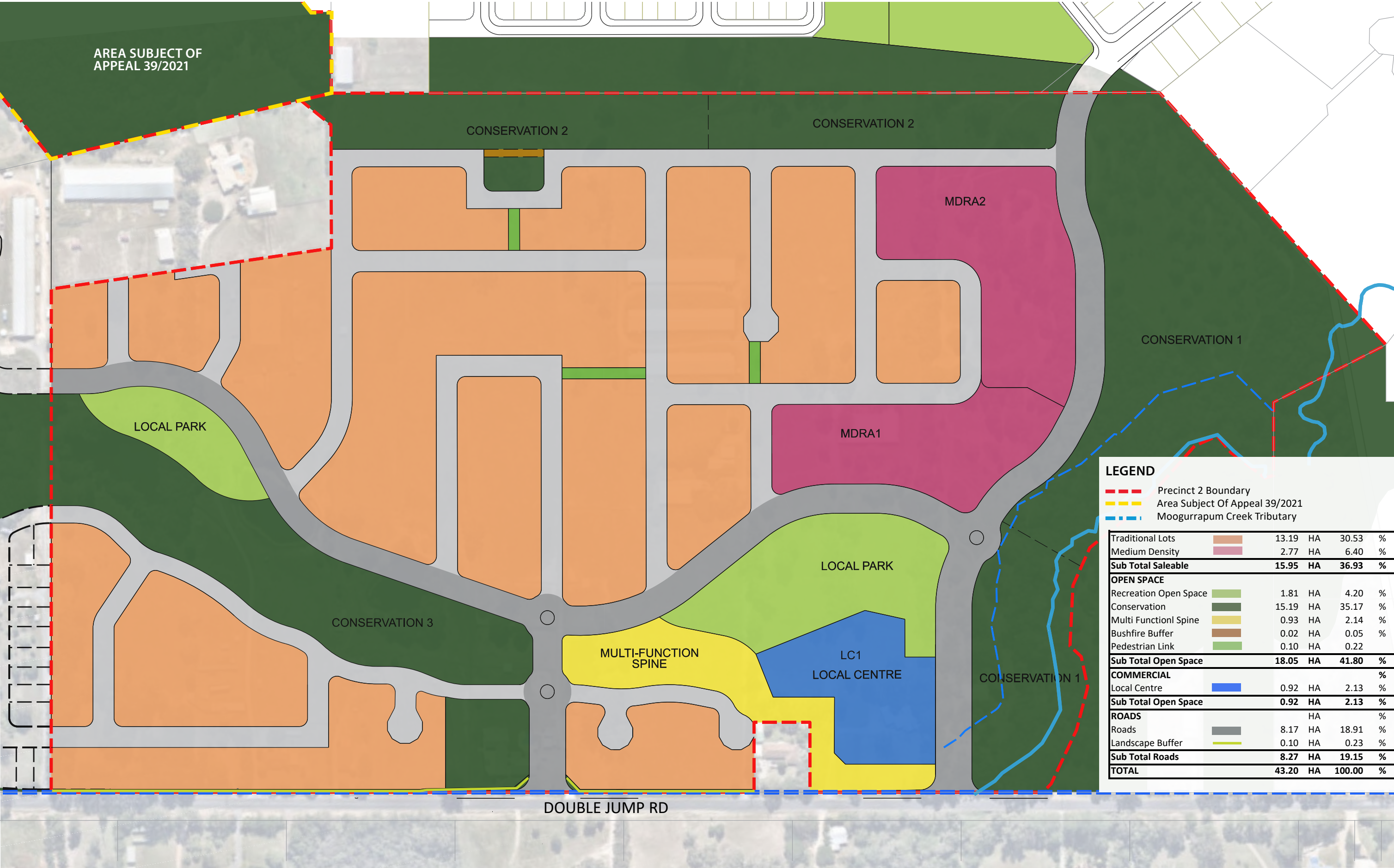
The NIAA encourages the engagement of First Nations employees and businesses to help realise the economic benefit of a project for the local First Nations community. We encourage proponents to discuss opportunities for First Nations people and businesses with Traditional Owners and other First Nations stakeholders.

To support First Nations economic participation, we recommend proponents develop a First Nations employment, training and procurement plan incorporating participation targets. The Department of Infrastructure, Transport, Regional Development, Communications and the Arts' [*Indigenous Employment and Supplier-use Infrastructure Framework*](#) and the Australian Government's [*Indigenous Procurement Policy*](#) contain useful tools for setting employment and business procurement targets respectively.

Proponents may wish to contact local employment providers such as Workforce Australia to connect with potential First Nations employees. Likewise, Supply Nation maintains an online directory that can be used to identify suitable First Nations businesses to support a project.

Appendix 2: Development Layout

*Appendix 2.1:
Development Layout
(Structure Plan)*



LEGEND

- Precinct 2 Boundary
- Area Subject Of Appeal 39/2021
- Moogurrapum Creek Tributary

Traditional Lots		13.19	HA	30.53	%
Medium Density		2.77	HA	6.40	%
Sub Total Saleable		15.95	HA	36.93	%
OPEN SPACE					
Recreation Open Space		1.81	HA	4.20	%
Conservation		15.19	HA	35.17	%
Multi Functionl Spine		0.93	HA	2.14	%
Bushfire Buffer		0.02	HA	0.05	%
Pedestrian Link		0.10	HA	0.22	%
Sub Total Open Space		18.05	HA	41.80	%
COMMERCIAL					
Local Centre		0.92	HA	2.13	%
Sub Total Open Space		0.92	HA	2.13	%
ROADS					
Roads		8.17	HA	18.91	%
Landscape Buffer		0.10	HA	0.23	%
Sub Total Roads		8.27	HA	19.15	%
TOTAL		43.20	HA	100.00	%

DISCLAIMER:
This plan has been based on reasonable assumptions and is yet to be subject to detailed design and overall engineering assessment. Urban Master Planning + Design accepts no consequential loss for matters arising from the content of this plan.





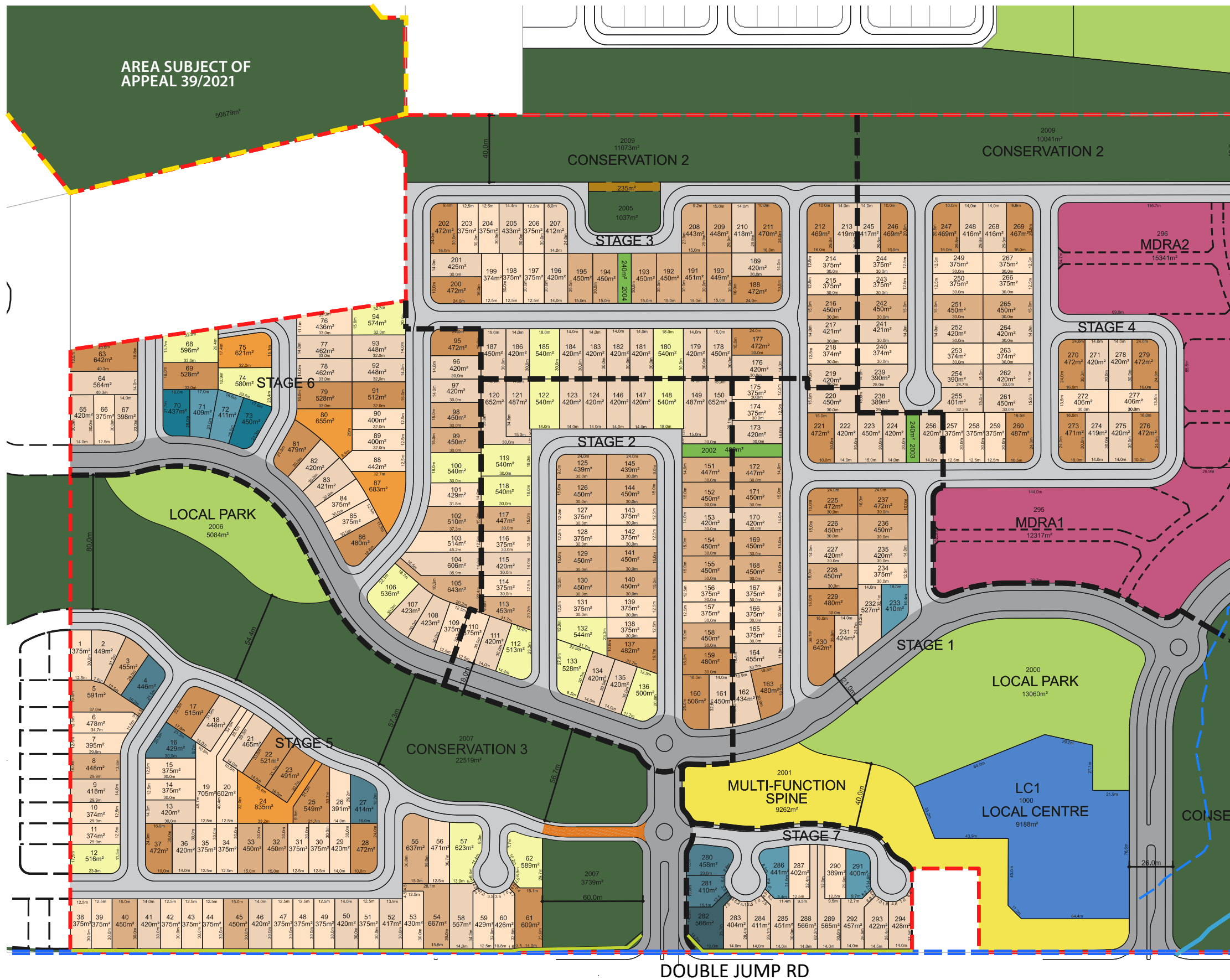
- LEGEND**
- Precinct 2 Boundary
 - Area Subject Of Appeal 39/2021
 - Moogurrapum Creek Tributary

Lot Typology	Average Lot Size	Number of Lots	Percentage
28 X 14	392m ²	4	1.36 %
28 X 16	448m ²	7	2.38 %
28 X 20	560m ²	1	0.34 %
30 X 12.5	375m ²	81	27.55 %
30 X 14	420m ²	95	32.31 %
30 X 15	450m ²	47	15.99 %
30 X 16	480m ²	37	12.59 %
30 X 18	540m ²	18	6.12 %
30 X 20	600m ²	4	1.36 %
TOTAL		294	100 %
Average Lot Size		448	m²

Traditional Lots	13.19	HA	30.53	%
Medium Density	2.77	HA	6.40	%
Sub Total Saleable	15.95	HA	36.93	%
OPEN SPACE				
Recreation Open Space	1.81	HA	4.20	%
Conservation	15.19	HA	35.17	%
Multi Function! Spine	0.93	HA	2.14	%
Bushfire Buffer	0.02	HA	0.05	%
Pedestrian Link	0.10	HA	0.22	%
Sub Total Open Space	18.05	HA	41.80	%
COMMERCIAL				
Local Centre	0.92	HA	2.13	%
Sub Total Open Space	0.92	HA	2.13	%
ROADS				
Roads	8.17	HA	18.91	%
Landscape Buffer	0.10	HA	0.23	%
Sub Total Roads	8.27	HA	19.15	%
TOTAL	43.20	HA	100.00	%

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STAGING	SALEABLE AREA - HA	NUMBER OF LOTS	ROAD LENGTH - m	CONSERVATION HA	OPEN SPACE - HA	COMMERCIAL HA
1	1.45	33	831.5	1.265	2.28	
2	2.33	52	404.2		0.02	
3	1.90	44	658.4	1.211	0.046	
4	1.71	41	686.4	5.007		
5	2.83	62	775.8	2.626	0.51	
6	2.27	47	615.7			
7	0.67	15	162.3			
MDRA1	1.23	1	91.2			
MDRA2	1.53	1	350.2			
LC1		1				0.918
TOTAL	15.92	297	4575.7	10.109	2.856	0.918

Note: Excludes area subject to appeal 39/2021

LEGEND

- Precinct 2 Boundary
- Staging Boundary
- Area Subject Of Appeal 39/2021
- Moogurrup Creek Tributary

Lot Typology	Average Lot Size	Number of Lots	Percentage
28 X 14	392m ²	4	1.36 %
28 X 16	448m ²	7	2.38 %
28 X 20	560m ²	1	0.34 %
30 X 12.5	375m ²	81	27.55 %
30 X 14	420m ²	95	32.31 %
30 X 15	450m ²	47	15.99 %
30 X 16	480m ²	37	12.59 %
30 X 18	540m ²	18	6.12 %
30 X 20	600m ²	4	1.36 %
TOTAL		294	100 %
Average Lot Size	448	m ²	

Traditional Lots	13.19	HA	30.53	%
Medium Density	2.77	HA	6.40	%
Sub Total Saleable	15.95	HA	36.93	%
OPEN SPACE				
Recreation Open Space	1.81	HA	4.20	%
Conservation	15.19	HA	35.17	%
Multi Functionl Spine	0.93	HA	2.14	%
Bushfire Buffer	0.02	HA	0.05	%
Pedestrian Link	0.10	HA	0.22	%
Sub Total Open Space	18.05	HA	41.80	%
COMMERCIAL				%
Local Centre	0.92	HA	2.13	%
Sub Total Open Space	0.92	HA	2.13	%
ROADS				%
Roads	8.17	HA	18.91	%
Landscape Buffer	0.10	HA	0.23	%
Sub Total Roads	8.27	HA	19.15	%
TOTAL	43.20	HA	100.00	%

DISCLAIMER:
This plan has been based on reasonable assumptions and is yet to be subject to detailed design and overall engineering assessment. Urban Master Planning + Design accepts no consequential loss for matters arising from the content of this plan.

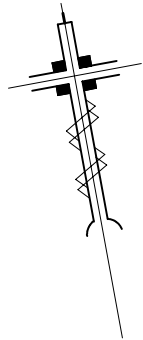


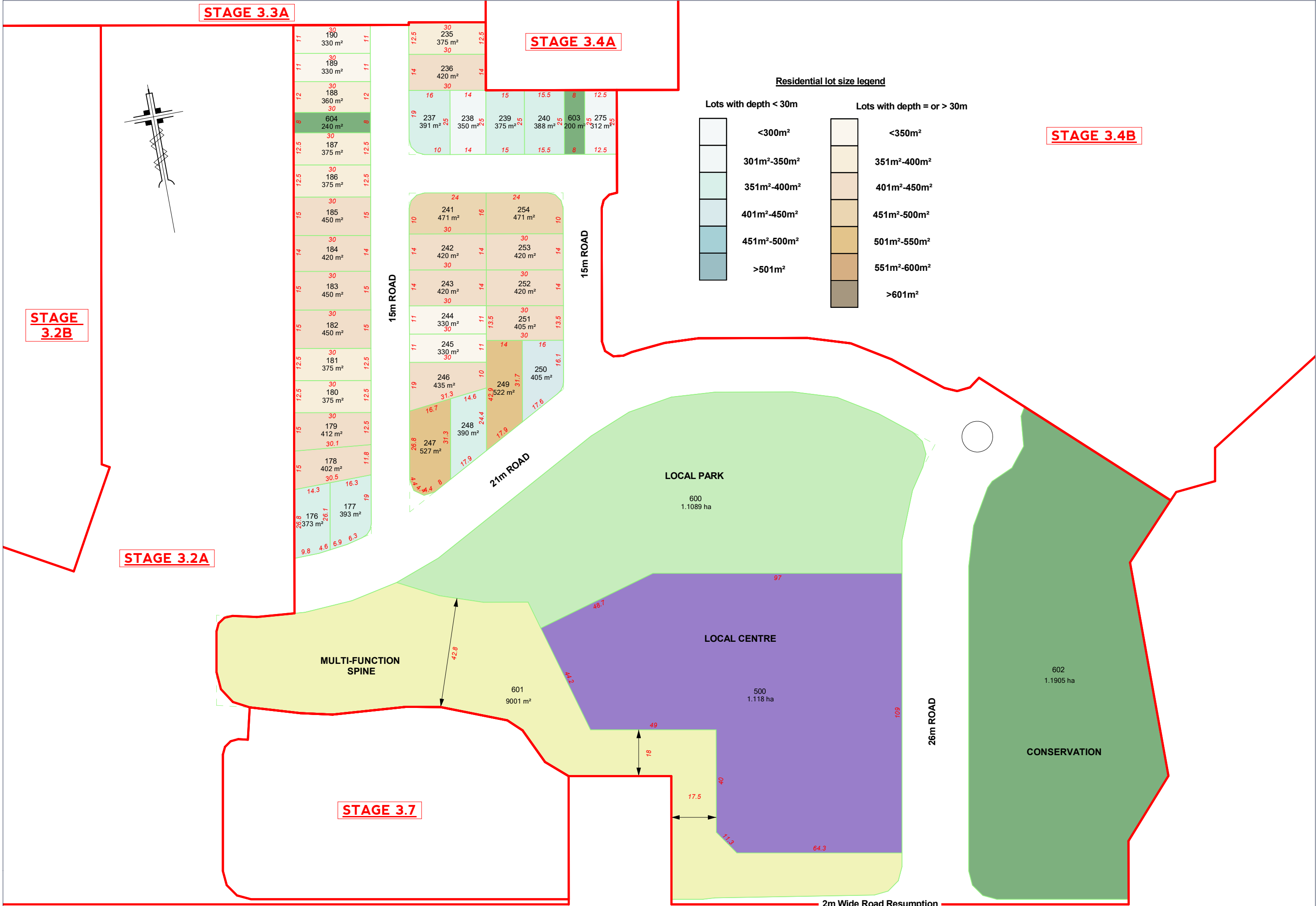
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Appendix 2.2: Staging Plan





REVISIONS				ASSOCIATED CONSULTANTS:		SURVEYOR	DATE	LEVEL DATUM:	CLIENT:	SITE:	SCALE
						ALG	10/01/2024		Sutgold Pty Ltd	42-52 Double Jump Road Victoria Point	1:1300
						DRAWN	CHECKED				PLAN REF: R0336-STG3.1-C



STAGE 3.2B

STAGE 3.4A

STAGE 3.4B

Residential lot size legend

Lots with depth < 30m

Lots with depth = or > 30m

<300m²

301m²-350m²

351m²-400m²

401m²-450m²

451m²-500m²

>501m²

<350m²

351m²-400m²

401m²-450m²

451m²-500m²

501m²-550m²

551m²-600m²

>601m²

LOCAL PARK

600
1.1089 ha

LOCAL CENTRE

500
1.118 ha

MULTI-FUNCTION SPINE

STAGE 3.7

STAGE 3.6

CONSERVATION

10.5m ROAD

CONSERVATION

703
Landscape Buffer
139 m²

REVISIONS

ASSOCIATED CONSULTANTS:

SURVEYOR **ALG**
DRAWN

DATE **10/01/2024**

CHECKED

LEVEL DATUM:
N/A

CLIENT: **Sutgold Pty Ltd**

SITE: 42-52 Double Jump Road
Victoria Point

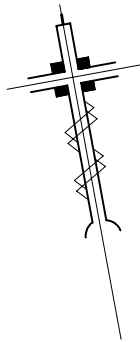
SCALE 1:1300
PLAN REF: R0336-STG3.2

AJS SURVEYS
SURVEYING • PLANNING • DEVELOPMENT
17 Judd Street, Gunndale, Qld 4154
P: 07 3823 2144 E: mail@ajs.net.au
www.ajsurveys.com.au

STAGE 3.2A LOT CALCCS

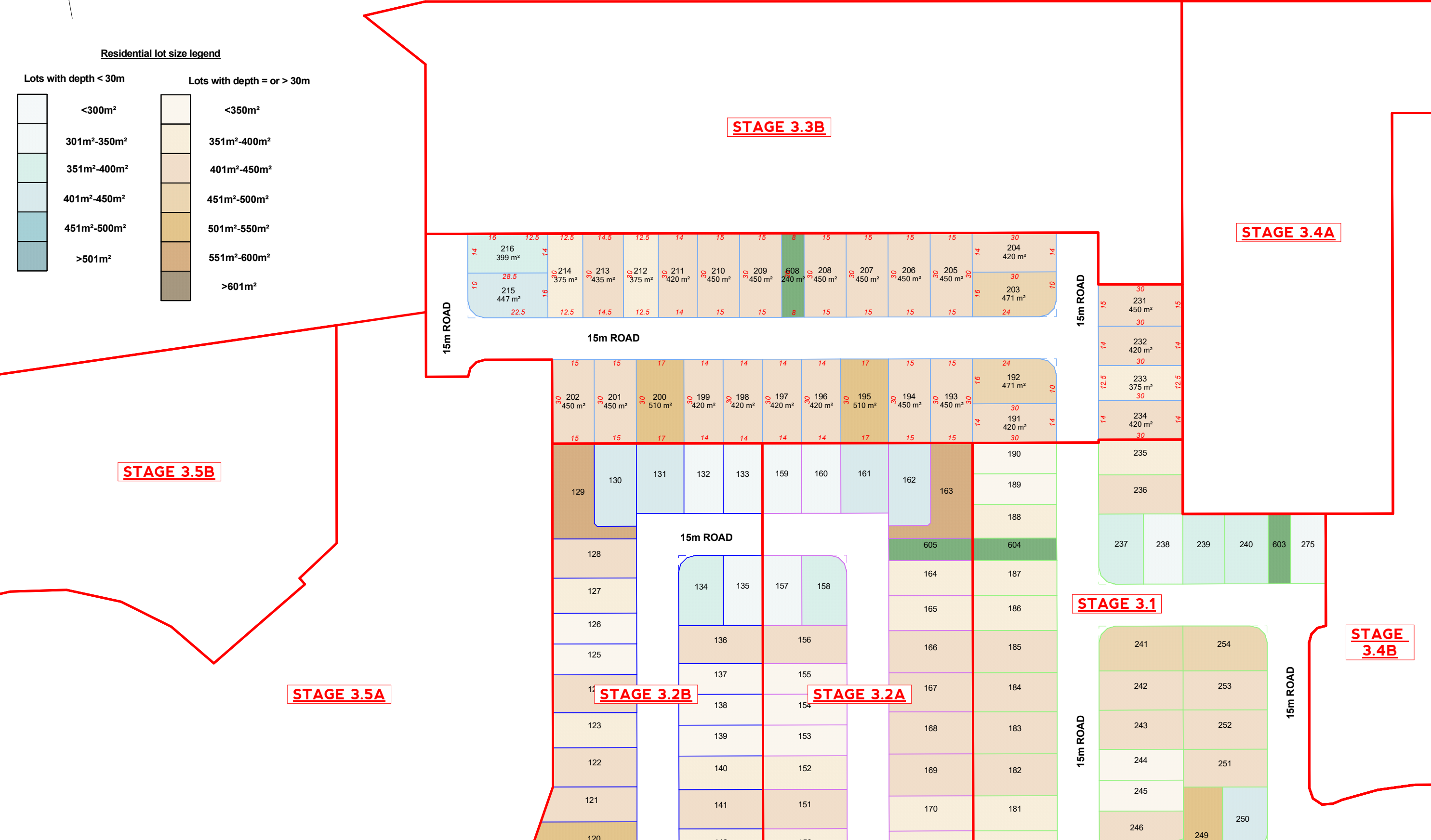


REVISIONS				ASSOCIATED CONSULTANTS:				SURVEYOR ALG		DATE 10/01/2024		LEVEL DATUM: N/A		CLIENT: Sutgold Pty Ltd		SITE: 42-52 Double Jump Road Victoria Point		SCALE 1:1300	
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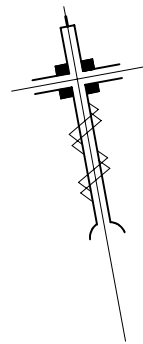
Residential lot size legend

Lots with depth < 30m		Lots with depth = or > 30m	
	<300m²		<350m²
	301m²-350m²		351m²-400m²
	351m²-400m²		401m²-450m²
	401m²-450m²		451m²-500m²
	451m²-500m²		501m²-550m²
	>501m²		551m²-600m²
			>601m²



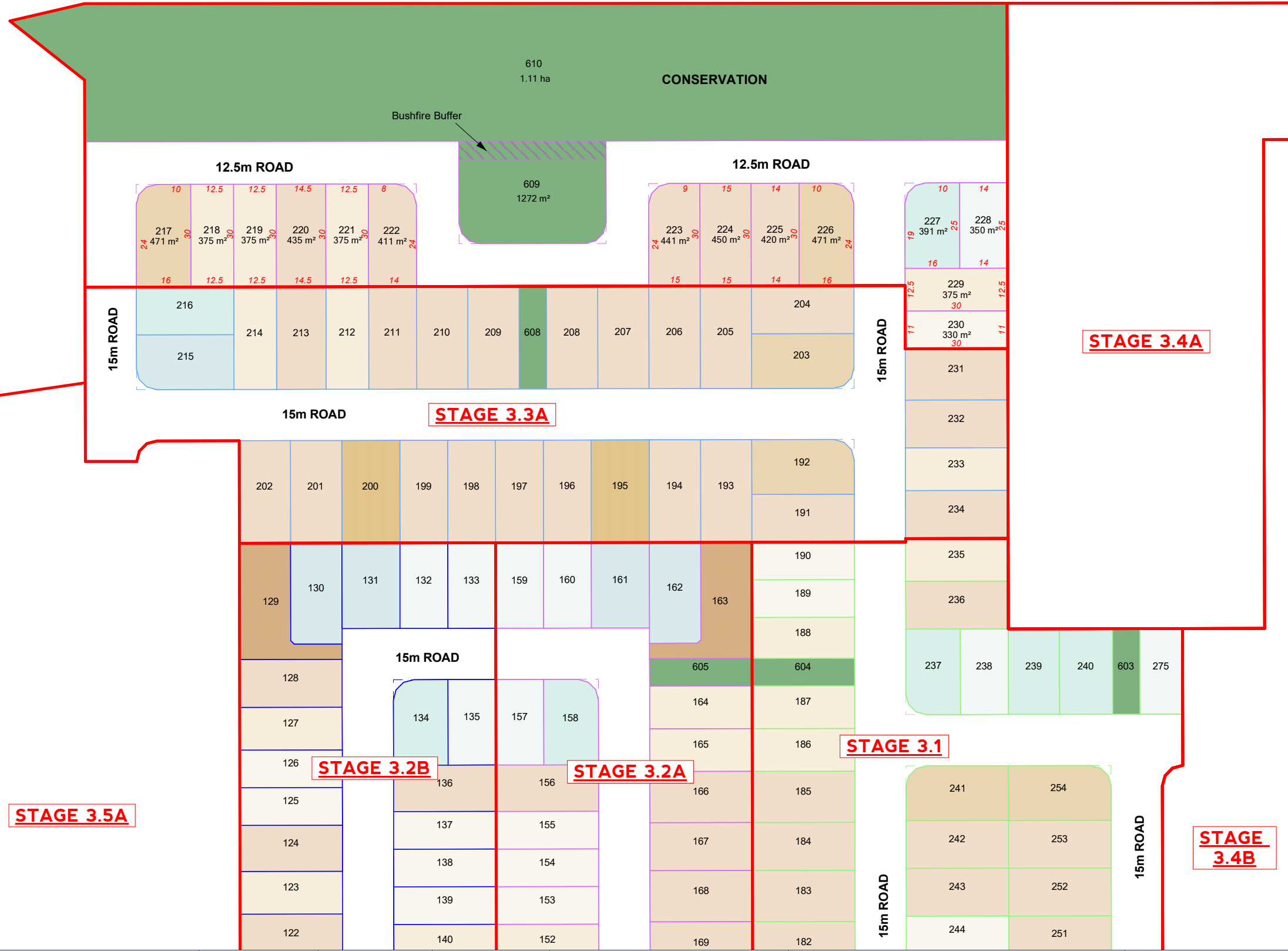
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						DRAWN	CHECKED				PLAN REF:R0336-STG3.3A-C

STAGE 3.3B LOT CALCS



Residential lot size legend

Lots with depth < 30m		Lots with depth = or > 30m	
	<300m ²		<350m ²
	301m ² -350m ²		351m ² -400m ²
	351m ² -400m ²		401m ² -450m ²
	401m ² -450m ²		451m ² -500m ²
	451m ² -500m ²		501m ² -550m ²
	>501m ²		551m ² -600m ²
			>601m ²



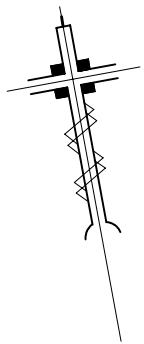
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						DRAWN	CHECKED				



REVISIONS				ASSOCIATED CONSULTANTS:		SURVEYOR	ALG	DATE	10/01/2024	LEVEL DATUM:	N/A	CLIENT:	Sutgold Pty Ltd	SITE:	42-52 Double Jump Road Victoria Point	SCALE	1:1300
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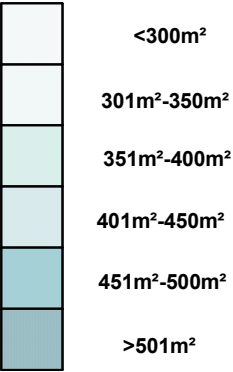


REVISIONS				ASSOCIATED CONSULTANTS:				SURVEYOR ALG		DATE 10/01/2024		LEVEL DATUM: N/A		CLIENT: Sutgold Pty Ltd		SITE: 42-52 Double Jump Road Victoria Point		SCALE 1:1300	
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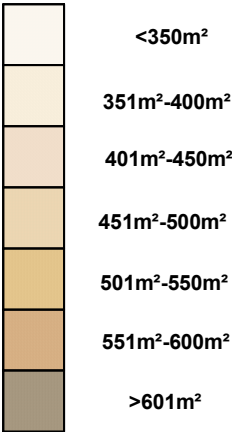


Residential lot size legend

Lots with depth < 30m



Lots with depth = or > 30m



REVISIONS				ASSOCIATED CONSULTANTS:		SURVEYOR ALG	DATE 10/01/2024	LEVEL DATUM: N/A	CLIENT: Sutgold Pty Ltd	SITE: 42-52 Double Jump Road Victoria Point	SCALE 1:1300
						DRAWN	CHECKED				PLAN REF: R0336-STG3.6-C

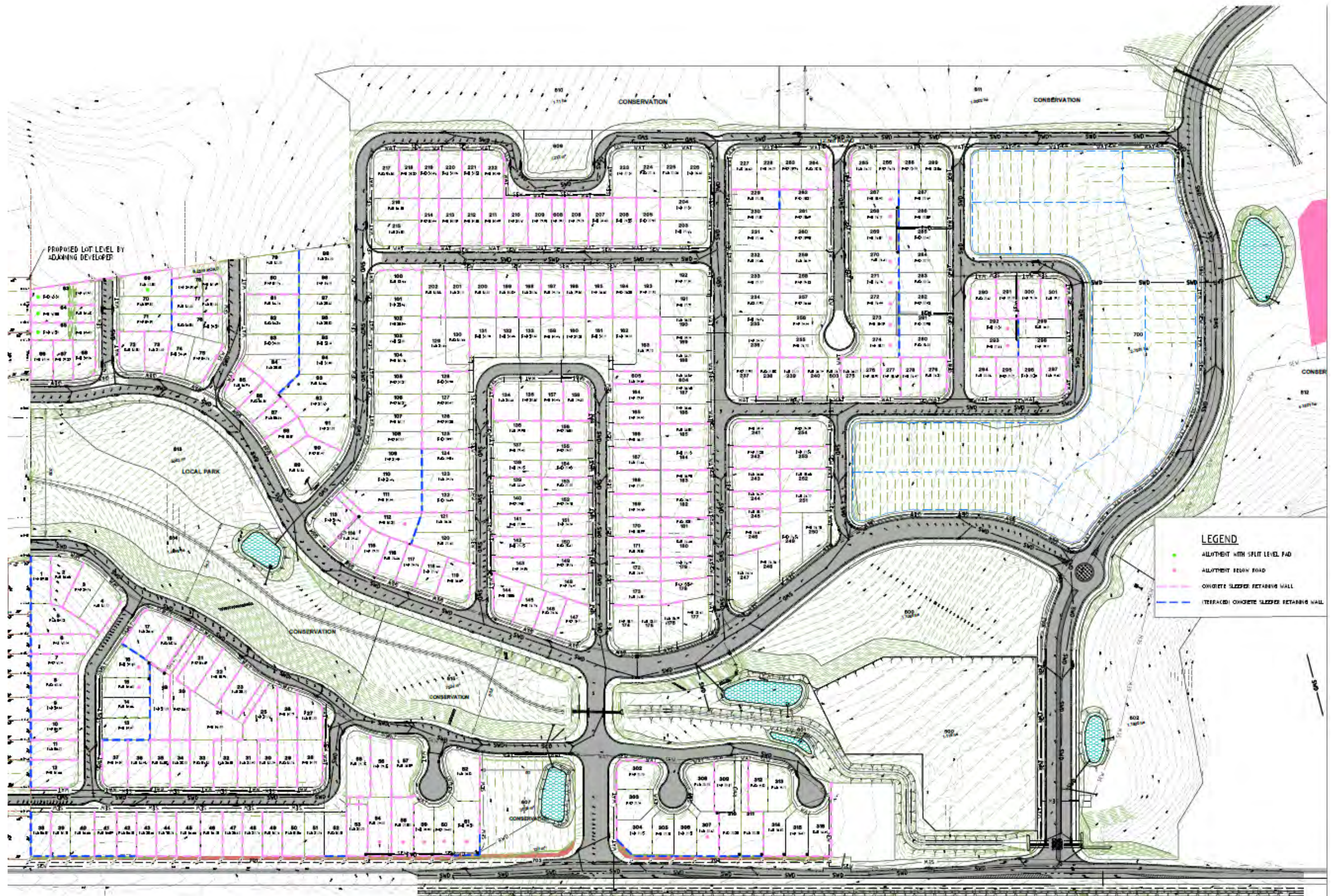


REVISIONS				ASSOCIATED CONSULTANTS:		SURVEYOR ALG	DATE 10/01/2024	LEVEL DATUM: N/A	CLIENT: Sutgold Pty Ltd	SITE: 42-52 Double Jump Road Victoria Point	SCALE 1:1300 PLAN REF: R0336-STG3.7-C
						DRAWN	CHECKED				

Appendix 2.3: Earthworks Plans



Lower_value		Upper_value		Colour
-999	to	-3.2	1	
-3.2	to	-2.8	1	
-2.8	to	-2.4	1	
-2.4	to	-2.0	1	
-2.0	to	-1.6	1	
-1.6	to	-1.2	1	
-1.2	to	-0.8	1	
-0.8	to	-0.4	1	
-0.4	to	0	1	
0	to	0.4	1	
0.4	to	0.8	1	
0.8	to	1.2	1	
1.2	to	1.6	1	
1.6	to	2.0	1	
2.0	to	2.4	1	
2.4	to	2.8	1	
2.8	to	3.2	1	
3.2	to	999	1	



Appendix 3: Planning Related Documents

*Appendix 3.1: Draft
Structure Plan*

Attachment A
Draft Victoria Point Structure Plan

Victoria Point Emerging Community Structure Plan

Prepared by **Tract Consultants**
for **Fiteni Homes**

with:

BAAM Ecological Consultants
Water Technology
Lambert & Rehbein
HTC Traffic Consultants
Giles Consulting International
Norling Consulting
Otium - Sport +Leisure
PIE Solutions
PROOF
SGS Consultants

0715-0859-00 R003 Rev.00
22 June 2018

QUALITY ASSURANCE

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Approved By	RG
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Introduction & background



01 INTRODUCTION & BACKGROUND

1.1 Location

Victoria Point is located within Redland City approximately 33 kilometres south east of Brisbane CBD and has a population of approximately 16,500 people. The locality is primarily a residential area characterised by a lower than average portion of young adults (18-25 years) and a higher than average portion of pre-retirement and retirement age people (50+ years), as compared to Greater Brisbane, Queensland and Australian census demographic trends.

The established urban residential settlement sits between extensive areas of rural land to the west and Moreton Bay to the east, generally centred on the Victoria Point Major Centre. The area has access to surrounding centres of Cleveland and Capalaba via key road connections and to the islands of Moreton Bay via regular ferry services.

The Victoria Point Emerging Community Area Structure Plan (VPSP) applies to approximately 176 hectares of predominantly cleared rural land, which is identified for future development in the *Draft Redland City Plan* and the *South East Queensland Regional Plan*. This area is bounded by Bunker Road and existing residential areas to the north, Cleveland-Redland Bay Road to the east, Double Jump Road to the south and Little Eprapah Creek to the west.

Refer Figure 1.1 - Shaping SEQ South East Queensland Regional Plan 2017 - Regional Planning Matters relevant to the VPSP area

1.2 Purpose

The VPSP illustrates conceptual land use, environmental, access and infrastructure opportunities, and sets a strategic framework for the transition of the area from rural land uses to a new integrated residential community.

It preserves key ecological values, provides housing opportunities to meet future needs and provides a strategy for servicing, open space and access.

The VPSP establishes guidelines that will deliver a high standard of residential amenity that are responsive to existing landscape features and the local character of the area. It will guide the future development of this area to deliver a quintessentially Redlands community.

The plan is based on the Structure Plan requirements of **Planning Scheme Policy 5**, existing planning policy and rigorous site-based technical investigations. This comprehensive planning approach provides a clear line of sight between policy, analysis and structure plan outcomes.

1.3 Overview

The Victoria Point Structure Plan is:

- A strategic plan that guides the delivery of a quality urban environment in accordance with Queensland Government and Redland City Council (RCC) planning policy and guidelines.
- A conceptual plan, allowing for a degree of flexibility and refinement at the reconfiguration stage.

- Supported by rigorous site-based technical studies and analysis, including:
 - survey of environmentally-significant areas
 - identification of natural hazards
 - topography, landscape features, views and vistas
 - existing movement networks and future connections
 - existing and proposed open space
 - existing and proposed infrastructure networks
 - surrounding land uses
 - analysis of housing demand and retail needs.
- A plan that provides strategic direction on the following:
 - sets the vision of how land should be developed, illustrates the future urban structure and describes the objectives to be achieved by the future development
 - target dwelling densities and yields across the different areas of the site
 - land use location and extent
 - urban design and landscaping guidelines to achieve the quintessentially Redlands character of the development and manage interface issues
 - preservation of key environmental areas and creation of new links
 - provision of infrastructure including sewer, water, sewerage and stormwater
 - open space network
 - movement network - vehicle, cycle and pedestrian
 - the integration of the Structure Plan area with surrounding existing and potential transport infrastructure
 - staging and sequencing of development
 - demonstration of how the structure plan considers State and Redland City policy objectives.
- Enables the transition of non-urban land to urban land in a manner that is efficient and is responsive to the site and context's characteristics, opportunities and constraints.
- Provides the basis for the use and development controls that apply under the relevant *Redlands Planning Scheme*.
- Meets Commonwealth obligations under the *Environment Protection and Biodiversity Act 1999* by following prescriptions for matters of national environmental significance.
- The VPSP provides the State Government, Redland City Council, developers, investors and local communities with guidance and certainty about the future development of this area.

Implementation

The VPSP is part of the *Redland City Plan* and implemented by:

- Development proponents who develop land generally in accordance with this VPSP and provide infrastructure contributions to trunk infrastructure to support the VPSP.
- The State Government and *Redland City Council* by delivering and managing trunk infrastructure and services to support the community.



Proposed Victoria Point Emerging Community Area Structure Plan (VPSP)

1.4 Planning framework

The Victoria Point Structure Plan is informed by:

- The **State planning framework**, including the *SEQ Regional Plan 2017*
- The *Redlands Council Planning Scheme 2006 v7.1* and the *Draft Redlands City Plan 2015*
- Site-specific technical investigations and reporting

Reference material

A glossary of the State and local planning frameworks documents (including statutory guidance material) and other information such as technical studies relied upon for the preparation of this VPSP are listed in **Appendix B – Supporting Information**.

1.4.1 Relationship with the State planning framework

The *Planning Act 2016* provides for the making of the documents that guide all strategic planning and development throughout Queensland. All documents relevant to the preparation of the VPSP are identified and addressed below.

State Planning Policy

The *State Planning Policy* (SPP) is Queensland’s pre-eminent State planning instrument, expressing the State interests in land-use planning and development. The SPP outlines the guiding principles that underpin plan-making processes in Queensland, embodied in the making of the VPSP and are contained within **Appendix C**.

This achieves a Structure Plan that is:

- outcome-focused
- integrated
- efficient
- positive
- accountable

Five themes and eight State interest policies of the SPP are identified as being of relevance to the VPSP and have been appropriately considered and integrated into the Structure Plan design.

For reference, relevant SPP mapping is contained within Appendix A.

Table 1.1 below describes the application of the relevant themes any State interest policies within the VPSP as investigated in **Section 2.0 Analysis** and applied in **Section 3.0 Structure Plan**.

The SPP expresses 17 State interests in land use planning, grouped into five themes. The themes and State interests identified as being of relevance to the preparation of the VPSP are captured in Table 1.1 below along with a statement about the application of each State interest within the VPSP.

Table 1.1 State interest policies relevant to the Victoria Point Structure Plan

Theme	State interest policies	Application within the VPSP
Liveable communities	• Housing supply and diversity	• Diverse, accessible and well-serviced housing, and land for housing, is provided and supports housing diversity and choice. Increased supply of land to meet future housing need in accordance with forecast demand.
	• Liveable communities	• Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.
Economic growth	• Development and construction	• Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial and retail development opportunities.
Environment and heritage	• Biodiversity: • wildlife habitat • high ecological significance wetlands • regulated vegetation (essential habitat, wetland and intersecting a watercourse)	• Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.
	• Water quality: • Climatic regions – stormwater management design objectives	• The environmental values and quality of the VPSP Area and surrounding waters are protected and enhanced.
Safety and resilience to hazards	• Natural hazards risk and resilience: • bushfire prone areas • flood hazard areas • landslide hazard areas	• The risks associated with natural hazards, are avoided or mitigated to protect people and property and enhance the community’s resilience to natural hazards.
Infrastructure	• Infrastructure integration	• The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.
	• Transport infrastructure: • State-controlled and local roads • public passenger transport • active transport	• The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

Planning Regulation 2017

Through the *Planning Regulation 2017* the *Planning Act 2016* regulates new development. The regulation includes provisions to regulate development in areas of South East Queensland identified as having important koala habitat values.

The VPSP Area is located within a Priority Koala Assessable Development Area of the ‘Koala habitat values mapping’. The structure plan includes areas mapped as koala bushland habitat and rehabilitation. The VPSP appropriately considers the relevant provisions to:

- protect koala trees in correctly mapped habitat areas;
- avoid, minimise or provide an offset for the clearing of non-juvenile koala habitat trees in rehabilitation areas; and
- provide safe koala movement opportunities appropriate to the development type and habitat connectivity values of the VPSP Area.

An assessment of these values has been undertaken by a qualified ecologist, and has informed the preparation of the VPSP. More detailed assessment against the State koala provisions is undertaken at the time of preparing individual development proposals.

All relevant State and local regulatory mapping has been captured in *Appendix A*.

South East Queensland Regional Plan

The *South East Queensland Regional Plan 2017* (SEQRP) provides a regional framework for growth management, and sets planning direction for sustainable growth and high-quality living. The SEQRP plans for future growth in accordance with the following projections for the SEQ region:

- Approximately 75,000 new residents per annum and a population increase from 3.5 million to 5.3 million over next 25 years
- Demand for 30,000 new dwellings each year
- The creation of about one million new jobs

The VPSP Area is wholly contained within the ‘Urban Footprint’ land use category under the SEQRP.

New communities within the Urban Footprint should ensure planning and delivery of land use and infrastructure are:

- integrated and sequenced, deliver complete communities in a timely manner; and
- provide a net residential density of 15 dwellings/ha or more.

The VPSP provides a framework to deliver on these key requirements.

Refer Figure 1.1 ShapingSEQ South East Queensland Regional Plan 2017 - Regional Planning Matters relevant to the VPSP area

Redlands Planning Scheme

The *Redlands Planning Scheme 2006 v7.1* (Redlands Planning Scheme) remains in force over the VPSP Area and therefore technical studies supporting the VPSP give due consideration to the relevant provisions, including the applicable constraint overlays.

However, the *Draft Redlands City Plan 2015* (Draft City Plan), now at the State interest check stage, foresees alternative land use outcomes for the VPSP Area and includes updated constraint mapping (refer **Appendix A**). Given this and the advanced stage of the Draft City Plan, considerable weight is given to the draft provisions, as per the Redland City Council’s Information Request, direct reference is made to the wording of the draft **Planning Scheme Policy 5 - Structure Plans**, in the preparation of the VPSP. This Structure Plan has been prepared in accordance with the requirements of this draft policy.

At the local level, the Draft City Plan identifies the entire VPSP land within the Emerging Communities zone, signalling the intent to transition the land from rural to residential purposes, in line with State land use intent.

Planning Scheme Policy 5 - Structure Plans requires the preparation of a structure plan for areas in the Emerging Community zone to “ensure that a co-ordinated and sustainable approach is taken to the integrated planning of each of the areas located within this zone.” This is the statutory basis for Council requesting the preparation of a structure plan for this area.

The VPSP plans for the appropriate delivery of the above strategic land use intent at the State and local level, as summarised in the following section.

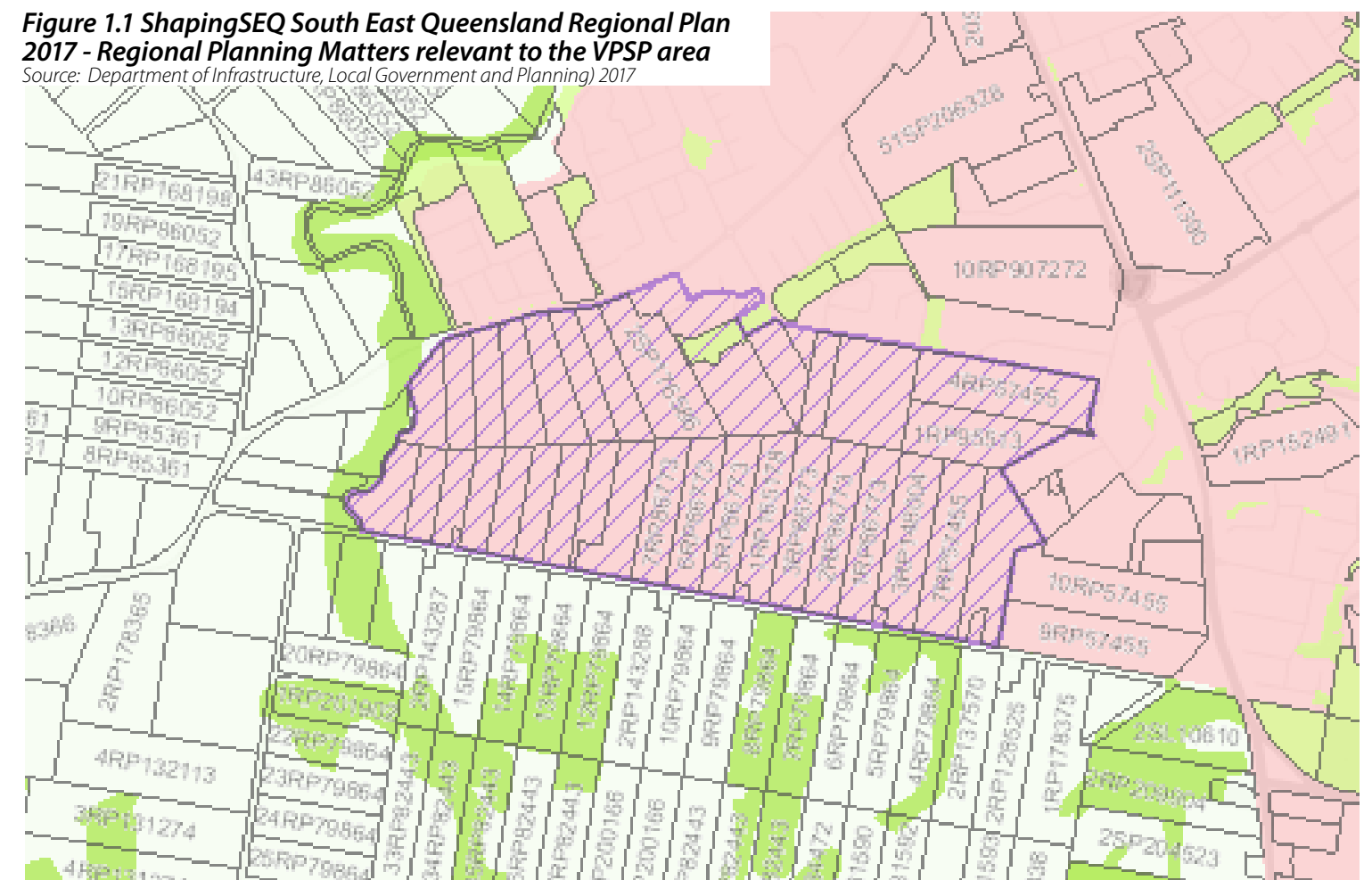
Refer Figure 1.2 Draft Redland City Plan - Citywide Zoning Map relevant to the VPSP area



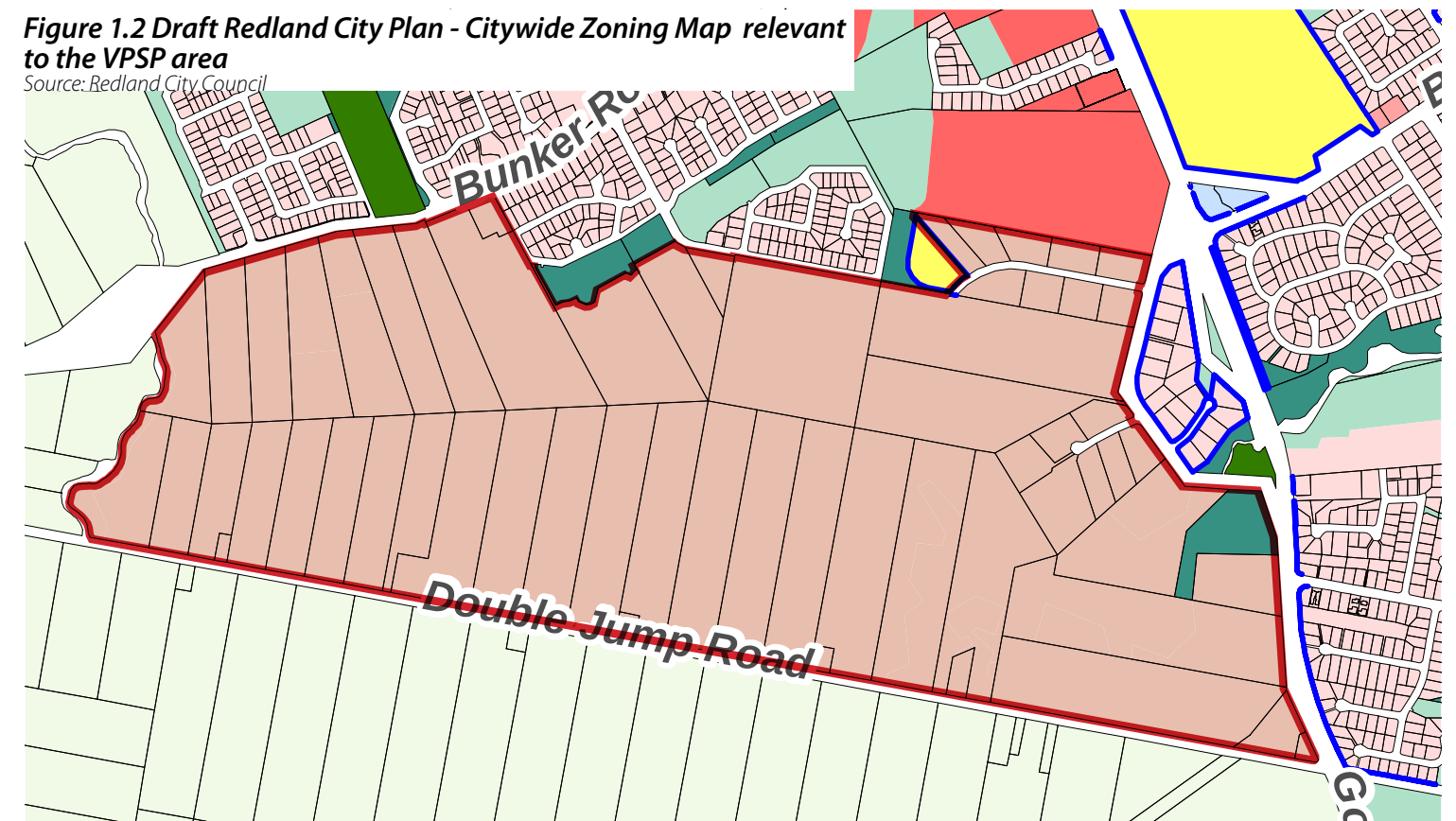
State planning framework documents and statutory guidance reference material

At all levels of planning policy, the VPSP Area is intended for urban residential development (as illustrated in Figures 1.1 and 1.2). Requirements of the legislation and policy for the preparation of the VPSP are summarised as:

- LEGEND**
-  VPSP Boundary
- KEY FEATURES**
-  Urban Footprint
-  SEQ Regional biodiversity value
-  SEQ regional greenspace network
-  SEQRP 2009-2031 (superseded) - Local Development Area



Source: Redland City Council



8



Analysis



02 ANALYSIS

Detailed site and context assessments were undertaken of the natural and physical elements necessary for consideration in the preparation of the VPSP, in accordance with draft *Planning Scheme Policy 5 – Structure Plans*.

Expert technical reports (refer *Appendix B - Supporting Information*) identify infrastructure capacity constraints, including demand that may be triggered by the delivery of the development area.

This assessment, along with the VPSP Vision and Structure Planning Principles, underpin the design of the VPSP.

2.1 History

The traditional indigenous owners of land within Victoria Point are the Quandamooka people.

Since European settlement of Victoria Point all the area from Ormiston to the Logan River was leased to Joseph Clark, who ran cattle on the land. He relinquished the lease in 1858 and small crop farming became the dominant agricultural activity from 1860. Most farmers throughout Victoria Point operated small farms, as in the rest of the district. Timber was also an important industry so some settlers were timber-getters.

Over time Victoria Point also became a popular holiday destination.

Victoria Point continued as a farming and holiday area for many years however, by the 1970’s, urban residential development commenced in the area.

Rural areas of the Redlands have also become popular for poultry farming and the VPSP Area still supports largely rural activity.

2.2 Context

Victoria Point is located approximately 33 kilometres southeast of Brisbane CBD within Redland City and has a population of approximately 16,500 people. The locale is primarily a residential area, functioning as a dormitory suburb.

In particular, it is popular with the retiree population with seven retirement facilities located in the suburb. Ferry services to Coochiemudlo Island are provided and the headland has two boat ramps providing access to Moreton Bay and its many islands.

Shopping facilities have expanded significantly in recent years corresponding with Victoria Point’s designation as a Major Activity Centre within the SEQRP and with the population growth of the area.

‘Shoreline’, a recently planned master planned community spanning approximately 310 hectares, will be located approximately 8 kilometres southeast of the VPSP Area, within Redland Bay. The development is intended to accommodate 3,000 new dwellings to be constructed over a 15 year period.

The VPSP Area is located in the south-west of Victoria Point and is bounded by Double Jump Road to the south and to the north by Bunker Road and existing residential and Cleveland Redland Bay Road to the east. The bounding roads provide arterial and sub-arterial access to surrounding strategic centres, such as Cleveland – the commercial centre of Redland City.

Refer Figure 2.1 - Site context plan

2.3 Tenure & ownership

The entire VPSP Area is in freehold land tenure predominantly comprising rural lots. Some land parcels are burdened with easements for drainage and vehicular access; these are expected to be relinquished as the development of the VPSP is carried out. Large residential lots gaining access from Hanlin Place at the eastern end of the VPSP Area contain building location envelopes for the protection of dwellings from bushfire.

The developable land holdings in the Emerging Community Area are largely consolidated - proponents have pulled together a fragmented land ownership pattern over the Emerging Community Area by optioning land over specific time periods. This will enable orderly development until options expire and provides the unique opportunity of enabling more efficient planning, land use and infrastructure delivery.

Figure 2.1 Site context plan



2.4 Ecology

An ecological assessment, prepared by BAAM Ecological Consultants provides the technical basis for the VPSP. This work is based on desktop analysis of policy and mapping as well as significant field work to ground truth the policy and mapping.

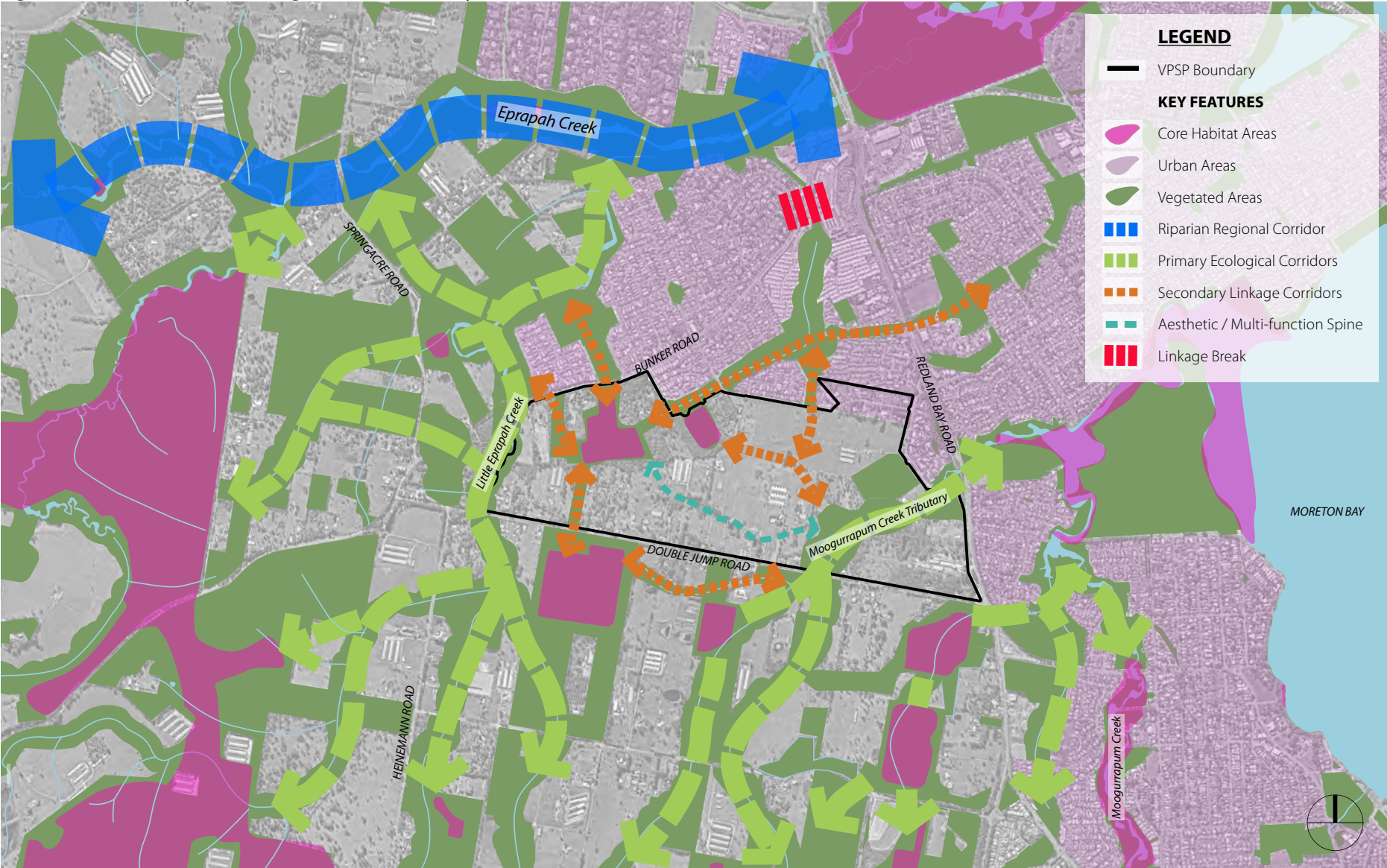
Based on aforementioned planning policy and legislation, the ecological assessment identifies the ecological values present within the site. The resulting analysis highlights values and constraints and associated recommendations for the VPSP.

Giving primary consideration to the State level biodiversity mapping (Matters of State Ecological Significance (MSES)) and local level biodiversity mapping (Habitat Protection

Overlay and Redlands Wildlife Connections Plan 2018) - as provided in Appendix A - the approach to the ecological assessment involved three discreet steps. This methodology is based on:

1. Strategic policy context
2. Involved ground-truthing and rationalisation
3. Corridor specification and treatment
- Each step is described in detail below.

Figure 2.2 Site analysis - Ecological context analysis



1. STRATEGIC POLICY CONTEXT

A baseline open space network was identified using State and local government-mapped habitat areas, sourced from policy and strategy documents and mapping sources.

The Ecological Context Analysis at **Figure 2.2** illustrates the strategic core habitat values and connections surrounding the VPSP Area. The diagram highlights the importance of the well-established riparian corridors Little Eprapah Creek and Moogurrapum Creek Tributary at the eastern and western ends of the VPSP Area as performing the primary corridor connection and habitat functions within the broader strategic ecological network.

Other important habitat areas are identified in the Structure Plan, identified based on local and State matters of environmental significance.

Figure 2.2 also illustrates suitable secondary linkage corridors and other connections within the VPSP Area that serve appropriate linkage functions between internal habitat areas and the established primary ecological corridors at either end of the VPSP Area.

2. INVOLVED GROUND TRUTHING AND REFINEMENT

The baseline scenario was ground-truthed through a process of comprehensive, site-based investigations on multiple occasions, as follows:

- Ground Truthing: this process refined discrepancies in the mapping, to correct mapping where ground conditions did not align with the mapping or policy requirements. This created a refined baseline which was reflective of on ground conditions.
- Multi-disciplinary collaboration: the baseline ecological network was reviewed in light of the constraints imposed by other technical areas such as transport and engineering. This process aimed to resolve conflict between ecological matters and traffic and engineering requirements. Objectives such as minimising road crossings through corridors, sensitive integration of stormwater into rehabilitation areas were identified and achieved. As a result, the open space network was refined and an optimal network proposed.

Figure 2.3 illustrates in more detail the proposed corridor network internal to the VPSP Area, as well as mapped MSES and the Redlands Wildlife Connections Plan 2018. This diagram demonstrates a high level of consistency between the RCC policy and the proposed open space network. The reasoning for differences between the two are explained in the BAAM ecological assessment.

The Terrestrial Ecological Assessment includes ground-truthing and identifies inconsistency between the State / local mapping and the proposed corridor network. It provides justification, based on detailed ground-truthing of actual vegetation and fauna surveys evidence, to achieve appropriate outcomes for the site-specific circumstances.

3. CORRIDOR SPECIFICATION AND TREATMENT

The final stage of the open space strategy development was identifying the form and specification for each habitat or corridor type, including width, edge treatment and any necessary fauna movement elements.

Based on the strategic context, policy requirements and ground-truthing studies, an open space network hierarchy has been established across the VPSP Area comprising:

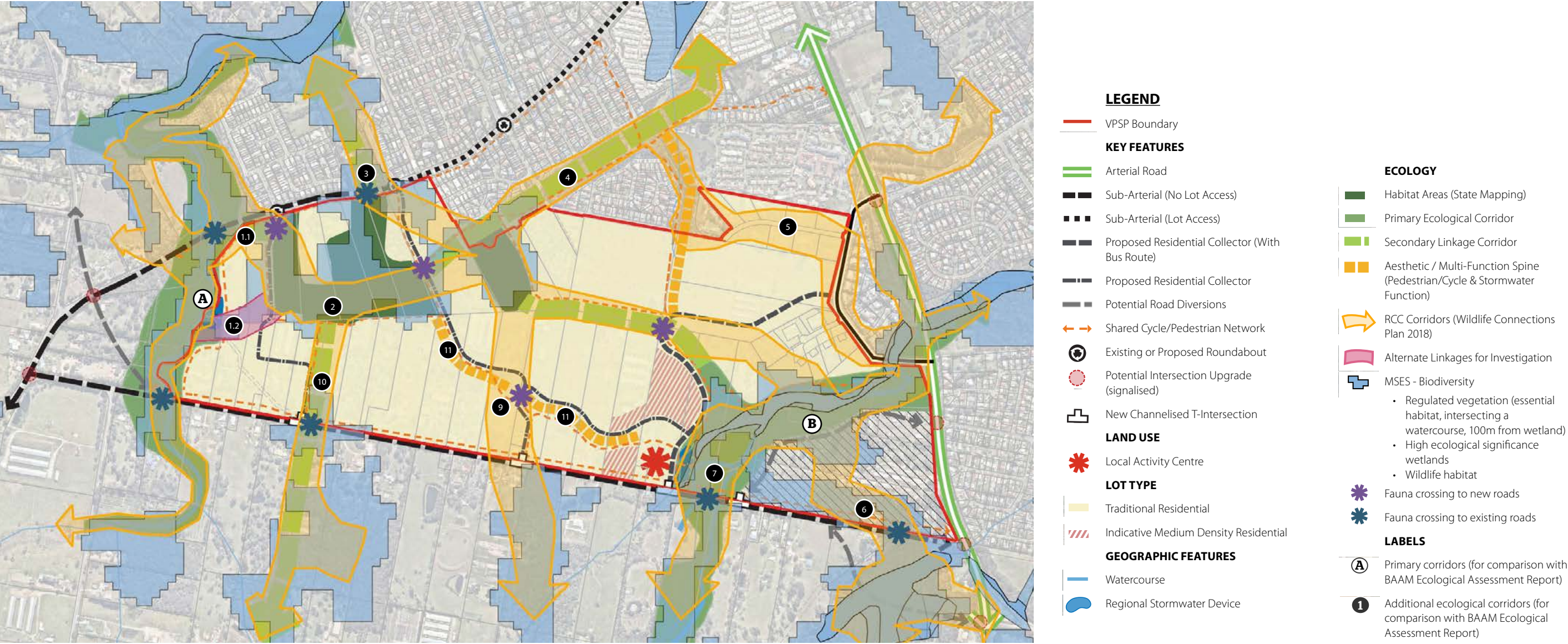
- A. Habitat Areas:** The primary function of the habitat areas is to conserve and enhance high value ecological habitats.
- B. Primary Ecological Corridors:** The principal purpose of primary corridors is to preserve existing riparian and habitat linkages to the broader ecological movement corridor network.
- C. Secondary Linkage Corridors:** Secondary linkage corridors are intended to provide additional fauna movement opportunities through the retention or rehabilitation of new habitat corridors and links.

The network hierarchy and detailed function is articulated in the *Multiple-purpose Corridor Strategy* (MPCS) and the *BAAM Ecological Assessment Report*. This strategy is based robust ecological, engineering, recreation and stormwater management objectives and principles.

The primary ecological function takes precedence within the strategy, and engineering, recreation and stormwater management functions are accommodated where appropriate. The strategy seeks to achieve land use efficiencies and reduce infrastructure and maintenance burdens on Council.

The MPCS also provides for the appropriate management of urban edge effects through fauna movement devices, minimisation of corridor road crossings and other urban buffer treatments.

Figure 2.3 Site analysis - Ecological corridor comparison diagram





VPSP Area characterised by by significant areas of cleared rural land



Habitat areas - vegetated areas containing protected flora and habitat values for koalas and other fauna



Primary Ecological Corridor - established vegetation and values within areas of Little Eprapah and Moogurrapum Creeks

Recommendations for the VPSP:

- Retain and enhance core habitat areas and existing corridors that serve strategic fauna movement and habitat functions
- The creation of corridor system across the VPSP Area comprising:
 - A. Habitat Areas: The primary function of the habitat areas is to conserve and enhance high value ecological habitats
 - B. Primary Ecological Corridors: The principal purpose of primary corridors is to preserve significant existing riparian and habitat linkages to the broader ecological movement corridor network
 - C. Secondary Linkage Corridors: Secondary corridors are intended to provide additional fauna movement opportunities between habitat areas and primary ecological corridors through the retention, restoration or creation of habitat areas. The width of the linkages is relative to the requirements of the species present or expected in the area.
- Where not compromising ecological values and function, utilisation of the corridor network for multiple purposes (ecology / stormwater / recreation) to achieve land use efficiencies and reduce infrastructure and maintenance burdens
- The management of urban edge effects through, fauna movement devices, minimisation of corridor road crossings and other urban buffer treatments



Recommended Corridor System across the VPSP Area

- A. HABITAT AREA**
Areas with state mapping intended to foster local and endemic flora and fauna species. Accommodating secondary uses where primary ecological values are maintained
- B. PRIMARY ECOLOGICAL CORRIDOR**
Preserve / enhance terrestrial and aquatic wildlife habitat and corridors. Achieve this at local and district scale
- C. SECONDARY LINKAGE CORRIDOR**
Protect and enhance fauna movement corridors providing links to the broader network of primary corridors and habitat areas

2.5 Topography & landform

Comprehensive site investigations and mapping undertaken by *Tract Consultants* identifies the site is characterised by undulating topography with elevated areas providing long views to the surrounds including Moreton Bay and North Stradbroke Island.

Higher areas also capture breezes from Moreton Bay and other prevailing winds from the north east and south east.

The creek lines and surrounding riparian landscapes, including wetlands, offer attractive locations for future residents for public amenity as well as recreation including walking or cycling.

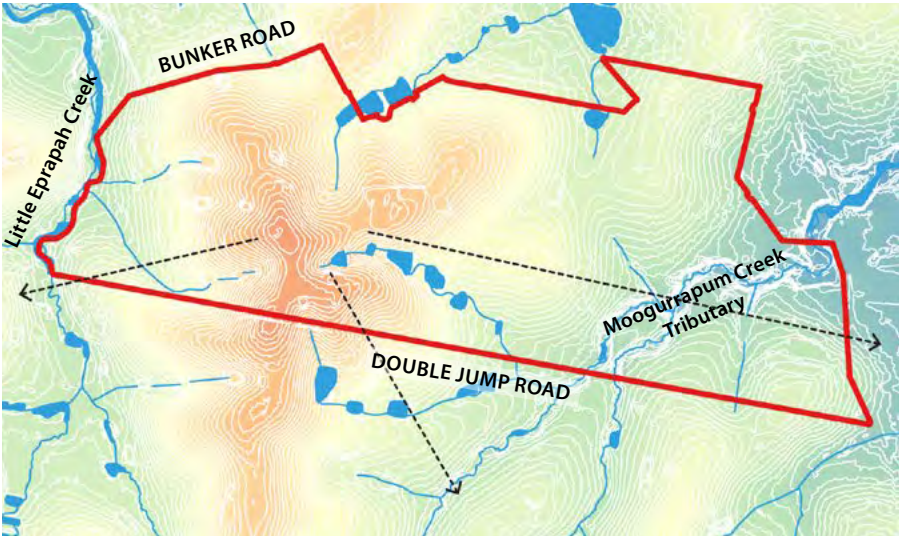
The slope analysis reveals minor areas of slope up to 10%, with the majority of the area between 2.5-5% gradient or less. Subject to detailed geotechnical investigation at development due diligence and assessment stage, such topography affords flexibility in the earthworks strategy and urban design layout beyond the structural road elements that can be dealt with in future stages of planning and design.

Refer Figure 2.4 Site analysis - topography, landform, views and vistas

Recommendations for the VPSP:

- Urban and open space design should add value for the community and should be guided by existing natural assets and features. This should be achieved through visual connections to important features within and surrounding the VPSP area and by facilitating public access to areas of high natural and scenic amenity
- Aim to develop an earthworks strategy which takes advantage of the site's landform and views

Figure 2.4 Site analysis - Topography, landform, views and vistas



LEGEND		
VPSP Boundary	0.0-2.49%	5.0-7.49%
Key view corridor	2.5-4.99%	10.0-12.49%
	7.5-9.99%	12.5-14.99%

2.6 Catchments & drainage

Water Technology undertook technical assessments including flood analyses in consideration of major flow-paths, drainage outlets and structure plan sub-catchment arrangements. The flood analysis found that inundation affected the VPSP Area as illustrated in **Figure 2.5 Site analysis - flood prone**

Due to consolidated land ownership, the site offers a unique opportunity for an efficient and coordinated approach to stormwater management by:

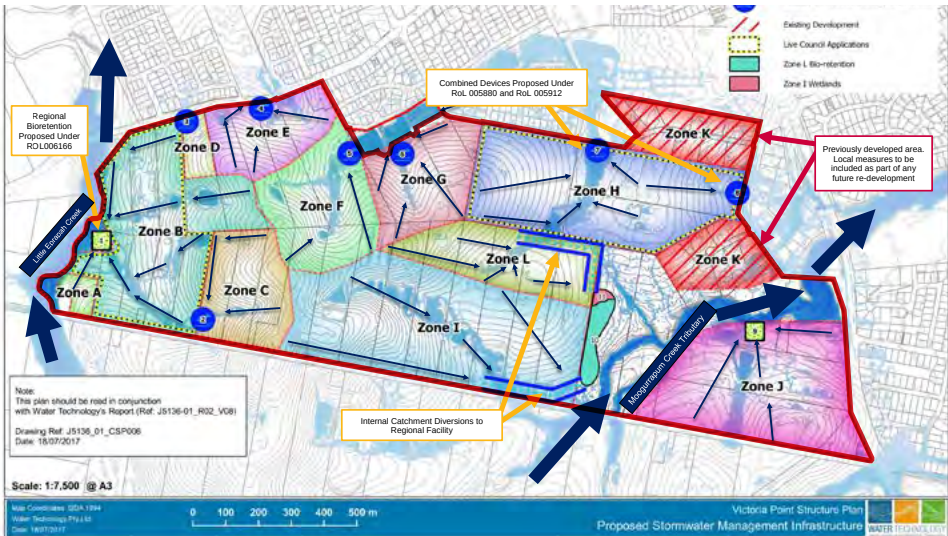
- Consolidating stormwater management devices in combined or 'regional' locations and devices, where possible; and
- Where compatible with ecological functions and values, integrating stormwater functions within open space corridors, in accordance with principles identified in the *Multi-purpose Corridor Strategy*

This approach achieves efficient land utilisation and establishment and minimal ongoing maintenance burden of infrastructure to Council, as well as opportunities to enhance ecological outcomes through improved water quality and amenity for the community.

Recommendations for the VPSP:

- Stormwater devices should be consolidated where possible to provide efficient and coordinated infrastructure. This is designed to minimise long-term maintenance costs for Council and the community
- Where compatible with ecological functions and values, stormwater infrastructure should be sensitively integrated into proposed open space corridors, in accordance with the *Multi-purpose Corridor Strategy* to achieve improved community amenity water quality outcomes

Figure 2.5 Site analysis - Flood prone (Redlands Planning Scheme 7.1)



LEGEND		
VPSP Boundary	Indicative Combined Bioretention/Detention	Live Council Applications
Channel Diversions	Existing Development	Zone I Wetlands
Indicative Bioretention		Zone L Bioretention

2.7 Natural hazards

Flooding

Development should be designed to manage on and off-site hydraulic impacts in accordance with the relevant legislation and standards.

Detailed hydraulic analysis should be undertaken at the reconfiguration stage to manage the impact of earthworks.

Bushfire

While areas of bushfire hazard are identified across the VPSP Area, given the changing conditions expected as a result of the development of the VPSP, current mapping and ground-truthing is likely to be unreliable.

Relevant bushfire hazards should therefore be assessed at the development stage and throughout the development assessment process.

Recommendations for the VPSP:

- Development should be designed to manage on and off-site hydraulic impacts in accordance with the relevant legislation and standards
- Development-specific applications include consideration of the impacts of bushfire at the time of assessment to appropriately consider the bushfire hazard and response based on the conditions (vegetation / slope etc.) existing at the time of development, in accordance with SPP and Redlands Planning Scheme requirements

Figure 2.6 Site analysis - Bushfire (Redlands Planning Scheme 7.1)



LEGEND		
VPSP Boundary	Very High Potential Bushfire Intensity	Medium Potential Bushfire Intensity
	High Potential Bushfire Intensity	Potential Impact Buffer

2.8 Housing & demographics

Demographics

Giles Consulting International conducted a detailed *Housing Needs Assessment* for the VPSP Area. This analysis identifies housing needs for the Southern Redlands and how the provision of housing in the *VPSP Area* is able to meet these needs.

The major finding of this analysis is that Redlands faces a significant demographic imbalance, with a higher than average representation of those in the pre-retirement and retirement age groups (50yr +). This demographic trend presents various challenges for the local Redlands economy. The development of the Victoria Park Emerging Community area provides an opportunity to address this imbalance through the provision of housing to encourage demographic renewal.

Specifically, housing provision within the VPSP presents an opportunity to address the following challenges:

- Economics – lower labour force and employment participation rates are a constraint to local economic activity. This presents challenges in achieving the RCC Economic Development Framework’s (EDF) employment and economic output objectives



Requirement for traditional detached housing to facilitate demographic renewal

- Schools – declining school populations (enrolment drop of 10.5% from 2011-2016)
- Suitable housing stock – the aging population will place increased pressure on the requirement for affordable retirement and aged care accommodation, currently unavailable in the market

The main economic imperative is to provide housing opportunities for people in the more economically active age groups (25-59 years, and particularly 30-40 years). There is a particular emphasis on housing for families in the formation stage, acting as a catalyst for demographic revitalisation in the Redlands, as well as providing opportunities to ‘age in place’ in response to the ageing demographic profile and to assist in the creation of ‘whole communities’.

Housing need (timing)

The forecast population growth for Victoria Point is an additional 3,335 people from 2016-2036. Victoria Point has limited supply of suitably zoned greenfield land for residential development, necessary to accommodate this growth. Further, existing residential lots throughout the area that are of sufficient size to accommodate infill development (800 - 3000 sqm), predominantly contain housing stock of a relatively young age. This makes the prospects of redevelopment for infill uneconomical and in turn, highly unlikely to occur at an appropriate rate in the short to medium term.

This demonstrates a critical need for additional residential zoned land within the Victoria Point catchment immediately in order to accommodate current demand and future growth.

Housing need (product type / make-up)

Given the relatively limited future supply of land for housing planned for Redland City, the provision of appropriate housing in the VPSP Area presents an opportunity to address the issue by offering a greater proportion of standard lot housing that are likely to attract people in the prime working age cohorts and their dependent, school aged children.

In order to meet key housing need objectives of the area, the *Housing Needs Assessment* found need for a balance of the following residential dwelling types:

- A predominance of standard detached housing suitable for families considered essential to offer demographic and economic renewal (82% of all dwellings excluding the ‘eastern investigation area’, or 66% including the ‘eastern investigation area’). A proportion of these parcels may be provided as smaller lot detached housing, available for lower entry price points or for ‘downsizers’
- General purpose medium density housing that responds to the market comprising the older population and young couples (18% of all dwellings excluding the eastern parcel, or 14% including the eastern parcel)
- Special purpose housing for over 55’s retirement housing and aged persons housing within the ‘eastern investigation area’, subject to further investigation (20% of all dwellings, if incorporated)

To achieve this, the density mix contained within **Table 2.1 Housing density mix in the Victoria Point Structure Plan** should be achieved in line with other recommendations.

It is noted the ‘eastern investigation area’ (the area between Moogurrapum Creek tributary, Cleveland Redland Bay Road and Double Jump Road) has been suggested by RCC as being suitable for development as a ‘large format retail’ precinct. However, discussions with the landholder indicate the intention to develop this precinct for retirement living (over 55’s). For this reason, Table 2.1 also includes indicative figures including this area developed as intended by the landholder for reference purposes only.

Table 2.1 Housing density mix in the Victoria Point Structure Plan

Housing component	Proposed for VPSP (incl. ‘eastern investigation area’ for retirement village)
Proportion	82% (66% with ‘eastern investigation area’ as retirement living)
Standard detached lots	
Medium density lots	18% (34% with ‘eastern investigation area’ as retirement living)
Lot density	Net density range 12-15 lots/ha
Standard detached	
Medium density	30 lots/ha
Retirement village	20-25 lots/ha
Special housing	20-25 lots/ha
Retirement village	
Total residential area	Minimum net residential density 15 lots/ha consistent with SEQRP



Existing development pattern in Victoria Point

Focusing density

The SEQRP calls for focusing higher density development in areas with good access to high-frequency public transport, employment and services.

Figure 2.7 illustrates the existing pattern of density throughout Victoria Point. The distribution of housing density throughout Victoria Point is generally consistent with the SEQRP strategy. Areas of higher density are predominantly focused around the Victoria Point Major Centre and to a lesser degree, a Neighbourhood Centre closer to Moreton Bay.

The VPSP proposes a suitably located Neighbourhood Centre adjacent to Double Jump Road and is intended to correlate with a proposed internal bus route and community uses (child care and active recreation) - refer **Sections 2.9 and 2.11** for analyses of transport movement

and the activity centre network. Increased densities within the VPSP Area are located in close proximity to the proposed neighbourhood centre. This aims to optimise the number of people that will benefit from the services and amenities offered in such a location.

Given the balance area of the VPSP sits beyond the 400m walkable catchment from the planned Neighbourhood Centre and beyond the 1,200m catchment of the existing Major Centre, it is expected that densities would be at the lower end of the 15-25dw/ha range recommended by the SEQRP.

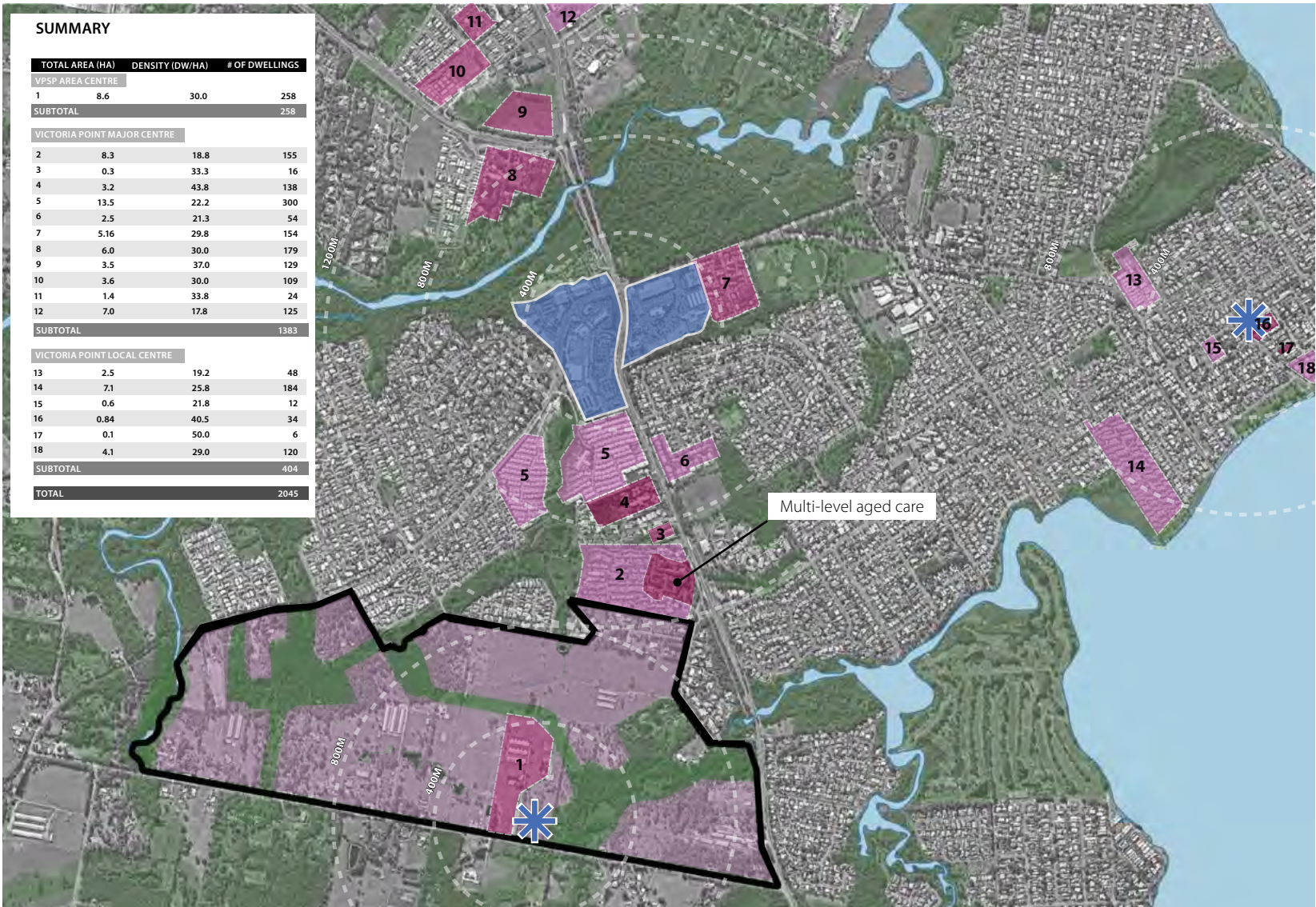
The ‘wedge’ area framed Bunker Road, Double Jump Road and Cleveland Redland Bay Road indicated on **Figure 2.7** illustrates a reasonable radial cross-section of Victoria Point, from the suburban centre to the urban fringe.

To provide context to the planned densities, the *Housing Needs Assessment* notably estimates that, upon completion of the VPSP, 82% of provided dwellings will be standard detached housing and 18% will be attached medium density housing.

Where the south-eastern parcel of the VPSP (subject to further investigations for development potential) is included in the analysis and developed as a retirement village incorporating approximately 300 dwellings, 66% of all dwellings will be provided in the form of standard detached housing and 34% will be attached medium density.

A net residential density of 15.9 dwellings per hectare is to be provided where the eastern parcel is excluded or 15.30 dwellings per hectare where the south-eastern parcel is developed for an approximately 300 dwellings retirement village.

Figure 2.7 Victoria Point - Distribution of increased residential densities



Recommendations for the VPSP:

- New housing should comprise a predominance of traditional detached housing to facilitate demographic renewal amongst primarily 30-40yr age group
- The provision of medium density housing should suit the housing size and and economic needs of downsizers and first home buyers
- Average net residential densities must meet the minimum density of 15dw/ha required by the SEQRP
- In accordance with SEQRP strategy of focussed density and reflecting the pattern of density throughout Victoria Point, higher density residential development is located in areas with good access to high-frequency public transport, employment and services - generally focussed around the planned neighbourhood centre within the VPSP
- Higher residential densities (30-60dw/ha) are appropriate where in walkable distances to the Victoria Point Major Centre (i.e. outside the VPSP area
- Medium density housing reflects the requirements of the Draft Redland City Plan, Multiple Dwelling Design Guide

LEGEND

VPSP Boundary

KEY FEATURES

15-30 (DW/HA)

30-40 (DW/HA)

40-50 (DW/HA) (Includes multi-level aged care)

Major Centre

Neighbourhood Centre

Future Detached Housing

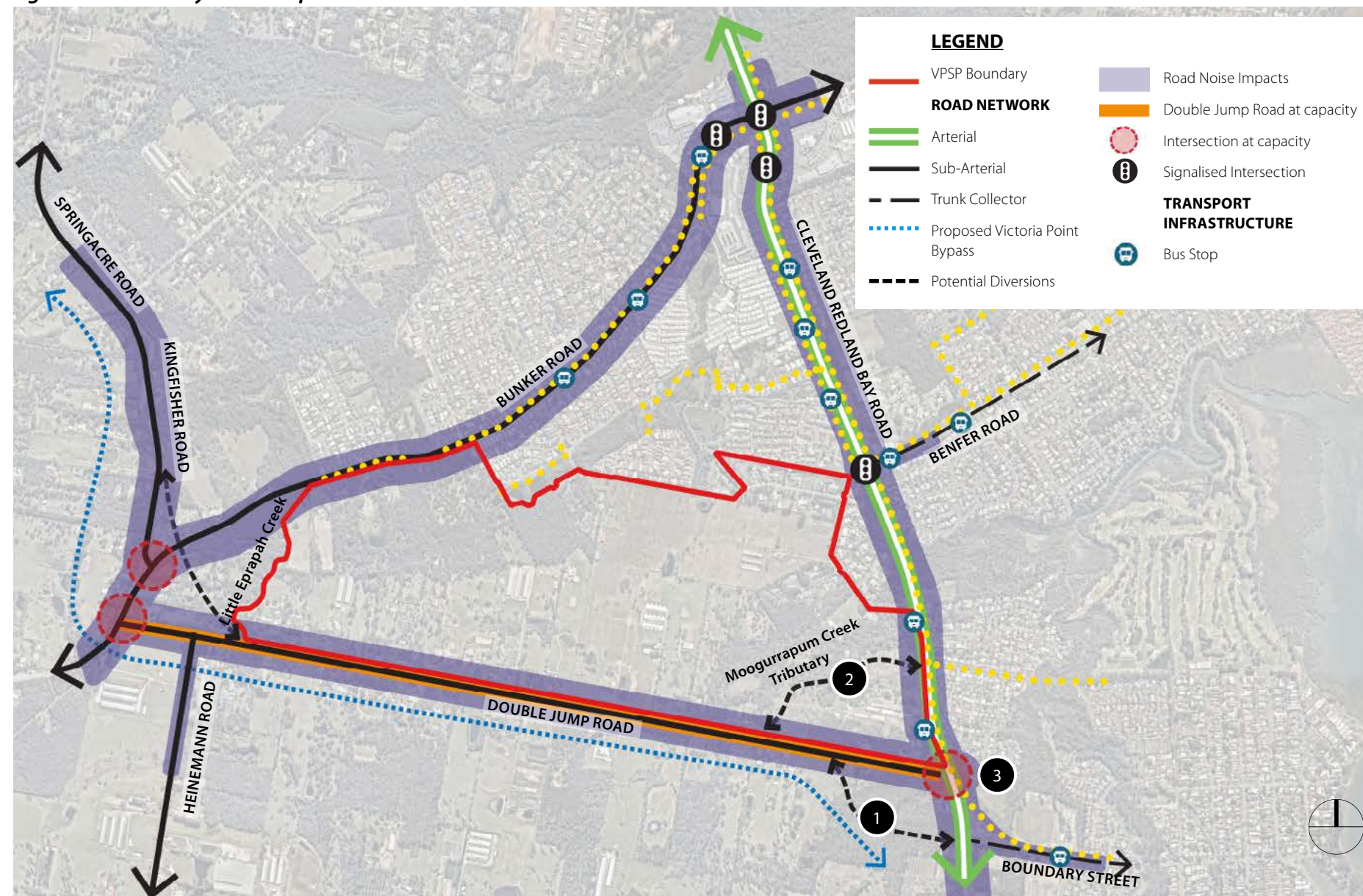
Open Space

2.9 Transport & movement

Building upon a comprehensive *Traffic Assessment Report* prepared by *Lambert & Rehbieh*, *Holland Traffic Consulting* prepared a *Traffic Impact Assessment Report*, identifying existing traffic conditions and capacity issues as well as upgrade options to suit the ultimate development of the VPSP.

The State-controlled road - Cleveland Redland Bay Road - through Victoria Point has been operating at capacity for many years without necessary upgrades. As a result, the Victoria Point Bypass route along Double Jump Road has been used as an alternative and various intersections have now also reached capacity in peak periods - refer **Figure 2.8**.

Figure 2.8 Site analysis - Transport & movement



Irrespective of development of the VPSP, without upgrades to Cleveland Redland Bay Road and identified intersections, current sub-standard conditions will continue to worsen.

To resolve existing capacity issues, the analysis supports Council's planning within its Priority Infrastructure Plan (PIP) to formalise the Victoria Point Bypass route. This can be achieved through:

- Upgrading Double Jump Road to a 2-lane sub-arterial standard with improved vertical alignment to achieve required sight distances.
- Signalisation of the Kingfisher / Bunker and Bunker / Double Jump intersections to improve priority movements at peak times. An ultimate solution involves a realignment

of Double Jump Road at its western end to connect to Kingfisher Road, as per Council's PIP. This is preferred, though not essential for the development of the VPSP area.

- Upgrading the intersection of Double Jump Road / Cleveland - Redland Bay Road (RCC and the State Government are to take the lead in the resolution of this issue; anticipated to occur in the context of broader network requirements). Traffic studies have identified three options and their relative merits appear as follows:
 1. Diversion south to Boundary St - most direct, logical route for bypass traffic in both directions and results in logical intersection spacing; however land resumption is required and there may be environmental impediments;
 2. Diversion north to Anita St - signalisation of this intersection has been included in State budgets; however, this is a less direct route for south-bound traffic (assuming left-turn from Cleveland Redland Bay Road to Double Jump Road remains) and Giles Road would be utilised for north-west to south-east bypass traffic; and
 3. Upgrades to existing intersection - avoids the need for diversion routes; however, signalisation requires land resumption that would likely force the closure of the existing service station operating at the intersection; result in less desirable signal separation along Cleveland Redland Bay Road.

Recommendations for the VPSP:

- The key traffic improvement task for VPSP development is to develop the Victoria Point Bypass as a safe and effective sub-arterial east-west traffic route
- Three internal 'north-south' residential collector roads will be necessary to distribute transport effectively to the external road network. These will connect to the north at the intersections of Bunker Rd / Estuary Ave and Brookvale Drive via single lane roundabouts, and to Clay Gully Road via a T-intersection; and to Double Jump Road to the south via channelised T-intersections at three spaced locations having regard to vertical sight distances along Double Jump Road
- Limited additional traffic is to be directed to Brendan Way
- A new left hand turn lane is to be provided to the Clay Gully Drive approach of Cleveland Redland Bay Road
- Existing public transport infrastructure can be utilised for large parts of the catchment; however a new bus route through the VPSP will be necessary to service the eastern portion of the VPSP via the eastern 'north-south' collector road
- The acoustic impacts of traffic noise from arterial and sub-arterial roads will need to be managed through acoustic fencing to preserve amenity of new residents
- Western areas of the VPSP have relatively isolated impacts on the road network. The primary northern traffic demand will utilise Kingfisher Road. Southward traffic is likely to use the Giles and Heinemann Road connection (recently upgraded intersection), and traffic seeking to access the Victoria Point town will utilise Bunker Road
- It is anticipated that the Double Jump Road and Cleveland - Redland Bay Road intersection will need to be resolved to accommodate development in the south-eastern portions of the VPSP

2.10 Open space network

Otium Sport + Leisure undertook a comprehensive *Open Space and Recreation Study* examining the requirements for open space and recreation. The study was undertaken in the context of Redland City Council's planning and policy framework, including Council's *Open Space Strategy* (2012) (OSS) and the PIP.

The VPSP Area is well-positioned to access existing open space and recreation opportunities with several existing parks/open spaces in close proximity to the VPSP and provide a limited level of service to some parts of the VPSP. The site is also within proximity to access district and citywide level parks, including foreshore locations. In particular, the proposed new sport and recreation district park on Heinemann Rd will be 1km from the VPSP Area.

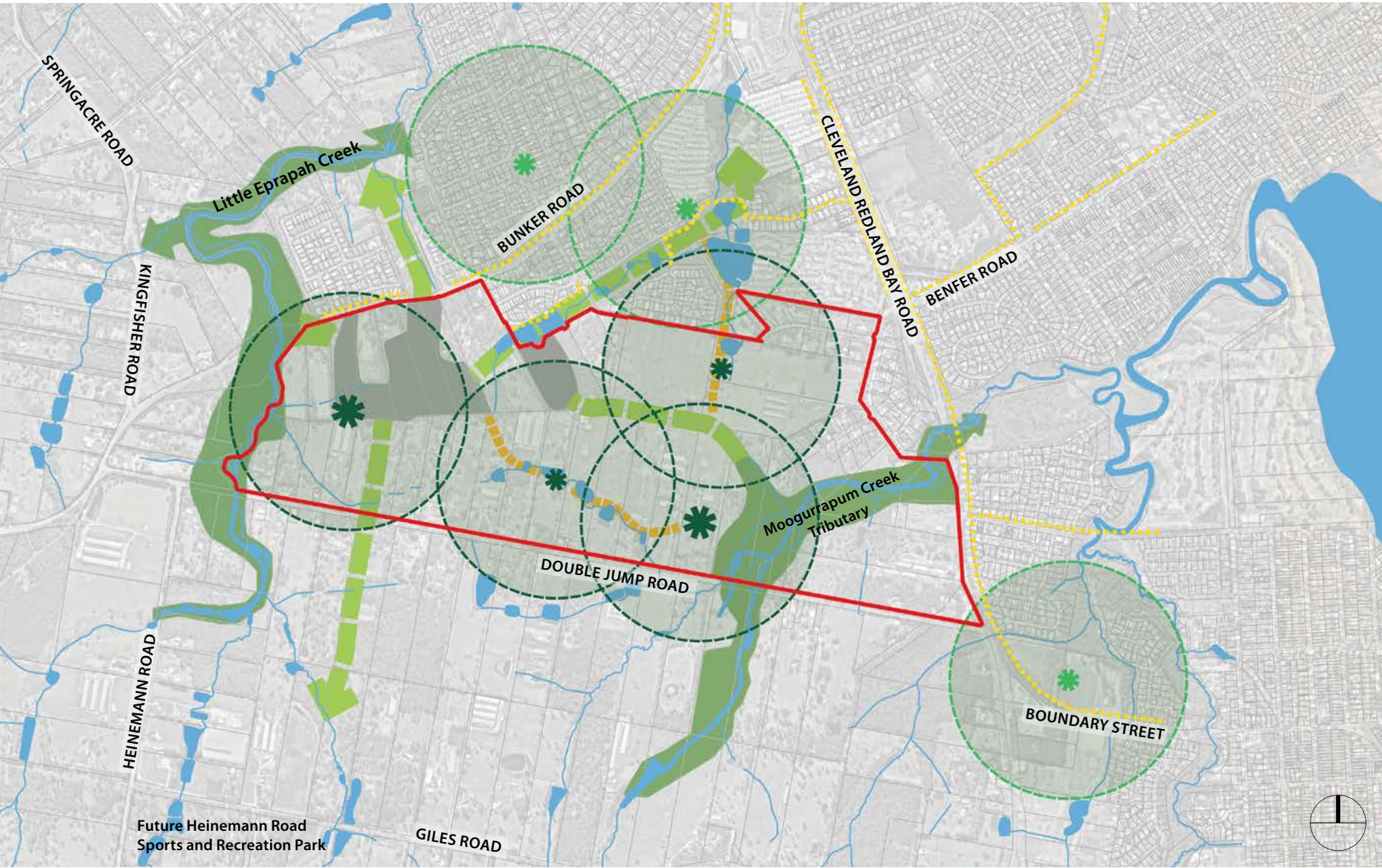
Furthermore, the existing creek corridor network offers a foundation for walking and cycling opportunities within and surrounding the site. External networks/destinations provide further walking and cycling opportunities for the VPSP Area, including the Moreton Bay Cycleway and the Victoria Point Commercial Centre/ Koala Bushland Coordinated Area link, Sandy Creek Conservation Area, and Bayview Conservation Park.

The Otium analysis identifies that the demand response needs to ensure Council's PIP requirements are met, a diversity of activity is provided in line with the OSS, and distributed having regard to the site and planned spatial characteristics, including co-location with other centres of activity and the passive open space network.

To meet the local needs of the community, the Otium Study finds a need for a total of 3.0 ha of formal recreation parkland, offering a diversity of recreational opportunities for all ages and abilities; complemented by 40ha of passive greenspace offering opportunities for informal recreation, contemplations, nature play and high levels of pedestrian and cycle connectivity for the community.

The Study also finds that the characteristics of this site lend itself to exploring how multiple use of greenspace for ecological and stormwater uses may deliver recreational benefits in terms of physical and mental health, as well as reducing the maintenance burden on Council.

Figure 2.9 Site analysis - Open space network



Recommendations for the VPSP:

- 4 x local recreation parks (2 x 1.0 ha / 2 x 0.5 ha) are required, offering a diversity of recreational opportunities for all ages. The primary 1.0 ha park should be located with the neighbourhood centre on Double Jump Road, the internal bus route and adjacent to the passive open space network to maximise the benefit of this space to the most number of future residents
- 40 ha of informal greenspace should be provided around existing and planned ecological corridors offering a range of recreation opportunities including small nodes, natural play areas, trails and active transport links.
- Formalised open space elements should be sensitively integrated with ecological corridors to preserve ecological values, whilst achieving maintenance efficiencies and a range of recreation opportunities (recreation nodes, pathways, activation elements etc.) offering a high level of accessibility to networked open space opportunities
- An interconnected cycling and walking network that links parks and open spaces internally will need to connect to the existing external cycling/walking networks identified in Figure 2.9

LEGEND

VPSP Area Boundary	Key Pedestrian Connection
Watercourse	Local Park & 400m catchment
Waterbody	Proposed Local Park (0.5ha) & 400m catchment
Habitat Areas (State Mapping)	Proposed Local Park (1.0ha) & 400m catchment
Primary Ecological Corridor	
Secondary Linkage Corridor	
Aesthetic / Multi-Function Spine (Pedestrian/Cycle & Stormwater Function)	

2.11 Activity centre network

Norling Consulting undertook a *Retail Needs Assessment* of the VPSP defined trade area to identify the need and role of additional commercial floor area necessary to service the existing and future community in Victoria Point.

The existing centres network surrounding the VPSP Areas is captured in **Table. 2.2 Existing centres network** and illustrated in **Figure 2.10 - Site Analysis - Activity centre network**.

The Victoria Point Major Centre (including three full-line supermarkets, large discount departments store, cinemas and a range of specialty retail stores and services) is considered sufficient to service the existing community and the future VPSP community for the higher order, vehicle based, weekly grocery or specialty shopping experience.

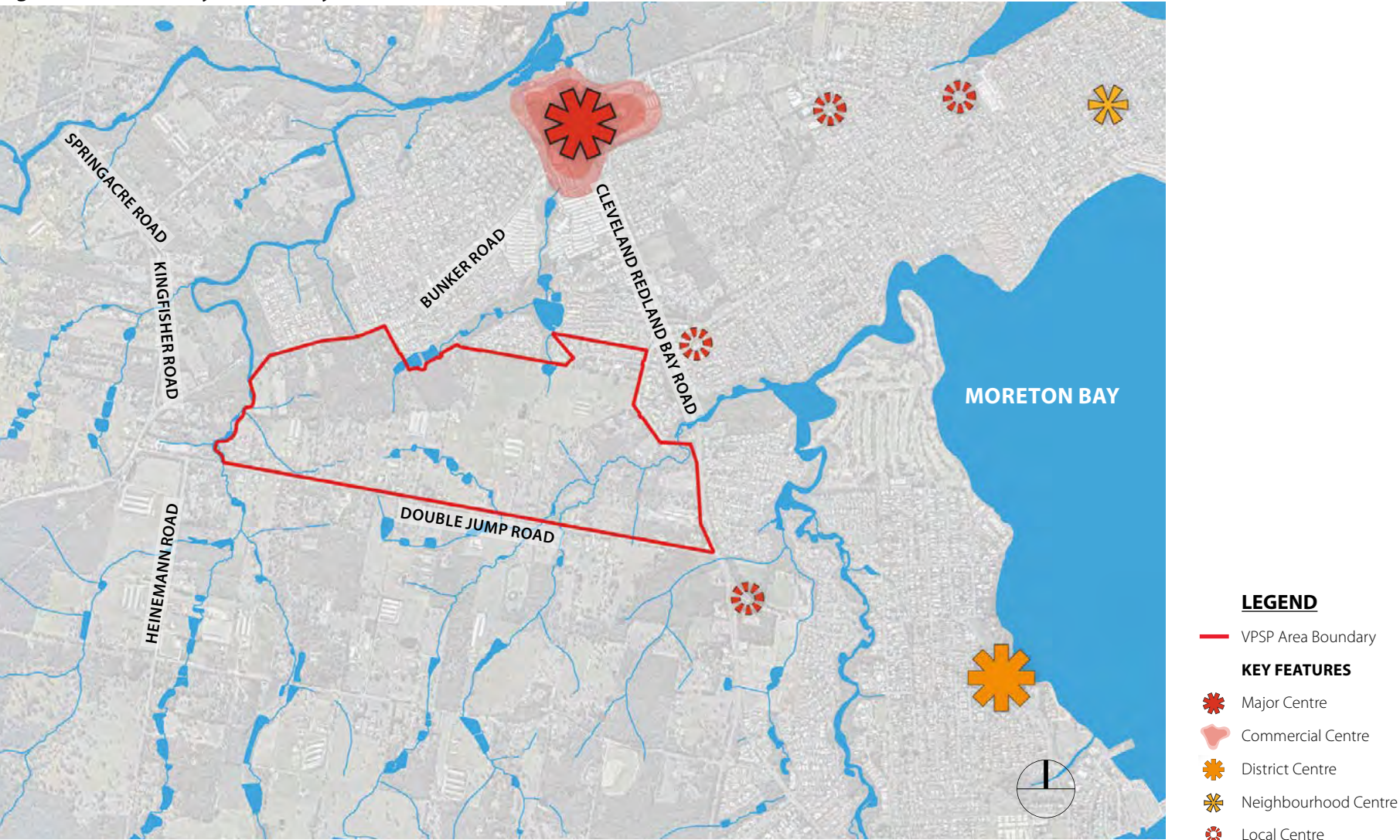
However, by virtue of their proximity, the lower-order neighbourhood and local centres surrounding the VPSP area will not service the traditional village centre or day-to-day convenience needs of the new community. Therefore a new neighbourhood centre is necessary to complement the existing network and provide for the lower order retail needs of the VPSP, without undermining the role and function of the existing network.

Based on projected population growth within the trade area, the *Retail Needs Assessment* supports 1,500m2 of retail floor space. It is usual for Neighbourhood and Local Centres to provide non-retail floorspace, such as medical services, real estate agencies and local offices. It is therefore recommended that total commercial floorspace within the VPSP approximates 2,500m2, of which approximately 1,500m2 should be occupied by retail tenancies (insufficient to accommodate a full-line supermarket).

Such a centre is unlikely to impact the existing centres network due to

- the small scale, role and function, providing for the convenience and lower order needs of local residents;
- the reliance on expenditure from future population growth within the VPSP rather than existing residents with established routines; and
- The location and distribution of existing centres - apart from the Victoria Point Major Centre, there are no lower order retail facilities west of Cleveland Redland Bay Road.

Figure 2.10 Site analysis - Activity centre network



Recommendations for the VPSP:

- To service the day-to-day convenience needs of the future VPSP community, 2,500 sqm of commercial floor space is required, of which 1,500 sqm should be occupied by retail tenancies and 1,000 sqm to be occupied by other commercial or community uses (e.g. medical centre / office / child care)
- Floor space should be consolidated into a single centre to reduce competition in the trade area and assist in the success of the centre
- Such a centre is best located central/eastern to the site along Double Jump Road, providing exposure the planned bypass road, at the gateway to the VPSP to further maximise potential success

Table 2.2 Existing centres network

Centre type/ location	Total Floorspace m ²	Distance from Subject Site km*	Anchor Tenant/s
Major Centre			
Victoria Point	27,300	3.2	K,mart (6,039m2) Woolworths (3,666m2) Coles 3,508m2)
Victoria Point Shopping Centre	26,080	3.2	Bunnings (6,630m2) Woolworths 3420m2)
Victoria Point Lakeside	25,000	3.5	Cineplex Cinemas, Aldi, Lindcraft
District Centre			
Redland Bay Shopping Village	5,500	3.0	IGA (450m2)
Neighbourhood Centre			
Colburn Avenue			Foodworks 250m2)
Local Centre			
Colburn Avenue	350	4.6	Freedom Fuel
Victoria Point Shell	150	2.1	Coles Express
Link Road	400	4.1	Medical Centre
Boundary Street	-	1.1	Service Station under construction
Government Road	-	3.4	Vacant
School of Arts Road	-	3.2	Vacant
Edge Road Shopping Centre	2,000	4.1	IGA (450m2)
Donald Road	500	5.7	Medical Centre

*shortest route by road from the proposed Neighbourhood Centre within the VPLDA Source: Property Council of Australia Queensland Shopping Directory 2015, Norling Consulting's Site Inspections July 2017

2.12 Social infrastructure

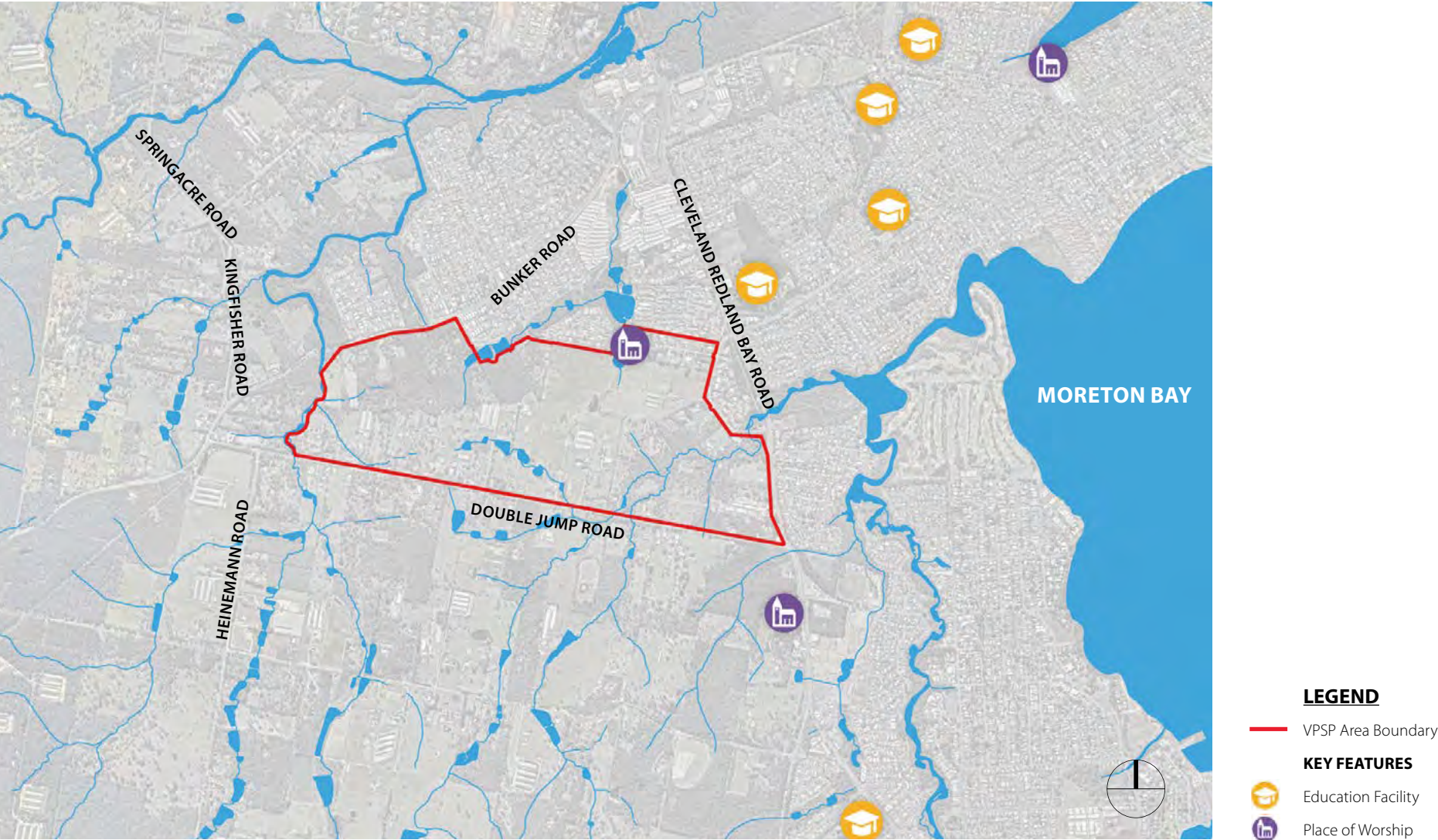
A number of existing primary and secondary schools are established within the existing Victoria Point area, as mapped on **Figure 2.11 - Site Analysis - Social Infrastructure**

The *Housing Needs Assessment* undertaken by *Giles International* for the VPSP Area found that the population age structure imbalance in Victoria Point means that all schools in the area are losing enrolments, with 10.5% fewer enrolments from 2011 to 2016, and nearly 15% for primary schools.

Recommendations for the VPSP:

- Existing social infrastructure is considered sufficient to service the new residents with an appropriate housing supply strategy to for the catalyst to address the decline in school enrolments

Figure 2.11 Site analysis - Social infrastructure



2.13 Poultry Industry

The 'Protection of Poultry Industry Overlay' under the current *Redlands Planning Scheme* flags the potential for reverse amenity impacts resulting from the introduction of sensitive land uses (residential) into the locality.

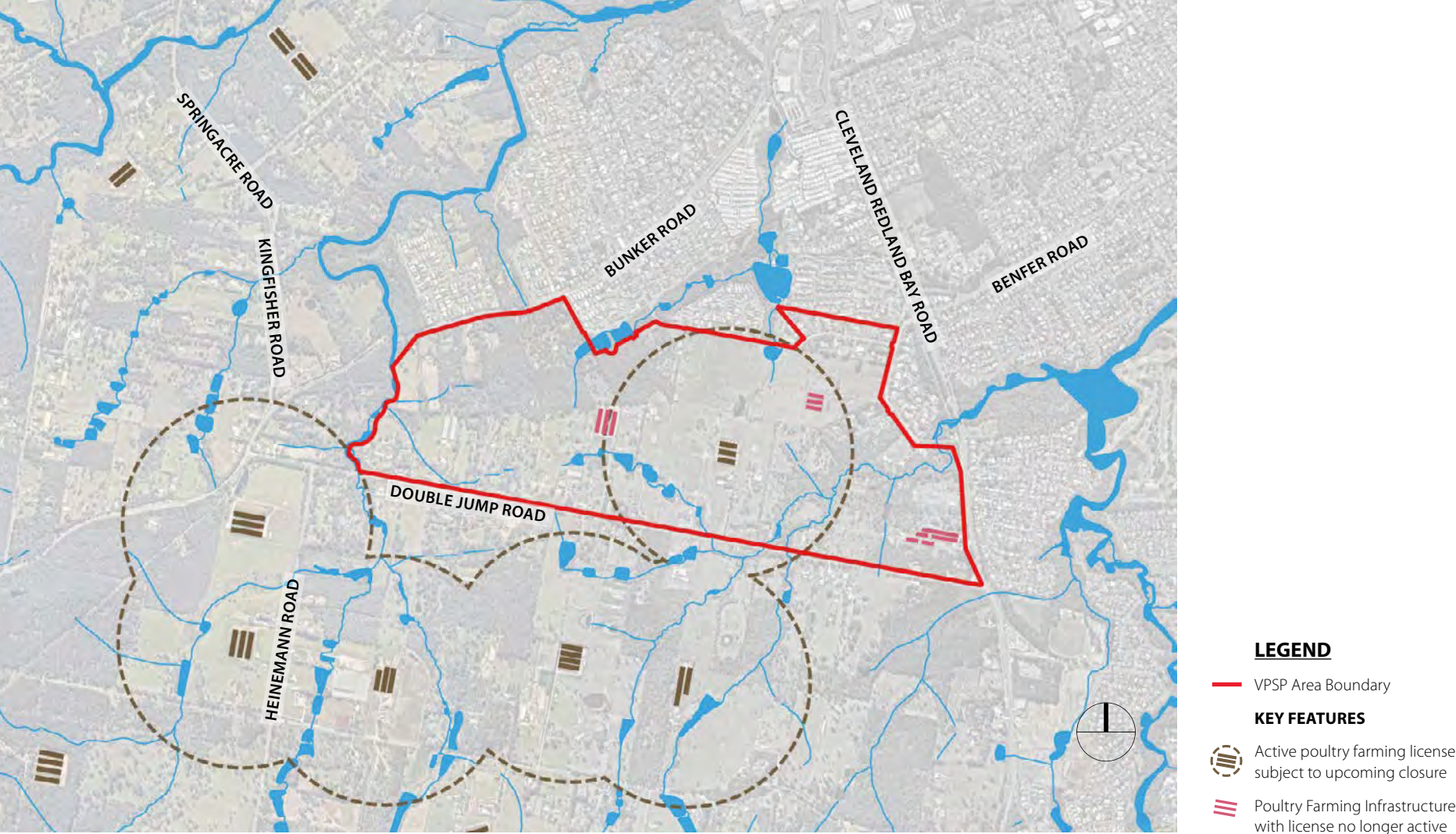
Department of Agriculture and Fisheries searches reveals there is one poultry farm operational within the VPSP Area, located at 48 Double Jump Road; two within the VPSP Area are due for upcoming closure.

The VPSP area is unaffected by poultry from buffers associated with poultry farms beyond the VPSP boundary.

Recommendations for the VPSP:

- Development applications within the VPSP Area will need to have due regard to the odour impacts from the operations to ensure the amenity of future residents is preserved and to protect the ongoing poultry industry operations

Figure 2.12 Site Analysis - Poultry industry and amenity



Structure Plan



03 STRUCTURE PLAN

3.1 Vision

*quintessentially
Redlands*

As part of Victoria Point and broader Redlands community, the Victoria Point Emerging Community Area will be uniquely identifiable for its coastal bushland character, offering leafy streets and greenspaces that provide for abundant flora and wildlife habitats



*strong & connected
community*

The community will be strong and connected, enjoying a choice of housing and access to local retail and community services in a way that offers opportunities to gather to share experiences together



*active & healthy
lifestyle*

Through efficient and safe movement networks, including public transport and pedestrian pathways and cycleways, and a well designed and connected open space network, residents will move easily around the neighbourhood and appreciate an active and healthy lifestyle





This artist's impression illustrates the potential development of the core community precinct; the accessible central meeting place for residents to congregate and enjoy a wide range of local experiences in a variety of settings.

The precinct comprises commercial and community facilities, co-located with formal and natural informal recreation areas. It is sited on the connected greenspace network, which offers natural wildlife habitat and areas of contemplation. The open space network also offers leafy walking and riding trails that provide easy and enjoyable access for residents to and from surrounding areas.

Density is focussed around the precinct, maximising population around areas of high amenity and public transport options.

The precinct represents the embodiment of the VPSP Vision, underpinned by the Principles of Place and Plan Making Principles outlined below.

3.2 Structure Planning Principles

Principles of place

The Landscape and Urban Design with the VPSP is guided by the following place making principles to create a quintessentially Redlands Community that is strong & connected and enjoys an active & healthy lifestyle

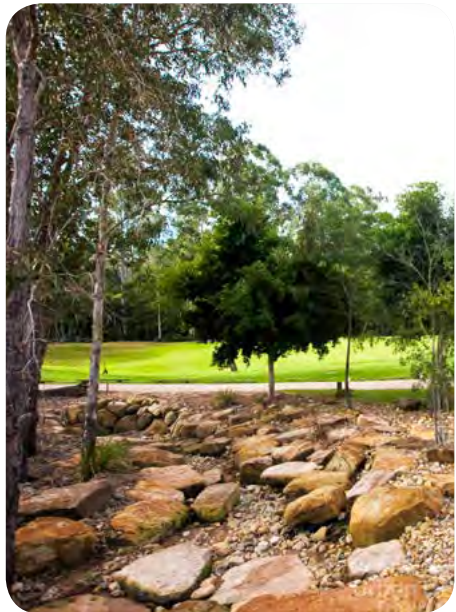


Redlands Difference, An Authentic Place

- The distinctive Redlands character, heritage and lifestyle are captured in the landscape and urban design
- Create a sense of comfort and belonging to the Redland community
- Capitalise on the scenic amenity of the local area, promoting unique views and capturing Moreton Bay breezes
- Support native species significant to the area
- The Local centre / community hub and the corridors have a distinctive character and are strong community focal points
- Local places such as local streets, streetscapes, parks and bushland areas are unique and further identify the community as a distinctly Redlands destination
- Development is well-integrated with the bushland surrounding

Leverage Natural Assets

- Development enriches the qualities of its context, meaning a design response that arises from and complements the setting
- Balance is struck between the natural and man-made environment that utilises the area's intrinsic natural values
- The site's topography is integral to the urban design arrangement, allowing for direct connections to the surrounding suburbs of Redlands & Moreton Bay and views to North Stradbroke Island
- Ecological values are enhanced through strategic habitat and corridor restoration
- Access to and the experience of corridors are enhanced – reflecting the natural character of the existing surrounds





Legibility and Wayfinding

- Precincts and destinations within the community are easy to access visually and physically
- The urban design arrangement enables users to easily identify and navigate spaces, by foot, bicycle, public transport and car
- Places are designed for people - safe and comfortable
- The project entries create a strong sense of arrival
- Built-in hierarchy in road and open space network
- Landmarks aid wayfinding
- An interesting journey is created with surprises around the Structure Plan area



An Inclusive and Diverse Community

- Stimulating and enjoyable places meet the demands of the widest possible range of uses
- Appropriate use of house frontages, planting and attractive landscaping elements but limited fencing
- Housing choice and range of affordability ensures the community can mature and change and allows communities to age in place
- Development is flexible to adapt to future change in lifestyle and demography
- Street tree planting and landscape that provides for a layering of tree canopies and landscape



Unique Local Places

- Places are distinctive, vibrant and attractive
- Vibrant places offer good opportunities for meeting places and street activities

Plan Making Principles

The VPSP is underpinned by the following structure planning principles



Housing

- Predominantly detached housing to meet local housing preference and facilitate demographic renewal
- Diverse lot sizes to provide for a range of housing needs
- A housing density gradient that locates medium density housing near centres and transitions to traditional detached housing

Centres

- Centre uses to complement, not compete with, the higher order centres in the wider locality
- Centres co-located with open space, public transport and connected to the pedestrian and cycle network to provide an accessible and vibrant community hub that is suitable for the locality
- Centres located on high order roads to ensure viability and accessibility

Transport and Movement

- Road network to provide efficient connections between the emerging Community area and the surrounding higher-order road network. Road network provides efficient connections to surrounding destinations
 - North-south connections to provide efficient movement
 - East-west movements are generally indirect to discourage rat running
- As far as practical, create discrete neighbourhoods that maintain traffic in surrounding local streets within the prescribed limits
- Create extensive active transport opportunities throughout the open space network, providing movement opportunities in a bushland setting
- Provide opportunities for improvements to the surrounding road network, with the improvements to be commensurate with the increased traffic demand generated by the additional housing or other land uses
- Create opportunities for internal public transport services that are well integrated with the center, open space and increased residential density



Value for Money and Cost Efficiency for Redlands - Robust and Efficient Infrastructure and Servicing

- Design and construct robust and cost-efficient infrastructure to minimise the ongoing maintenance burden on Redlands rate payers
- Infrastructure to enable optimal land use efficiency within developable areas
- Infrastructure to not place an inequitable burden on individual residents
- Infrastructure designed with consideration of the future requirements; identify opportunities to service future land uses in the surrounding area
- Where practical, stormwater infrastructure to be accommodated in open space areas, providing aesthetic value. Low maintenance stormwater infrastructure to minimise the maintenance burden on future rate payers. Combined “regional” stormwater infrastructure is preferred over smaller devices



Protect and Enhance the Uniquely Redlands Ecological Values

- Focus wildlife movement and habitat in areas of high ecological value such as the riparian corridors at the eastern and western ends of the Emerging Community Area and areas with mapped values
- Create meaningful new linkages to connect between areas with existing ecological values within the Emerging Community Area
- Create meaningful links to habitat areas in the broader landscape beyond the Emerging Community Area
- Habitat areas, corridors and linkages are designed and have an appropriate width to accommodate focus future species
- Design infrastructure, allocate land use and create new linkages to minimise conflict between fauna and urban uses and activity
- As appropriate, co-locate ecological, recreation and stormwater management functions in open space areas



Diverse Recreation and Open Space Opportunities for all Redlanders

- Provide formal parkland in locations that are well-located in respect to future land uses within the Emerging Community area
- Recreation opportunities to complement those available in the broader context
- Create synergies between recreation areas and surrounding land uses to create vibrant activity hubs
- Locate high-order recreation areas in close proximity to public transport services
- Provide recreation opportunities for all ages, with a particular focus on including nature-based and teen recreation.
- Leverage off natural assets by blurring the interface between formal open space areas and surrounding bushland areas
- Provide informal recreational and active transport opportunities throughout the open space network

3.3 The Victoria Point Emerging Community Structure Plan

3.3.1 Elements of the VPSP

The **Figure 3.1 - Structure plan** illustrates how the VPSP Area will be developed over time, based on the planning policy framework and recommendations from expert technical reports, and combining the key structure planning design elements:

- Ecology
- Stormwater
- Open space
- Multi-purpose corridors
- Land use & housing
- Transport and movement
- Trunk services and infrastructure
- Staging and sequencing

Each of these key elements is illustrated and described in the following sections underpinning the combined Structure Plan.

3.3.2 Land budget

The land budget is provided in **Table 3.1** and demonstrates some key outcomes achieved by the VPSP:

- Total of 45ha of habitat and green space will be preserved and created through extensive revegetation, comprising 25.7% of structure plan area and including 28.5ha of existing ecological habitat, and offering a diversity of recreational opportunities and active movement network
- The VPSP will achieve an average residential lot size between 400m² and 800m² and achieving minimum net residential density of 15 dwellings per hectare, whilst serving the vital housing supply needs for the community
- Co-located at the confluence of a primary active space node, active transport network, public transport route and natural open space, and with exposure to the proposed Victoria Point bypass at Double Jump road, the VPSP offers a 1.5 hectare neighbourhood centre. The centre will not only service the lower order, convenience retail needs of the community, but through such co-location will serve as an easily accessible central community meeting place for residents to together and share experiences

Table 3.1 Land budget

		Area (ha)
Total Site Area		175.47
Ecological corridors & Open Space	Habitat areas	15.27
	Primary ecological corridors	17.65
	Secondary linkage corridors	7.26
	Aesthetic/multi-function spine	4.98
	Local park	2.00
Total Ecological Corridors & Open Space *		45.16
Commercial	Neighbourhood centre	1.48
Total Commercial		1.48
Net Developable Area † (NDA)		109.83
Residential	Traditional residential	70.33
	Inc. local parks and roads	100.47
	Density (dw/net dev.ha) = 12.45 Yield (dw) = 1,251	
	Multiple dwelling	6.55
	Inc. local parks and roads	9.36
	Density (dw/net dev.ha) = 30 Yield (dw) = 281	
Total Residential		76.88
(Net saleable area) ‡		
Total Residential		109.83
(Net dev. area) †		
Non-residential	Local parks	2.00
	Roads	30.95
Total Non-residential (Net dev. area) ‡		33.40
South-east investigation area‡ (NDA)		17.51
'Scenario A - Future bulky goods	Net saleable area‡ Yield (GFA) = 26,000m ²	6.78
	Net developable†	9.69
'Scenario B - Over 55's residential	Net saleable area‡	6.78
	Net developable†	9.69
		Density (dw/net dev.ha) = 22 Yield (dw) = 213

* Total Ecological Corridors & Open Space including Local parks = 47.16ha (additional 2.00ha within net developable area)

† As per definition of 'net developable area' within the South East Queensland Regional Plan 2017

‡ South-east investigation area refers to land in the south-east corner of the VPSP area subject to further investigation

§ Where excluding existing large lot residential areas, new residential areas achieve a density (per net developable area) of 16.57 dw/ha

¶ Excludes 0.5ha within habitat areas and 0.5ha within aesthetic / multi-function spine

‡ Net saleable area = net developable area excluding local parks and roads

Δ GFA = net saleable area, less 50% for site cover under Redland Planning Scheme, less 5% for non-GFA site cover



Figure 3.1 Structure plan



Figure 3.2 Structure plan - Ecology & conservation



LEGEND

KEY FEATURES

- VPSP Boundary
- Core Ecological Values(State Mapping)
- Primary Ecological Corridor (Creek Corridors)
- Secondary Linkage Corridor
- Aesthetic/Multi-Function Spine (Pedestrian/ Cycle & Stormwater Function)
- Watercourse
- Regional Stormwater Device

FAUNA CROSSING DESIGN ELEMENTS

- Fauna crossing to new roads
- Fauna crossing to existing roads

Fauna crossing design elements at low points on new roads:

- Priority is to be given to grade-separated fauna movement opportunities
- Under-road space provided and dedicated as a fauna underpass
- Fauna underpasses should provide
 - I. a dry land passage portal of a minimum size of 2.4m high by 3m wide;
 - II. unobstructed view through to the far side of the underpass;
 - IV. habitat rehabilitation to provide protective cover to underpass

Fauna crossing design elements existing roads or non-low points:

- traffic calming devices; signage; and fauna exclusion fencing to choreograph movement to coincide with the safest location and where suitable access to retained vegetation is provided

3.3.3 Ecology

Ecology and conservation forms the basis for planning the balance land uses and other elements of the VPSP. Underpinned by the technical *Ecological Assessment Report* prepared by BAAM Ecological Consultants, this figure illustrates the strategic ecological corridor network planned across the VPSP Area that will ensure the preservation and enhancement of core ecological values existing in the landscape, and the management of impacts of human settlement. The network consists of three key ecological area types, containing a particular ecological profile and resultant design standards. The result is the following ecological corridor network strategy outlined in **Table 3.2** below.

Table 3.2 Ecological network strategy

Ecological area type	Ecological profile / character	Standards
Habitat Areas: conserve and enhance high value ecological habitats	Larger regrowth vegetation, generally mapped as Koala Bushland and MSES (habitat values vary). To be retained and continue to provide ongoing habitats for more forest dependent species	Revegetated with known Koala feed trees and linked to surrounding areas by secondary linkage corridors, providing suitable fauna movement opportunities
Primary Ecological Corridors: preserve key existing riparian and habitat linkages to broader ecological movement corridor network	Little Eprapah and Moogurrapum Creeks contain riparian habitats and wetlands and connect bushland habitats to the north and south of the study area providing primary habitat linkages	Revegetated using locally endemic species with high preference for Koala feed trees - width dependent on site conditions, to be determined at reconfiguration stage
Secondary Linkage Corridors: provide additional fauna movement opportunities through the retention or restoration of rural land	Incorporate and provide linkage to and from the retained habitats, including the Koala Bushland habitats, and primary corridors	Retained or restored habitats for locally important wildlife movement with interrupted central core Typical 60m width, with variation according to site characteristics to be determined at the reconfiguration stage

Impacts from interfacing urban settlement elements will be managed through controls around edge effects and fauna crossings as identified below.

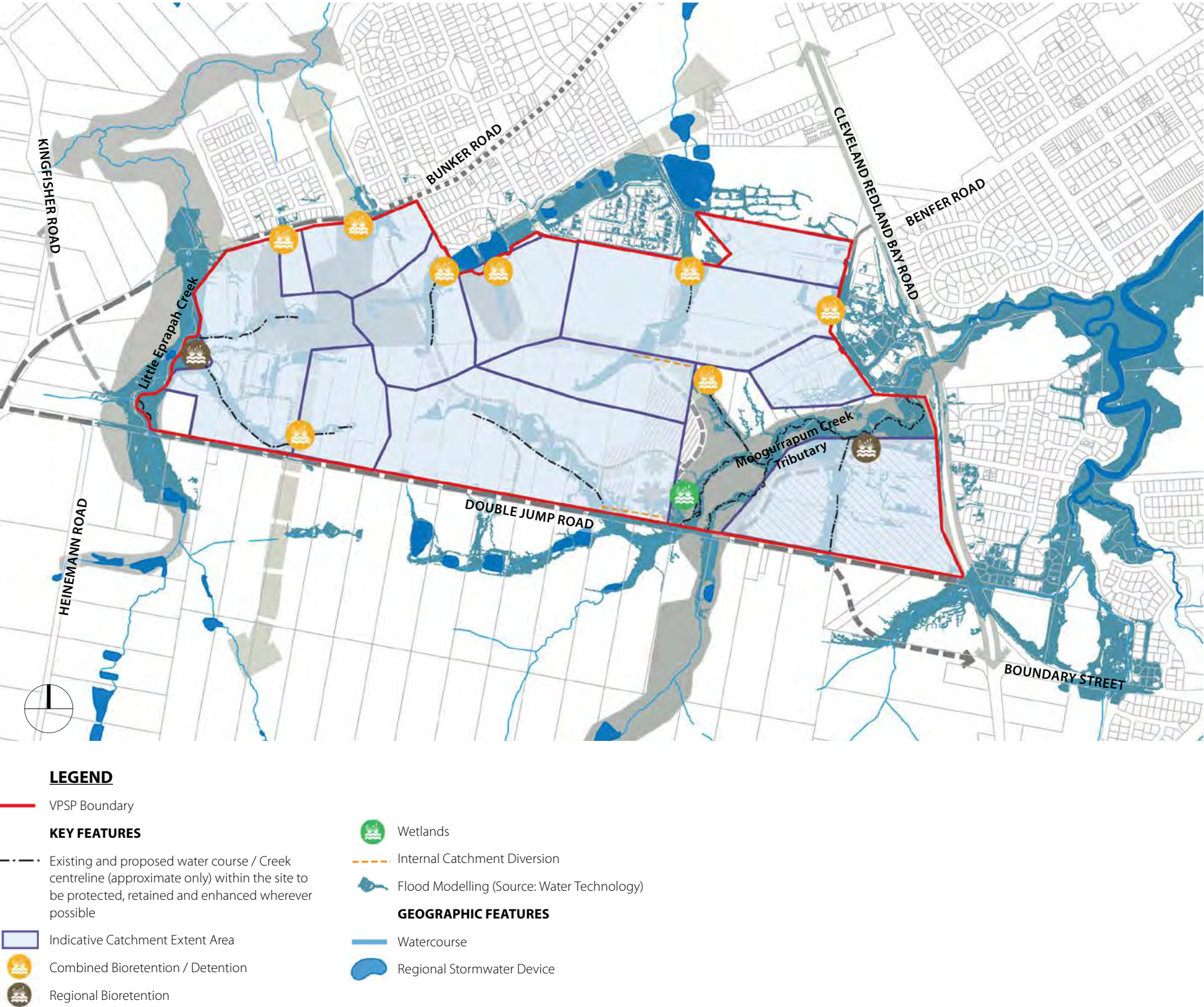
- 1. Edge effects are managed through:**

 - Maintaining a 10-15m buffer planted with low shrubs and native grasses
 - Created corridors through Vegetation Management and Rehabilitation Plans, including monitoring/maintenance schedules
 - Signage will be erected prohibiting unlawful dumping of rubbish
 - Where practical, esplanade roads to be used between residential and open space uses
- 2. Fauna crossings are facilitated through:**

 - New vehicle crossings are minimised – only the four internal road crossings identified
 - For new road crossings, roadways cross at low points to enable design elements identified in the legend to be employed
 - For existing crossings or where crossing cannot occur at low points, fauna movement will be facilitated through design elements identified in the legend

Figure 3.2 indicates the location of possible devices - detailed measures are to be determined and designed in greater detail at reconfiguring stage.

Figure 3.3 Structure plan - Stormwater



3.3.4 Stormwater

Figure 3.4 - Structure plan - Stormwater demonstrates the stormwater strategy developed by *Water Technology*, which takes an innovative structure plan wide approach to the management of water and provides environmental enhancements, community amenity and opportunities for water resource management.

The strategy utilises a mixture of both local and regional infrastructure solutions to provide an efficient stormwater management solution – efficient land utilisation, establishment and minimal ongoing maintenance burden to Council – and realises further land use efficiencies through the sensitive incorporation of stormwater infrastructure within the planned greenspace network.

The concept is based on the Water Sensitive Urban Design (WSUD) approach and offers the opportunity to improve the regional biodiversity corridors and the water quality. Rehabilitation and re-vegetation of the site will be key to achieving enhanced stormwater wetland and ecological habitats.

Based on recent evidence, this approach achieves efficiencies through both economies of scale in respect to the provision of regional infrastructure and through the integration of water management within public open space.

The benefits of this approach include:

- Cost savings:** consolidated measures, passive irrigation, less land take and lower longterm maintenance costs;
- Environmental benefits:** naturalised devices, such as wetlands, can enhance biodiversity habitats and improve waterway ecology; and
- Community benefits:** landscape features and opportunities for human interaction with natural systems that contribute to public open space amenity.

Open space elements will be designed to be meaningful and multi-functional. Recreational and educational activities with multiple uses provide diverse opportunities for Victoria Point community, as described in the multi-purpose corridors at **Section 3.3.5**.



Appropriate stormwater treatment devices

Figure 3.4 Structure plan - Open space

**LEGEND**

— VPSP Boundary

KEY FEATURES

Primary Ecological Corridor (Creek Corridors)

Secondary Linkage Corridor

Local Park

400m Pedestrian Walkability Catchment

Aesthetic/Multi-Function Spine (Pedestrian/
Cycle & Stormwater Function)

GEOGRAPHIC FEATURES

Watercourse

Regional Stormwater Device

A

INSETS (refer adjacent page)

3.3.5 Open space

Based on a thorough supply/demand assessment by *Otium Sport + Leisure*, this figure illustrates the open space strategy of formal and informal spaces within the VPSP to achieve a high-quality range of recreation opportunities for the community.

The strategy delivers:

- **4 new local parks** – 2 x 1.0 ha & 2 x 0.5 ha, including formal recreation opportunities for all (toddler & children's playground / teenage hangout / kick-about areas / fitness equipment & half courts / off-leash dog area / integration with cafes). The primary 1.0 ha park should be co-located with the neighbourhood centre on Double Jump Road, the internal bus route and adjacent to the passive open space network to maximise the benefit of this space to the most number of future residents.
- **Central lineal open space** - Multi-function spine, offering active and passive recreation opportunities through the central portion of the community. Providing close to home recreation and active transport opportunities to a significant area. This area will also accommodate stormwater functions.
- **42ha of passive green space** offering opportunities for nature-based play, contemplation, trails and pathways, exercise stations and recreation nodes in a diversity of settings.
- **A highly accessible network of open spaces** allowing safe, comfortable and active access to open space opportunities, including 6.4km of on- and off-road paths and central connecting spines, providing a high level of connectivity within and beyond the VPSP Area.

Locating the key community parkland as a part of the commercial/ community hub, as illustrated in **Figure 3.4**, is a cornerstone feature of the place making approach to the VPSP and aligns with council's Corporate Plan and OSS principles of collocation, multi-use and connectivity.

This strategy achieves consistency with Redlands OSS and PIP outcomes and objectives and is supported by the existing or planned open space opportunities including the Heinemann Road district sporting fields approximately 1km from the western end of the VPSP Area.

Multiple use of green space (with ecological and drainage areas) is encouraged in order to make more efficient use of these spaces, reducing an unnecessary burden of ongoing management and maintenance as well as specific recreation benefits by providing access to authentic nature plan and a diversity of recreational settings, in accordance with the principles of the multi-purpose corridors in **Section 3.3.6**.

Figure 3.5 Structure plan - Potential core precinct concept



Indicative concept of integrated centre, open space community hub - central multi-function spine, community park, Moograppum Creek corridor and centre.



Indicative perspective of central local park concept



Indicative concept of nature based park in western precinct

3.3.6 Multi-purpose corridors

The VPSP is underpinned by the **Multi-Purpose Corridor Strategy**, devised by *BAAM Ecology, Water Technology, Otium Planning* and *Tract Consultants*, which plans for an integrated open space network with the multiple functions of ecology, stormwater and recreation.

Figure 3.5 - Structure plan - Corridor strategy illustrates the application of the Corridor Strategy to the VPSP Area.

To ensure key ecological and landscape values are preserved, the VPSP first establishes the open space corridors in accordance with the ecological strategy provided in **Figure 3.2 Structure plan - Ecology & conservation** preserving the important habitat and fauna movement requirements of the VPSP Area. Stormwater and recreational functions are subsequently incorporated in a manner that avoids impacts of urban uses on ecological processes.

The strategy provides meaningful linkages and habitats for ecological processes to continue, whilst improving the livability, health and lifestyle of the local and surrounding community. The integrated approach to corridor planning achieves efficient and low-maintenance land use outcomes while providing a diverse and sustainable open space network.

The corridor strategy comprises a comprehensive framework of four corridor types across the VPSP Area, including key design elements and standards for each corridor type:

A. Habitat areas - preserve Habitat areas with State mapping as per legislative requirements.

B. Primary ecological corridors - focus wildlife movement along the creek systems at each end of the VPSP Area in Primary ecological corridors – Little Eprapah Creek and Moogurrapum Creek Tributary.

C. Secondary linkage corridors to link internally and externally – connecting the primary ecological corridors and providing links to state mapped vegetation/ habitat.

D. Aesthetic/Multi-function-spine links to be created in areas where significant modification to landform and vegetation are required for engineering and drainage purposes. These links will primarily serve a landscape, stormwater management and recreation function.

The management of urban edge effects is achieved through fauna movement devices, minimisation of corridor road crossings and other urban buffer treatments, in accordance with the *Multi-purpose Corridor Strategy*.

The Multi-purpose Corridors Plans at **Figure 3.6 and Figure 3.7** bring together the three key design elements and illustrate the integration and co-location of the various functions into the network of corridor types.

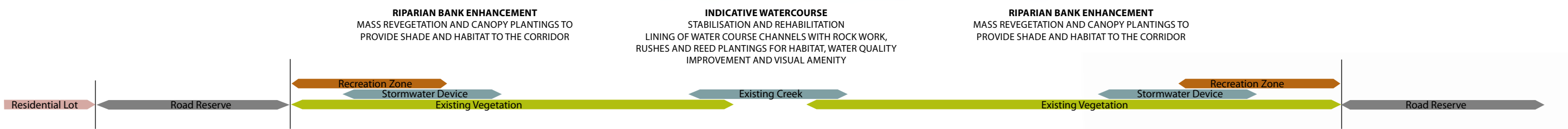


Indicative Aesthetic/multi-function spine section



Multi-purpose corridor character incorporates multiple uses with primacy of ecological function.

Figure 3.6 Structure plan - Corridor strategy



Multi-purpose corridor character multiple uses. Primacy of ecological function.

Figure 3.7 Structure plan - Multi-purpose corridor plan



LEGEND - ECOLOGICAL

A

B

C

D

KEY FEATURES
Habitat Area Core Ecological Values (State mapping)
Primary Corridor
Secondary corridor
Multi-use spine
Fauna management considerations (Focus subject to further investigations and strategies)

LEGEND - STORMWATER MANAGEMENT

1

2

3

KEY FEATURES
Regional stormwater device/bio-retention filtration basin
Combined bio-retention filtration basin/detention
Primary creek
Secondary drainage including pools and riffles, vegetated swales, bioretention basins
Wetland

LEGEND - OPEN SPACE & RECREATION

KEY FEATURES
Future Local park to RCC DSS
Shared cycle/pedestrian network (Provide safe and comfortable pedestrian and cycle access throughout the community through off road links in open space corridors)
Indicative activity node (Environmental/boardwalk/fitness/dog off leash etc.)

The MPCS Plan brings together the three key design elements and illustrates the integration and co-location of the various functions into the network of corridor types.

The diagrams opposite give a graphic representation of the above integrated and co-located design elements as they apply to the VPSPA.



ECOLOGICAL

Refer ecological report (Appendix).

Aims:

- Protect and enhance terrestrial and aquatic habitats
- Contribute to Redlands' network of fauna movement corridors
- Enhance waterways and their ecological processes
- Foster local and endemic flora species
- Maintain extant fauna populations

Key:

- HABITAT AREA**
Areas with state mapping intended to foster local and endemic flora and fauna species. Accommodating secondary uses where primary ecological values are maintained
- PRIMARY CORRIDOR**
Preserve / enhance terrestrial and aquatic wildlife habitat and corridors. Achieve this at local and district scale
- SECONDARY CORRIDOR**
Protect and enhance fauna movement corridors providing links to the broader network of primary corridors and habitat areas
- MULTI-USE SPINE**
Highly modified environment with significant earthworks and constructed landscapes. Secondary ecological functions

FAUNA MANAGEMENT CONSIDERATIONS

INDICATIVE KEY SPECIES



STORMWATER MANAGEMENT

Refer technical memorandum (Appendix).

Aims:

- Protect people and infrastructure from the impacts of flooding
- Reduce the pollution from stormwater runoff

Key:

- PRIMARY CORRIDOR - CREEK CHANNEL ENHANCEMENTS**
Minimal disturbance, rehabilitation works as required to enhance natural state. Stormwater devices designed to minimise impact on ecological values.
- SECONDARY CORRIDOR - CREEK CHANNEL ENHANCEMENTS**
Minimal disturbance, rehabilitation works as required to enhance natural state. Stormwater devices designed to minimise impact on ecological values.
- MULTI-USE SPINE - CONSTRUCTED WATERWAY CORRIDOR**
Recreated waterway including pool and riffle and similar devices. Stormwater management incorporated into constructed waterway as appropriate.
- STORMWATER TREATMENT DEVICE - BIORETENTION BASIN / WETLAND**



OPEN SPACE & RECREATION

Refer recreation study (Appendix).

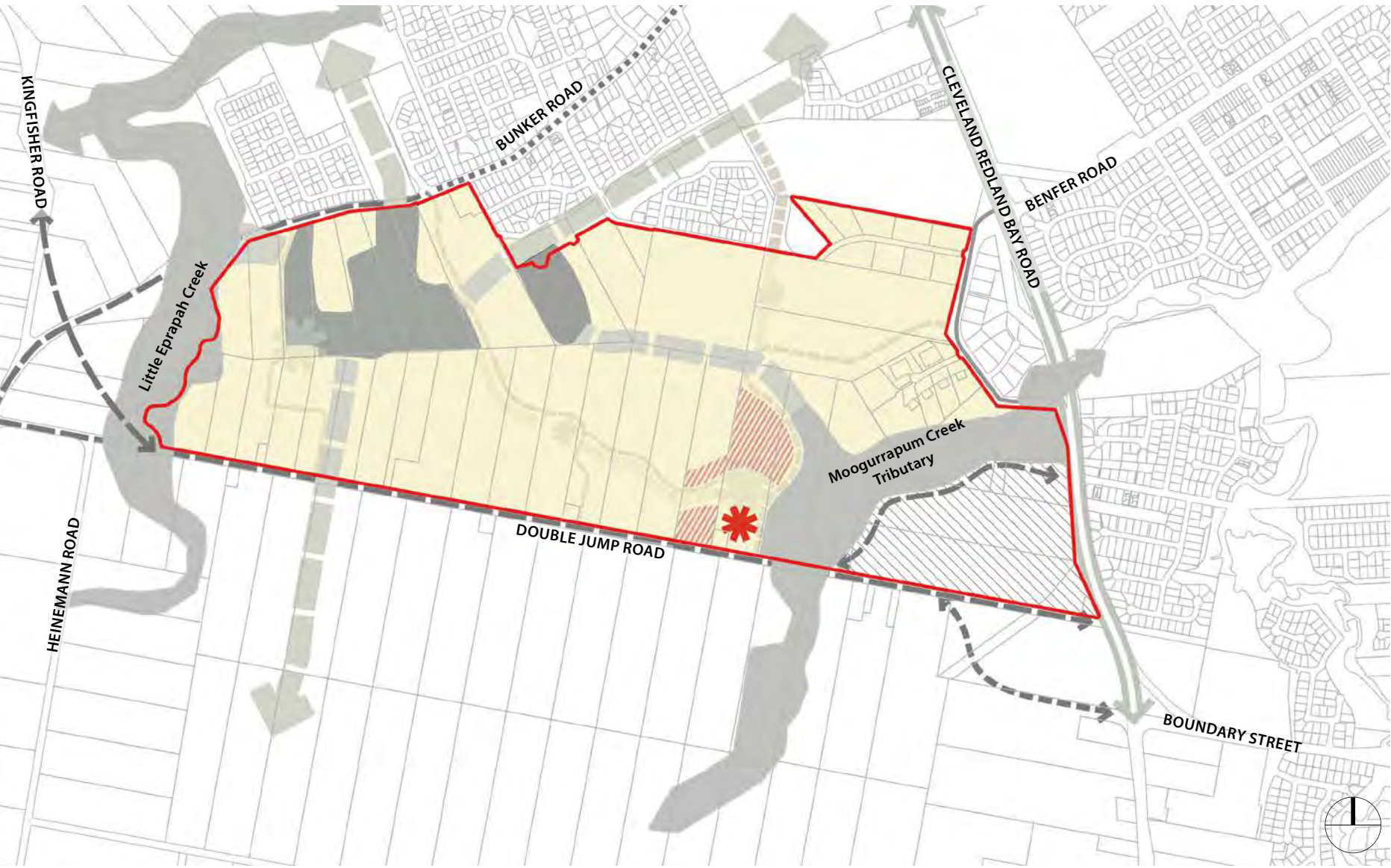
Aims:

- Provide a variety of active and passive recreation and social interaction spaces for all ages
- Promote adventure and discovery
- Contribute an active healthy lifestyle for residents
- Offer places for quiet contemplation
- Provides active transport linkages to strategic surrounding locations
- Safety through CPTED design principles

Key:

- OPEN SPACE NETWORK**
Recreation opportunities accommodated in open space network where compatible with ecological values
- LOCAL PARK LOCATION**
- 500M LOCAL ACCESS RADIUS**

Figure 3.8 Structure plan - Land use & housing



LEGEND

— VPSP Boundary

LAND USE

✱ Local Neighbourhood Centre

LOT TYPE

Traditional Residential

Indicative Multiple Dwelling Residential

3.3.7 Land use & housing

Figure 3.7 - Structure plan - Land use and housing demonstrates the predominant land uses planned for the VPSP outside areas reserved for ecological and other complementary functions (stormwater / recreation).

Based on detailed housing and retail needs assessments, the VPSP accommodates predominantly residential uses, supported by a Neighbourhood Centre (1.5ha total site area / 2,500sq.m commercial floor space).

Housing supply will meet residential land supply requirements of the SEQRP and will be provided to meet the diverse and vital needs of the community. There is a particular emphasis on housing for families in the formation stage, acting as a catalyst for demographic revitalisation in the Redlands, as well as providing opportunities to ‘age in place’ in response to the ageing demographic profile.

The outcome will be a community that reflects the existing Redlands character, responding to site opportunities and providing a diversity of lot sizes and built form outcomes that will address the needs and budgets of a wide range of end users.

Excluding the investigation area in the south-east of the VPSP, the result is neighbourhoods consisting predominantly of traditional detached housing (82%) with a minimum lot size of 400m² and a range of lot sizes predominately between 400m² and 750m², with the proportion dependent on planning requirements, site conditions and market demand. Limited areas of medium density housing (18%) are supplied offering high quality townhouse and over-55’s product, focussed around areas of high quality open space areas and adjacent to the centre and public transport opportunities.

Broadly reflecting current trends in Victoria Point, application of this approach results in the potential residential product yields provided in Table 3.4. The key measures of proposed lot mix for the VPSP are identified in Table 3.3.

In order to fulfil important place making principles, the Local Neighbourhood Centre has been sited with necessary exposure to Double Jump Road and co-located with other key elements of the Plan (internal collector road with public transport, formal active open space, passive natural landscapes of high amenity, active transport network, community uses etc.).



Medium density housing - to provide housing choice



Traditional detached residential housing

Table 3.3 Proposed product mix

Housing Component	Proposed for Double Jump Road Structure Plan including 'eastern investigation area' for retirement living
Proportion standard detached lots	66% (82% 'eastern investigation area' requiring further investigation)
Medium density lots	34% (18% without 'eastern investigation area' requiring further investigation)
Lot density standard detached	Net density range 12-15 lots/ha
Medium density	30 lots/ha
Retirement Village	20-25 lots/ha
Special housing Retirement Village	20-25 lots/ha
Total Residential Area	Net density 15 lots/ha

The application of this approach results in the potential residential product yields provided in Table 3.3 (dependent upon the use of land south east of the Moogurrapum Creek Tributary – “Pradella land”).

Table 3.4 Proposed product yield

	Including 'eastern investigation area'		Excluding 'eastern investigation area'	
	Lots	Percent	Lots	Percent
Standard	1,292	72.3%	1,292	82.1%
Medium density	494	27.7%	281	17.9%
Total	1,786	100%	1,572	100%

The lot size for standard detached housing reflect the planning intent of the Draft City Plan, the objectives of the SEQRP and the inherent qualities of the site; medium density housing reflects the requirements of the *Draft Redland City Council Multiple Dwelling Design Guide*.

To assist interpretation, the Housing Density Exemplars, opposite, provide illustrative guidance on the housing densities and product types intended for the VPSP Area. Detailed land budgets of the overall VPSP Area are also provided in **Section 3.3.2**, indicating the net residential dwelling density achieved by the VPSP.

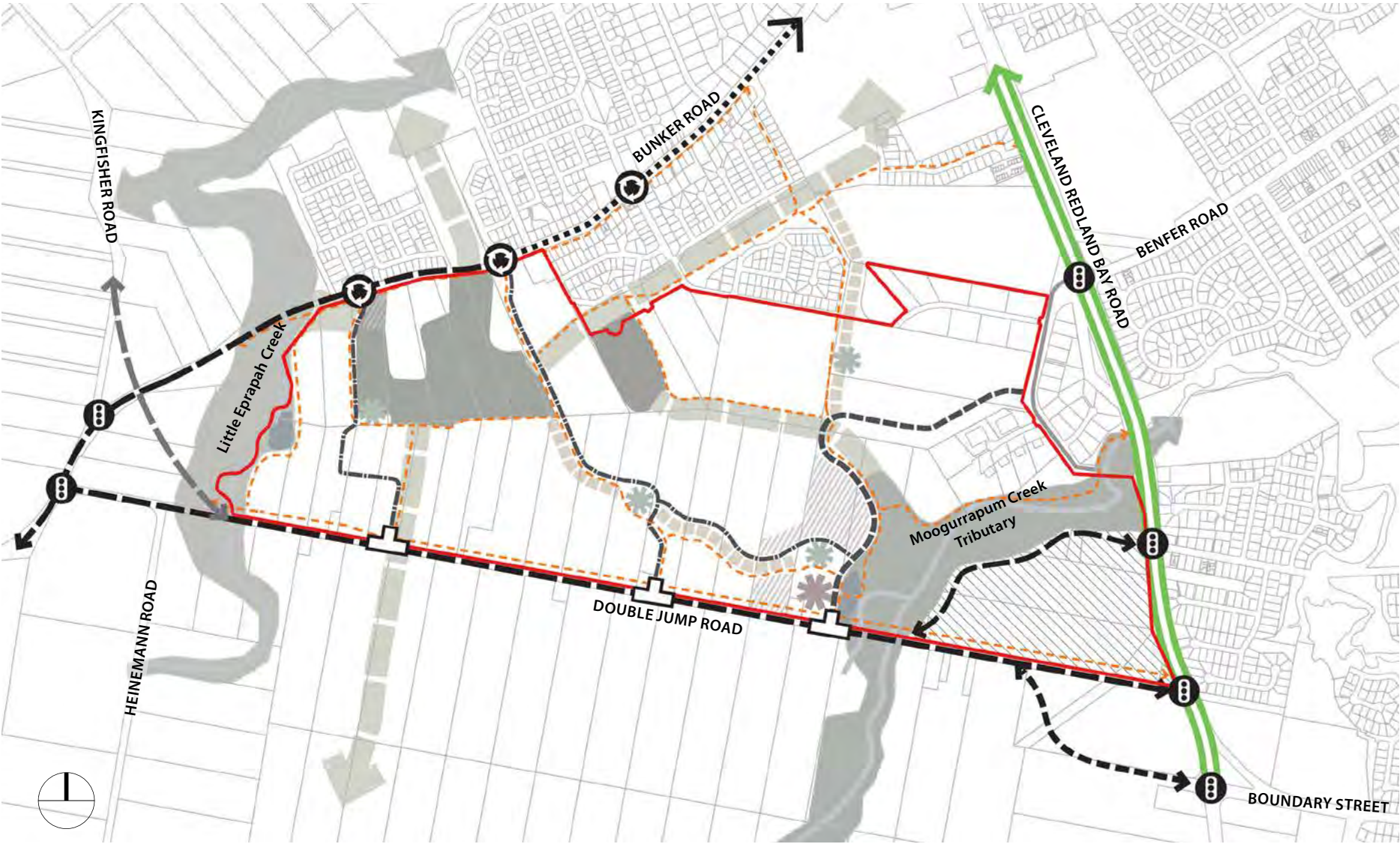


Typical 600m² residential lot @ 15-17 lot/ha



Attached townhouse lot @ 20-25 lot/ha

Figure 3.9 Structure Plan - Transport & movement

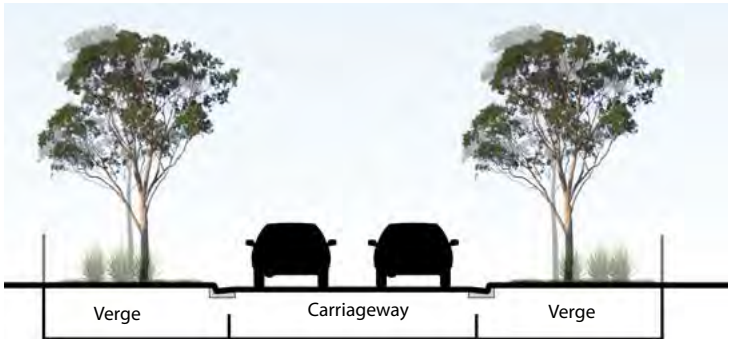


3.3.8 Transport & movement

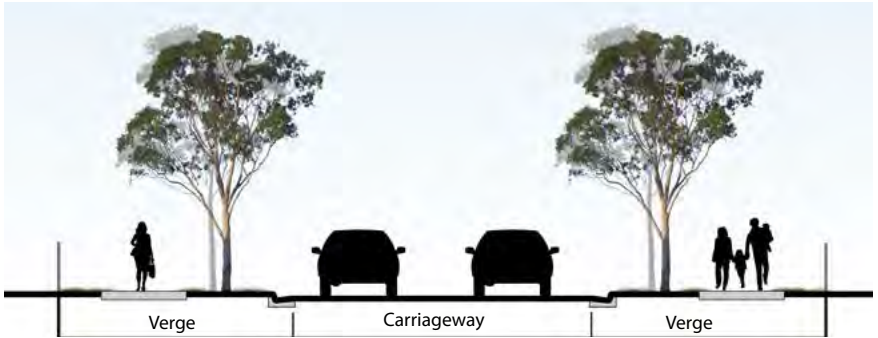
Figure 3.8 - Structure plan - Transport & movement illustrates the efficient road transport solutions outlined in the Traffic Impact Assessment that result in a net benefit to existing traffic conditions and offer a variety of transport mode options to the new community that:

- Providing convenient accessibility
- Promoting an active healthy lifestyle
- Reducing the reliance on the car

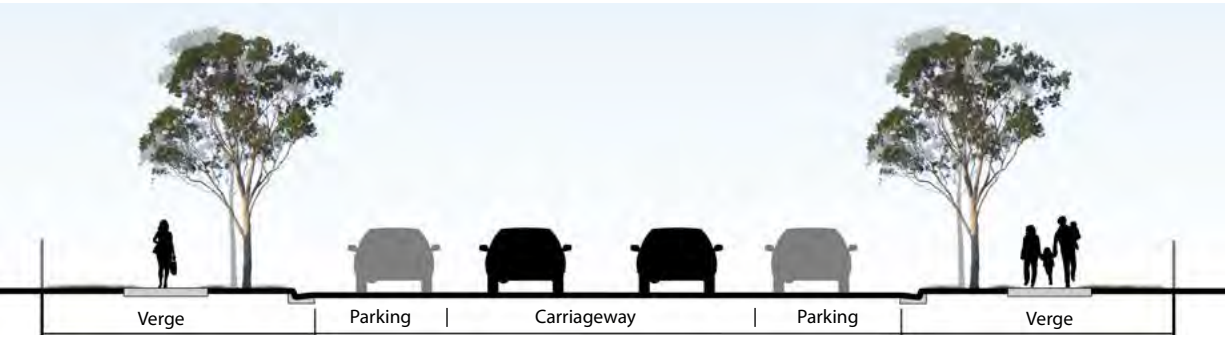
SECTION - Street Section - Residential Access (15m)



SECTION - Residential Collector (Type B) 18m Corridor - 7m carriageway



SECTION - Residential Collector (Type B) 25m Corridor - 11m carriageway



Road network

Upgrading the intersection of Double Jump Road / Cleveland - Redland bay Road. Traffic studies have identified three options and their relative merits appear as follows:

- **Upgrade of Double Jump Road to sub-arterial function** (2-lane only) to improve current function and levelling to resolve vertical sight distance requirements
- **Double Jump/Bunker & Bunker/Kingfisher Road intersections** – PIP diversion or signalisation of intersections
- **Double Jump/Cleveland Redland Bay Road intersection** (Council and/or State Government to take lead in resolving preferred approach):
 1. Diversion south to Boundary St - most direct, logical route for bypass traffic in both directions and results in logical intersection spacing; however land resumption is required and there may be environmental impediments
 2. Diversion north to Anita St - signalisation of this intersection has been included in State budgets; however, this is a less direct route for south-bound traffic (assuming left-turn from Cleveland Redland Bay Road to Double Jump Road remains) and Giles Road would be utilised for north-west to south-east bypass traffic
 3. Upgrades to existing intersection - avoids the need for diversion routes; however, signalisation requires land resumption that would likely force the closure of the existing service station operating at the intersection; result in less desirable signal separation along Cleveland Redland Bay Road



Appropriate road interfaces to greenspace

Internally, the VPSP has been established in neighbourhoods with inter-linkages identified to preserve and promote permeability and legibility of the VPSP Area, whilst minimising impacts on preserved or planned ecological values.

The residential neighbourhoods are served through the provision of a series of Collector Streets as shown, located so as to serve catchments of not more than 300 dwellings. Limited additional traffic is to be directed to Brendan Way due to local access street capacity and to minimise nuisance to existing residents.

Connectivity to the external road network is also a factor in the development of the internal road network elements, as external connectivity is constrained in locations. Linkages are provided in consideration of adequate separation distance from existing intersections and vertical sight distances, influenced by the topography commensurate to the road order function of the corridor.

Public transport

The Structure Plan has provided a network of public transport linkages as demonstrated. It is expected that to service the ultimate development of the proposed structure plan area, bus routes serving the land would ultimately travel along Bunker Road, Double Jump Road and Cleveland-Redland Bay Road.

A new bus route through the eastern end of the VPSP will create walkable catchments to public transport services in this area. The western part of the VPSP area is configured in a manner whereby existing Double Jump and Bunker Roads can accommodate public transport stops within reasonable walking distances.

The design provides public transport services to existing residential uses and future development areas to the north of the land.

Active transport

As identified in the Open Space and Multi-purpose Corridor Plans, the VPSP provides a comprehensive network of active transport facilities that can combine the use of 6.4km of on and off-road facilities and can also utilise the greenspace precincts for off-road recreational active transport facilities in a manner sympathetic to the environment.

The proposed linkages provide an interconnected network linking parks and open spaces with each other, with residents, and with destinations including community and commercial precincts and connects effectively to external networks and destinations.

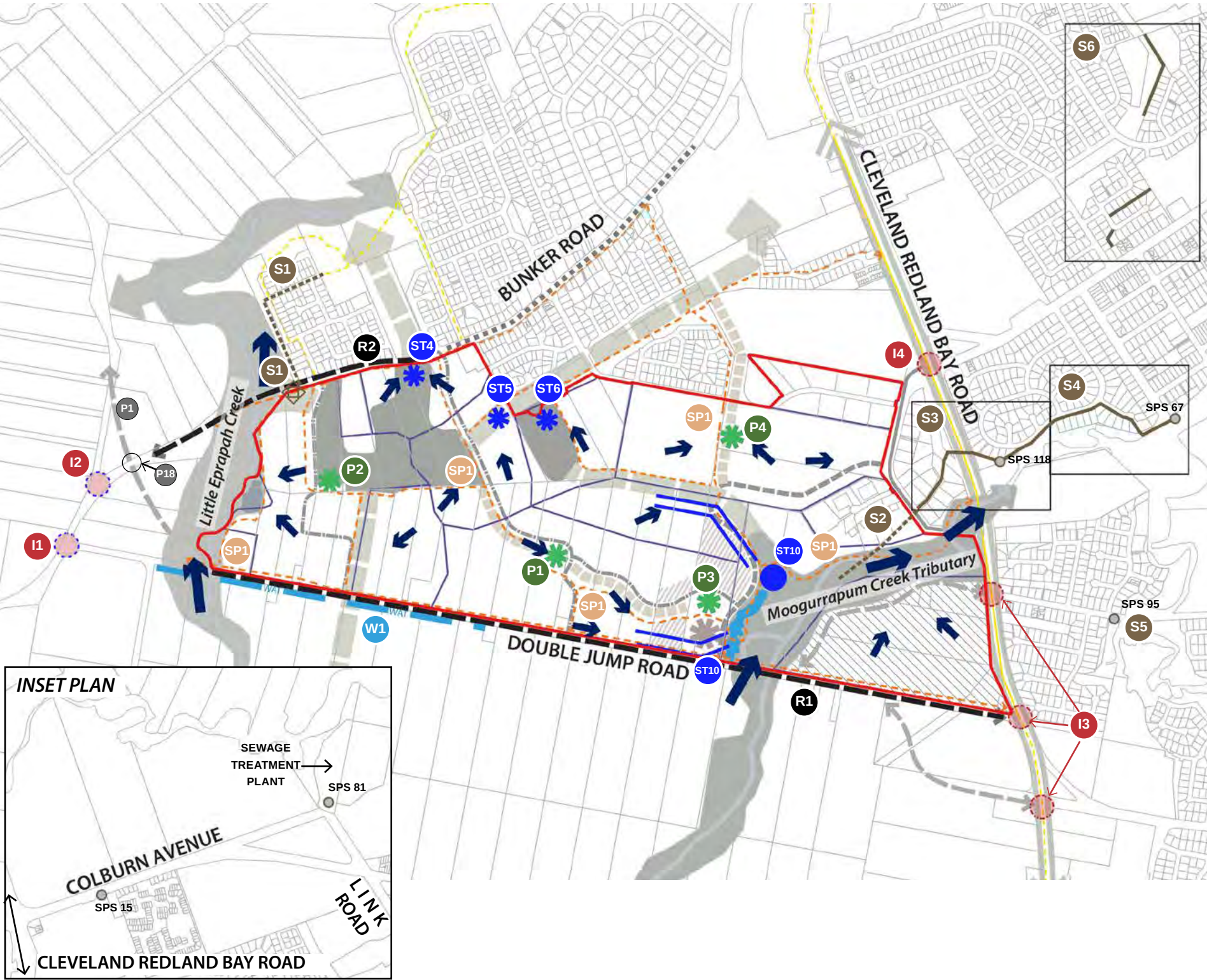
The provision of a well-planned active transport network is shown to result in:

- **Health benefits** –easy access to comfortable and well shaded path network connected to a variety of meaningful destinations and including fitness stations, improves health indicators within a community;
- **Social cohesion** –increasing incidental opportunities for social interaction creates a sense of community and belonging, which leads to a more safe and sustainable community; and
- **Economic / environmental benefits** – reducing the reliance on the vehicle in turn reduces pollutant car emissions and oil consumption.



Interconnected network of active transport paths

Figure 3.10 Structure plan - Trunk infrastructure & services



3.3.9 Trunk infrastructure & services

Ultimate development of the VPSP Area in accordance with this document will generate demand for trunk infrastructure and services across the following networks:

- Water supply
- Sewerage
- Stormwater
- Roads and intersections
- Strategic shared pathways
- Parks and open space

Based on the technical reporting supporting the VPSP, *PIE Solutions - Planning Infrastructure Economics* have prepared a schedule of trunk infrastructure works across these networks - included in **Appendix D**. The schedule includes, for each element, an item reference, description, approximate capital cost and possible timing, from 2019 to 2030.

Figure 3.10 captures and illustrates the indicative location of each trunk infrastructure item contained in the schedule.

Details on the provision of each item are captured in the corresponding technical reporting contained in **Appendix B**, including evidence that upgrades are required in order to provide necessary standard of service to the development.

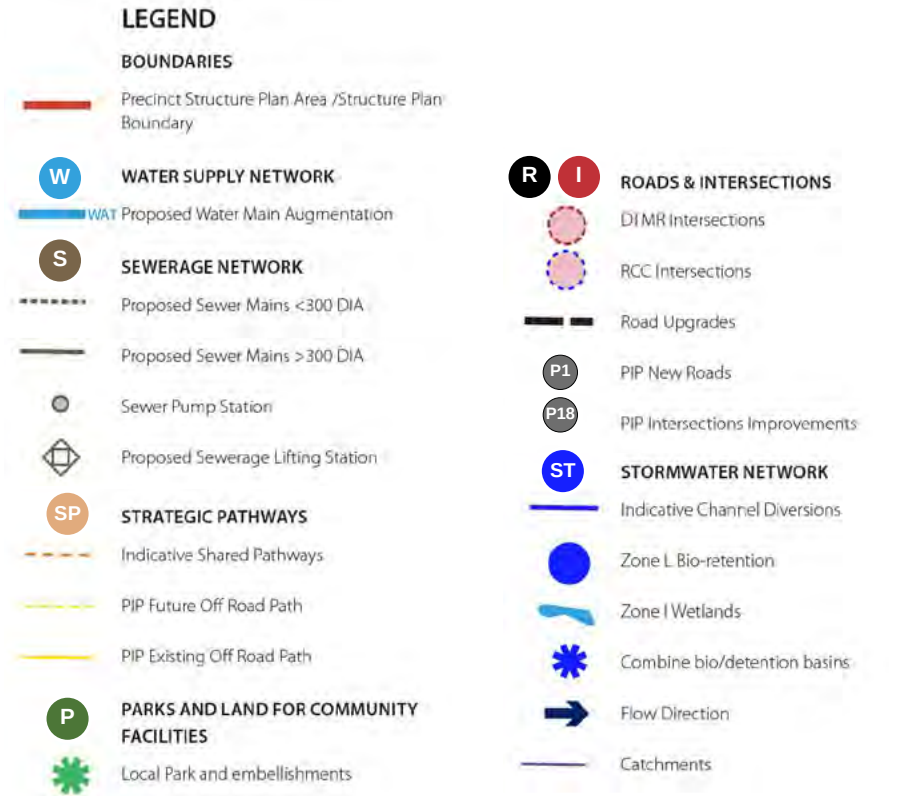


Figure 3.11 Structure plan - Staging & sequencing



3.3.10 Staging & sequencing

Indicative phasing of the development of the VPSP is illustrated in **Figure 3.11**. Sequencing has been formulated based on the following characteristics:

- Logical and orderly extension of existing urban areas
- Proximity and access to existing urban infrastructure or efficiency and cost of required infrastructure upgrades
- Land parcel configuration and ownership
- Ability to manage constraints such as ecology or operation of poultry farms

While the actual staging of development may vary from the indicative sequence illustrated, development should consider the above circumstances and characteristics to ensure logical integration and efficiency of trunk infrastructure networks.

Areas identified to develop first are isolated from the balance Structure Plan area by way of existing roads, mapped and confirmed habitat areas or obvious and agreed ecological corridors. This circumstance means development of these areas will not prejudice adjoining or surrounding Emerging Community land development potential and can therefore commence in advance of other areas.

Appendices



A REGULATORY LAND USE AND OVERLAY MAPPING

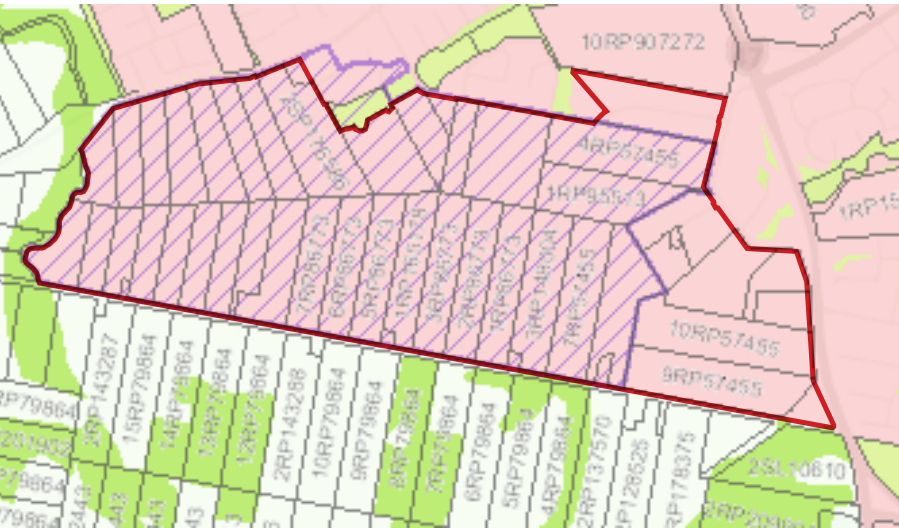
State

The diagrams below show key State Government regulatory mapping relevant to the VPSP area.

Source: State Planning Policy Mapping

Land Use Intent

- Urban Footprint
- SEQ Regional biodiversity value
- SEQ regional greenspace network
- SEQRP 2009-2031 (superseded) - Local Development Area



Biodiversity

- MSES Regulated Vegetation (intersecting a watercourse)
- MSES Wildlife Habitat
- MSES - High ecological significance wetlands
- MSES - Regulated vegetation (essential habitat)



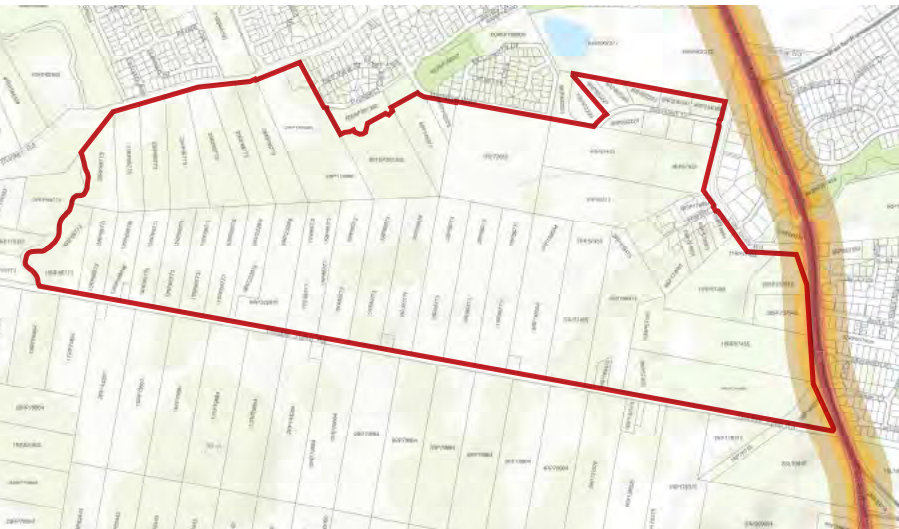
Bushfire Hazards

- Very High Potential Bushfire Intensity
- High Potential Bushfire Intensity
- Medium Potential Bushfire Intensity
- Potential Impact Buffer



Noise corridor - State-Controlled Road (Mandatory area)

- Cat 0: Noise Level <= 57 dB(A)
- Cat 1: 58 dB(A) - 62 dB(A)
- Cat 2: 63 dB(A) - 67 dB(A)
- Cat 3: 68 dB(A) - 72 dB(A)
- Cat 4: Noise Level >= 73 dB(A)



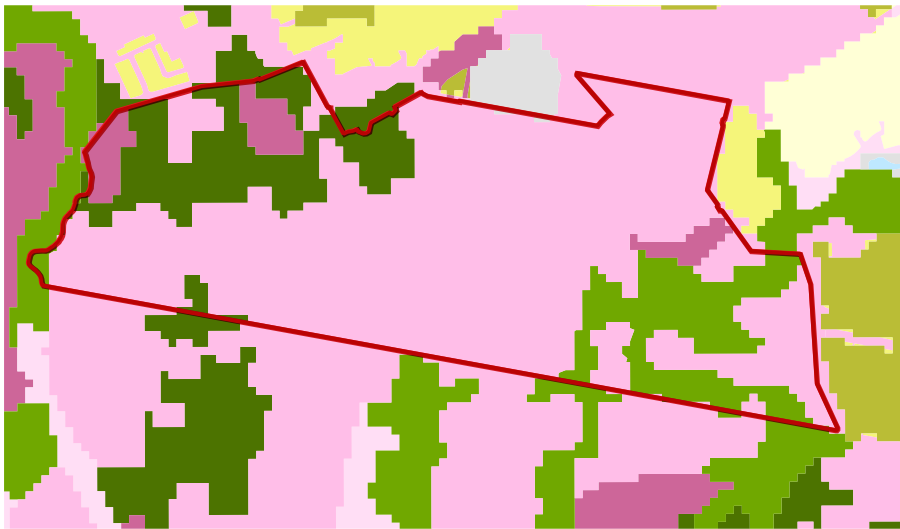
Erosion & Storm Tide

- Erosion prone area
- High storm tide inundation area
- Medium storm tide inundation area



SPRP Koala Mapping

- High Value Bushland
- Medium Value Bushland
- High Value Rehabilitation
- Low Value Rehabilitation
- High Value Other
- Medium Value Other
- Low Value Other

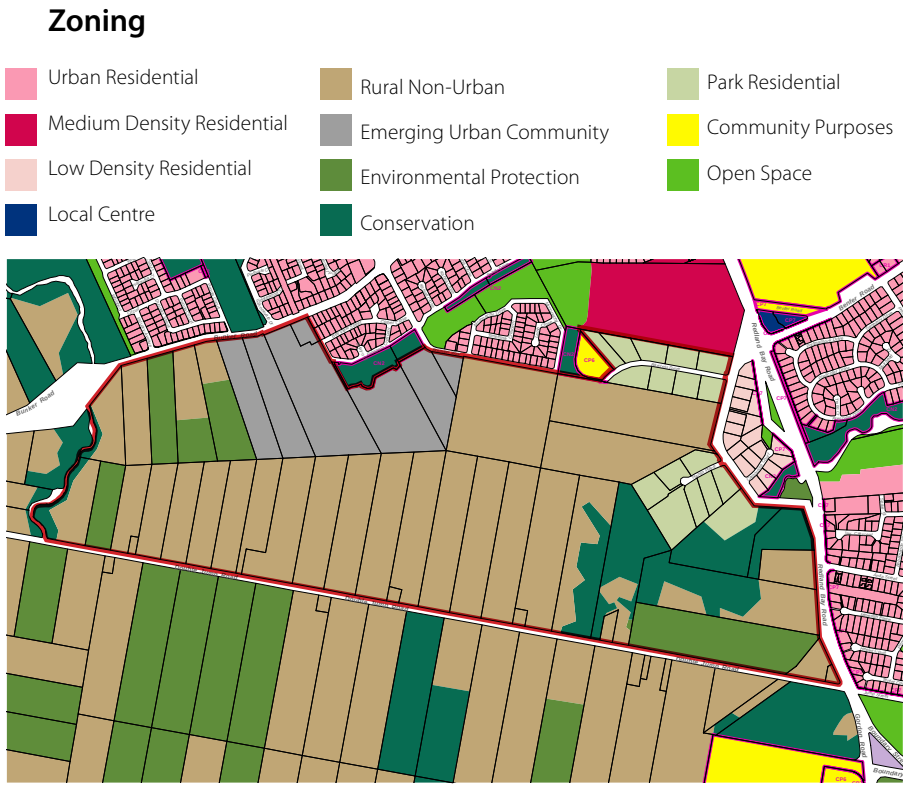


Local

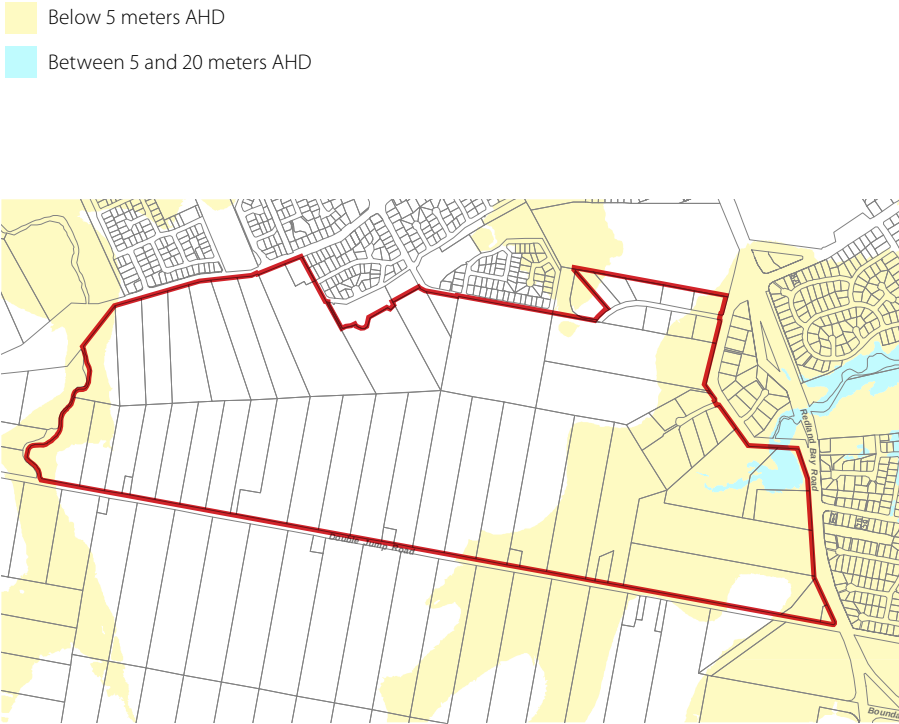
The diagrams below show key Local Government regulatory mapping relevant to the VPSP area.

Source: Redland City Council

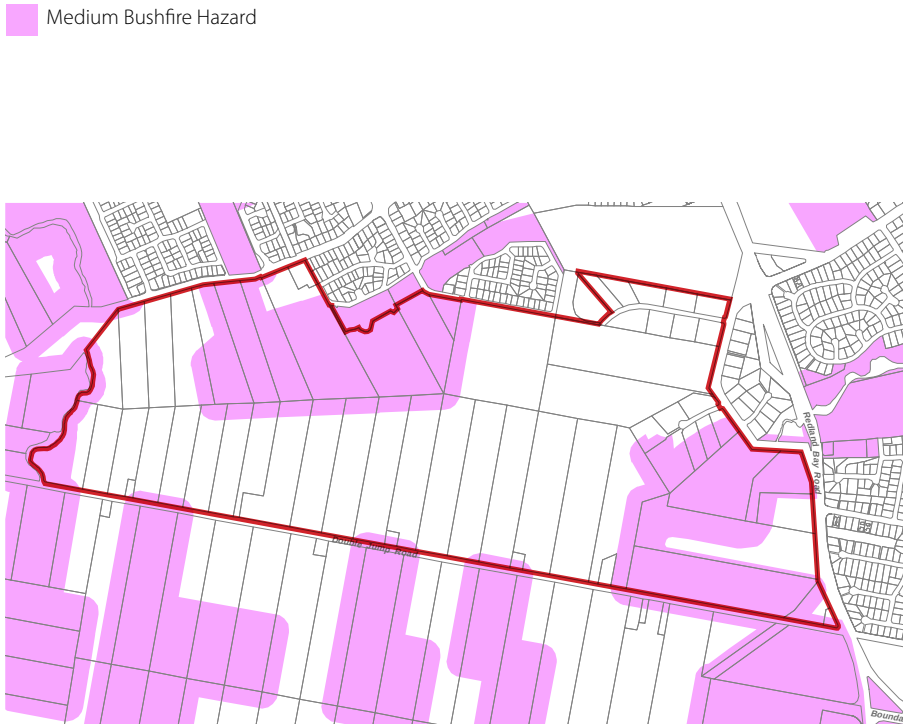
Redland Planning Scheme
(current)



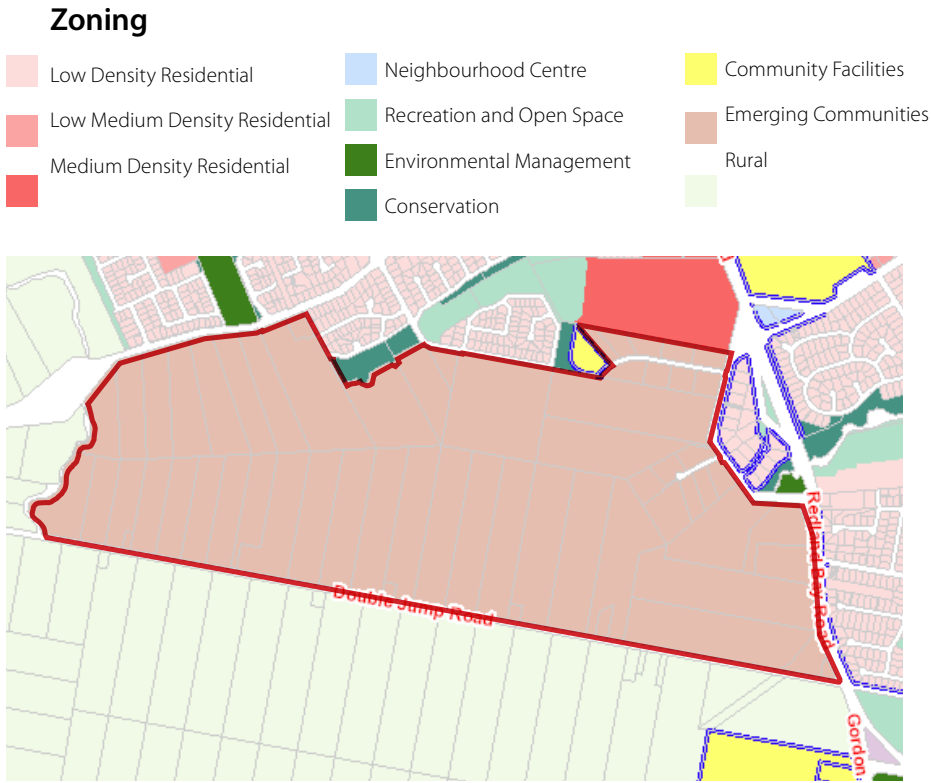
Acid Sulfate Soils - Overlay



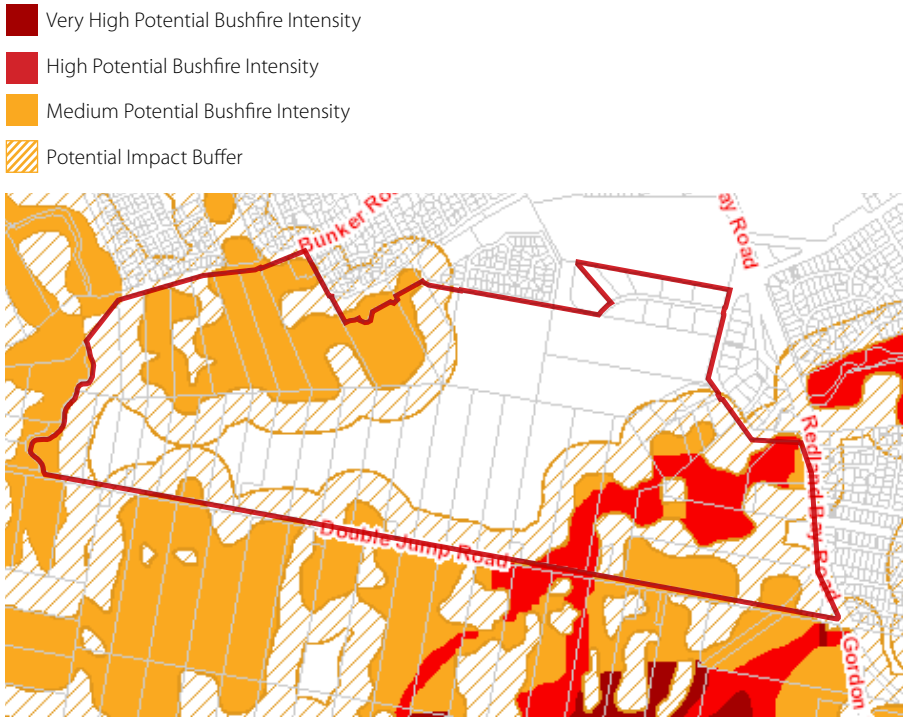
Bushfire Hazard - Overlay



Draft Redland City Plan 2015
(pending)



Bushfire Hazard - Overlay



Redland Planning Scheme
(current)

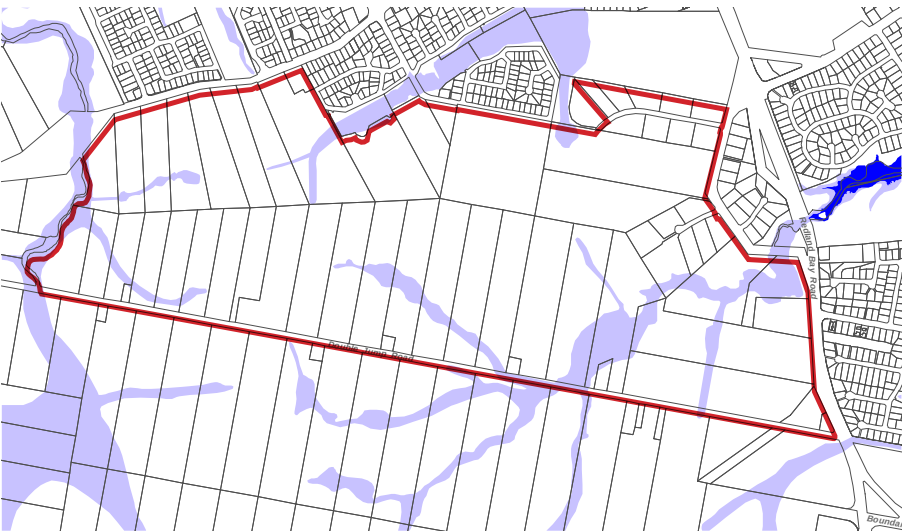
Landslide Hazard Management Areas - Overlay

Low



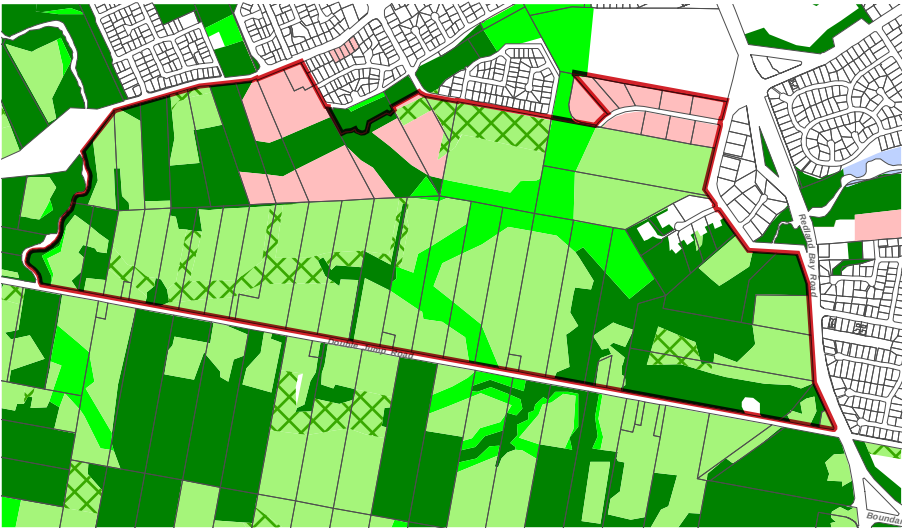
Flood Prone - Overlay

Storm Tide Area
Flood prone Area



Habitat Protection - Bushland Habitat Overlay

Koala Habitat
Bushfire Habitat
Enhancement Corridor
Enhancement Area
Enhancement Link



Landslide Hazard - Overlay

Low



Environmental Significance Overlay

Matters of State Environmental Significance
Matters of Local Environmental Significance

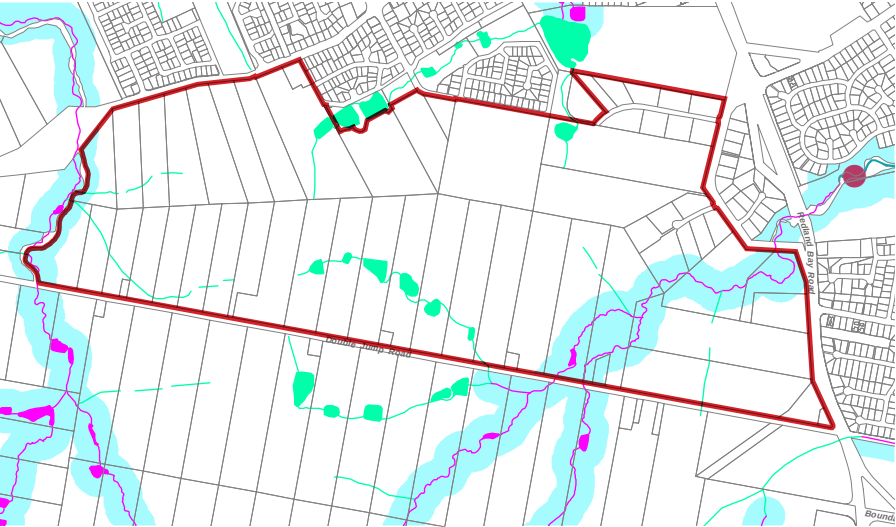


Draft Redland City Plan 2015
(pending)

Redland Planning Scheme
(current)

Waterways, Wetlands and Moreton Bay - Overlay

- Minor Waterway
- Waterways and Wetland Buffer
- Natural Drainage Line



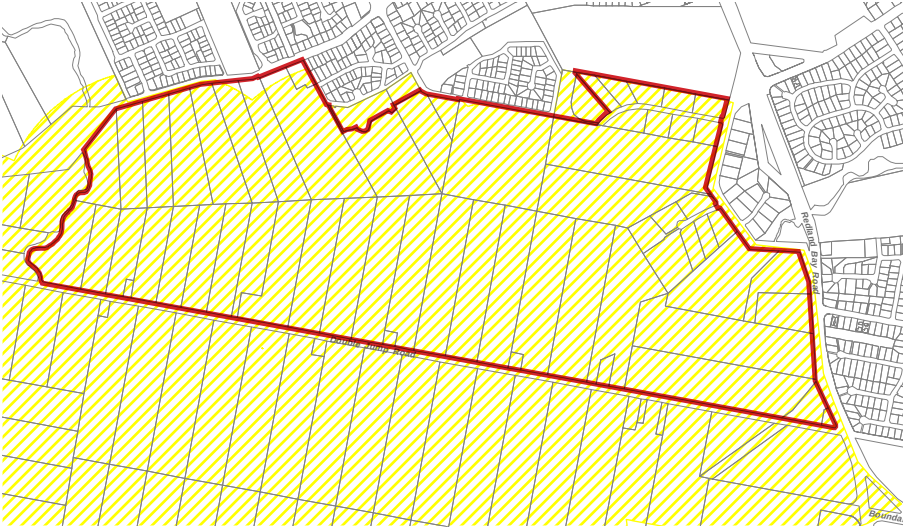
Road and Rail Noise Impacts Overlay

- State Controlled Road
- Road Noise Buffer



Protection of the Poultry industry - Overlay

- Poultry Buffer



Draft Redland City Plan 2015
(pending)

Waterway Corridors and Wetlands Overlay

- Waterway Corridors and Wetlands



Transport Noise Corridor

Noise Corridor - State Controlled Road

- Category 1 - 58 dB (A)
- Category 2 - 63 dB (A)
- Category 3 - 68 dB (A)
- Category 4 - 73 dB (A)



B SUPPORTING INFORMATION

Regulatory documents

- *Environment Protection and Biodiversity Conservation Act 1999*, Commonwealth of Australia
- *Planning Act 2016*, Queensland Government
- *Planning Regulation 2017*, Queensland Government
- *State Planning Policy*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Liveable communities*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Housing supply and diversity*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Development and construction*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Biodiversity*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Water quality*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: Natural hazards, risk and resilience*, Department of Infrastructure, Local Government and Planning
- *State Planning Policy—state interest guideline: State transport infrastructure*, Department of Infrastructure, Local Government and Planning
- *South East Queensland Regional Plan 2017*, Department of Local Government, Infrastructure and Planning
- *South East Queensland Koala Conservation State Planning Regulatory Provisions 2010*, Department of Local Government, Infrastructure and Planning
- *Redlands Planning Scheme 2006 v7.1*, Redland City Council
- *Draft Redlands City Plan 2015*, Redland City Council
- *Redlands 2030 Community Plan*, Redland City Council
- *Redland City Council Wildlife Connections Plan 2018-2028*, Redland City Council
- *Redland City Council Open Space Strategy 2026*, Redland City Council
- *Redland City Council Draft Multiple Dwelling Design Guide*, Redland City Council

Technical reports

- *Ecological Assessment Report*, BAAM Ecological Consultants
- *Flood and Stormwater Management Plan*, Water Technology
- *Victoria Point West LDA Open Space & Recreation Study*, Otium Planning Group
- *Multi-purpose Corridor Strategy*, BAAM Ecological Consultants, Water Technology, Otium Planning Group, Tract Consultants
- *Housing Needs Assessment*, Giles Consulting International
- *Retail Needs Assessment*, Norling Consulting
- *Traffic Impact Assessment Report*, HTC Traffic Consulting
- *Traffic Assessment Report*, Lambert & Rehbein
- *Civil Engineering Structure Plan Report*, Lambert & Rehbein
- *Water Supply Servicing Strategy*, H2One
- *Sewer Network Assessment*, Cardno
- *Western Sewerage Options Assessment Report*, Lambert & Rehbein
- *Strategic Bushfire Hazard Assessment and Management Plan*, MWH Global

C STATE PLANNING POLICY - PLAN MAKING PRINCIPLES

The guiding principles

Plan making processes and development decisions in Queensland need to align with the following guiding principles set out in table 1. The guiding principles should be read in conjunction with each state interest and are as important as the state interests expressed in the SPP.

The state interests expressed in the SPP consist of a state interest statement, state interest policies, and assessment benchmarks, where applicable.

The guiding principles are intended to complement and support the provisions for plan making and development assessment outlined in the Act and other statutory planning instruments, including in the SPP. This will ensure a planning system, that is:

- outcomes focused
- integrated
- efficient
- positive
- accountable.

Table 1: The guiding principles

Outcome focused	
Clearly focus on the delivery of outcomes	• Plans and development outcomes integrate and balance the economic, environmental and social needs of current and future generations in order to achieve ecological sustainability. • Plans express clear performance outcomes for development, supported by a range of acceptable outcomes, where possible. • Innovative and flexible approaches to design and development are supported and encouraged when consistent with a plan's strategic intent. • Decision making ensures that, where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome is not met. • Plans and development outcomes support stated objectives, needs and aspirations of the community at the state, regional and local level.
Integrated	
Reinforce the role of local planning schemes as the integrated, comprehensive statement of land use policy and development intentions for a local area	• Plans coordinate and integrate land use policy for a local area by considering: – international agreements, such as the UNESCO world heritage listing of the Great Barrier Reef and Ramsar Convention – national, state, regional and local matters, to the extent relevant. • Plans integrate land use, resource management and infrastructure needs and considerations. • Plans support a 15 year supply of land for development. • The zoning of land reflects and responds to the characteristics of the land that constrain its use. • Overlays should be compatible with and not operate either individually or cumulatively to prevent or restrict land from being used for the purpose for which it has been zoned. • Plans include a performance-based assessment of development against a clear hierarchy of policies linked to the achievement of realistic and long-term strategic planning.

Efficient	
Support the efficient determination of appropriate development	• Plans and assessment processes result in development outcomes that are certain, responsive and performance-based. • Plans regulate development only to the extent necessary to address potential impacts. When applied, plans adopt the lowest appropriate level of assessment required to efficiently and effectively address those impacts. • The level of assessment for development is proportionate to the potential impacts and level of risk of the development being regulated and a plan's strategic intent and purpose of the relevant zone, local plan and/or precinct, for instance development that is: – minor, low-risk and that is encouraged or contemplated in a zone should be identified as accepted development – consistent and in accordance with the broad intent of a zone and able to be assessed against assessment benchmarks, should be identified as code assessable development – contrary to the intent of a zone, requires public input or is unforeseen by a planning scheme, should be identified as impact assessable development and assessed against a broader range of matters.
Positive	
Enable positive responses to change, challenges and opportunities	• Contemporary information, challenges and community needs and aspirations are reflected through up-to-date plans. • Evidence and objectively assessed needs form a basis for planning that uses the best available knowledge. • Plans are written using clear, concise and positive language to describe what outcomes are sought, required or encouraged in a particular location, rather than what is to be avoided, prevented or discouraged. • Community health and wellbeing, and resilience and adaptability to change (including economic change, social change, and climate change adaptation and mitigation), are promoted in plans and development outcomes. • Plans adopt a performance-based approach to development assessment to allow for innovation and flexibility in how development in a local area can be achieved. • Plans are drafted to ensure that development is assessed on its individual merits.
Accountable	
Promote confidence in the planning system through plans and decisions that are transparent and accountable	• Plans and development outcomes reflect balanced community views and aspirations based on a clear understanding of the importance of the community's involvement in plan making. • Plans resolve competing state and local interests through using an evidence-based approach, which balances community needs, views and aspirations. • Reasonable, logical and fair development decisions are supported by clear and transparent planning schemes. • Plans only seek to regulate land use and planning outcomes and do not address matters regulated outside of the planning system, for instance building work regulated under the <i>Building Act 1975</i> (unless permitted). • Obtaining access to planning information is simple and direct, capitalising on opportunities presented by information technology.

D SCHEDULE OF TRUNK INFRASTRUCTURE WORKS

Table - VPSP schedule of trunk infrastructure works

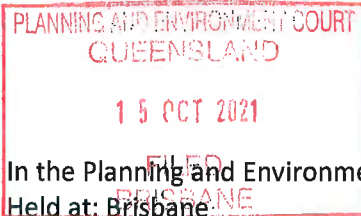
Category	PIE Reference	Description	Approximate Capital Cost (2018 AUD Excluding GST)	Possible Timing S = 2019-2022 M = 2023-2026 L = 2027-2030
Redlands City Council - Water Supply				
Water Supply	W1	Double Jump Road New DN200 Main – Approx. 1km	\$0.6M	S-M
Redlands City Council - Sewage Network				
Sewerage	S1	Lift Station and DN225 Gravity Sewer Main	\$1.3M	S
Sewerage	S2	DN225 Gravity Sewer Main to Clay Gully Road	\$0.9M	M
Sewerage	S3	DN300mm Sewer Main & Decommission SPS 118	\$0.9M	S
Sewerage	S4	Micro-tunnelled DN300 Sewer Main & DN225 Gravity Sewer	\$1.4M	M
Sewerage	S5	Upgrade SPS95	\$0.2M	L
Sewerage	S6	DN375-DN500 Gravity Sewer Upgrades Downstream of SPS 67	\$1.8M	L
Sewerage	-	Victoria WWTP Upgrades	\$10M	S-L
Redlands City Council- Stormwater Network				
Stormwater	ST4	Combined Bioretention/ Detention Basin	\$1.1M	S
Stormwater	ST5	Combined Bioretention/ Detention Basin	\$1.7M	S
Stormwater	ST6	Combined Bioretention/ Detention Basin	\$1.3M	M
Stormwater	ST10	Channel Diversions and Bioretention Basin	\$1.3M	M

Redlands City Council (incl. DTMR) - Roads				
Transport	R1	Double Jump Road Upgrade – Seal Widening	\$6.1M	S-L
Transport	R2	Bunker Road Upgrade – Seal Widening	\$1.7M	S
Transport	I1	Intersection Upgrade – Double Jump Road / Bunker Road	\$2.8M	M
Transport	I2	Intersection Upgrade – Bunker Road / Kingfisher Road	\$2.8M	M
Transport (DTMR)	13	Intersection Upgrade – Cleveland Redland Bay Rd / Double Jump	\$6.9M	M
Transport (DTMR)	14	Intersection Upgrade – Cleveland Redland Bay Rd / Clay Gully Rd	\$1.0M	S

Redlands City Council - Strategic Paths				
Pathways	SP1	Shared Paths – 6.4km	\$2.1M	S-L

Redlands City Council - Parks and Land for Community Facilities				
Community Facilities	P1	Local Park & Embellishments – 5,000m2	\$1.2M	S
Community Facilities	P2	Local Park & Embellishments – 1ha	\$1.7M	M
Community Facilities	P3	Local Park & Embellishments – 1ha	\$1.7M	M
Community Facilities	P4	Local Park & Embellishments – 5,000m²	\$1.2M	L

*Appendix 3.2:
Development Approval*



m.w.

In the Planning and Environment Court
Held at: Brisbane

No. 1612/20

Between: **SUTGOLD PTY LTD**

Appellant

And: **REDLAND CITY COUNCIL**

Respondent

JUDGMENT

Before: His Honour Judge Williamson QC

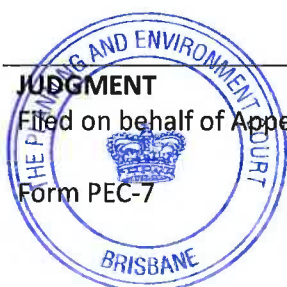
Date of Hearing: 15 October 2021

Date of Order: 15 October 2021

THIS MATTER HAVING come on for hearing in respect of an appeal against the deemed refusal of a development application for reconfiguring a lot (9 lots into 275 residential lots, 3 balance lots, 1 local centre lot, 2 local park lots, 2 open space lots, 1 pedestrian connection lot and 1 multi-function spine lot and new roads (**Development Application**) in respect of land located at 36-56 Double Jump Road, 26 Prospect Crescent and 27 Brendan Way, Victoria Point, more particularly described lots 4 and 7 on RP57455, Lot 1 on RP95513, lots 1 and 2 on RP86773, Lot 3 on RP148004, Lot 2 on RP169475, Lot 2 on RP165178, Lot 6 on SP145377, Lot 801 on SP261302 and Lot 5 on SP293881.

UPON THE COURT BEING SATISFIED that that the changes to the Development Application the subject of this appeal as depicted in Woodbury - Precinct 2 RAL Design drawing no. 021-003 D-02, Rev. 09 dated 14 October 2021 exhibited to the affidavit of Megan Lee Tilbrook filed this day by leave are minor as that term is used in s.46(3) of the *Planning and Environment Court Act*.

IT IS ORDERED THAT the Development Application and the appeal proceed to a determination on the basis of the changes in that plan.



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DBE:MT:314616

BY CONSENT IT IS THIS DAY FURTHER ORDERED AND ADJUDGED:

1. That the appeal be allowed.
2. That the application for reconfiguration of the land the subject of the appeal be approved subject to the conditions set out in Attachment "A" of this Order.
3. Each party bears its own costs in respect of the appeal.

Filed on / /2021

Filed by: Anderssen Lawyers Pty Ltd
Service address: Level 24, 12 Creek St, Brisbane, QLD 4000
Phone: 07 3234 3103
Fax: 07 3211 8014
Email: dale@anderssens.com.au

Registrar

PRECINCT 2 CONDITIONS OF APPROVAL

ASSESSMENT MANAGER CONDITIONS					
NO	CONDITION				TIMING
1.	Comply with all conditions of this approval at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.				At the timing periods specified.
	Approved plans and documents				
2.	Undertake the development in accordance with the approved plans and documents referred to in condition 3, Table 1, subject to the conditions of this approval and any notations by Council on the plans.				Prior to council approval of the Survey Plan for the relevant stage.
3.	Plan/Document title	Reference No.	Prepared by	Date	
	RAL Design - Land Use Plan	021-003 D-01, Rev 9	Urban Master Planning and Design	14.10.21	
	RAL Design	021-003 D-02, Rev 9	Urban Master Planning and Design	14.10.21	
	RAL Staging	021-003 D-03, Rev 9	Urban Master Planning and Design	14.10.21	
	Tree Survey	021-003 D04, Rev 9	Urban Master Planning and Design	14.10.21	
	Pedestrian and Cycle Connectivity	021-003 D05, Rev 9	Urban Master Planning and Design	14.10.21	

	Eastern Access Collector & Double Jump Road Stage 2 - Intersection Concept	AND0219-01//SK20	Cambray Consulting	20.07.21	
	Western Access Collector & Double Jump Road Stage 2 - Intersection Concept	AND0219-01//SK23	Cambray Consulting	20.07.21	
	Approximate Earthworks Disturbance Area	B1840-CSK262, Rev C	Lambert & Rehbein	14.10.21	
	Fauna Crossing Layout Plan	B18480-CSK260, Rev. B	Lambert & Rehbein	16.07.21	
	Fauna Crossing Longitudinal Sections & Detail	B18480-CSK261, Rev. A	Lambert & Rehbein	16.02.21	
	Nature Corridor Road Treatments	715-0859-00-D001, Rev 6	Tract	23.09.21	
	Conceptual path network		Tract	09.09.21	
	Figure 5 - Vegetation Impacts	2019-100(b)	28 South	15.10.21	
	Appendix 14 Moogurrapum Creek Offset Planting Capacity	Extract from ecology JER appeal 1612/20	Andrew Daniel and Wayne Moffitt		
	Conservation Area 3 Management Zones	2019-100(b)	28 South Environmental	13.10.21	
	Figure 2 Clay Gully Development Year 2036 Sewer Network Structure Plan			12.10.21	
Table 1: Approved Plans and Documents					
4.	Submit to Council a survey plan for each relevant stage for approval, in accordance with the approved plans, following compliance with relevant conditions and requirements of this approval for the relevant stage.				Prior to expiry of the currency period for the development.

	Infrastructure Agreement	
5.	Implement Precinct 2 infrastructure agreement.	As identified on the infrastructure agreement.
	Existing Structures	
6.	Demolish, relocate/remove or obtain the relevant approvals for all existing structures on site, including all slabs and footings, in accordance with the approved plan(s) and cap all services prior to demolition commencing.	Prior to Council approval of the Survey Plan for the relevant stage.
7.	Remove any existing fences and/or incidental works that straddle the new boundaries or alter to realign with the new property boundaries or to be wholly contained within one of the new properties.	Prior to Council approval of the survey plan for the relevant stage.
	Road naming	
8.	Submit to Council, and obtain approval for, a road naming plan, in accordance with Council's road naming guidelines, that details specific road names and designations for all existing and proposed new public roads within the site. Use original road names on all new roads to avoid duplication of any existing road names in the City.	Prior to submitting the survey plan for the relevant stage.
	Land dedication and design	
9.	Dedicate land as shown on the approved RAL Design plan for the following purposes of road: (a) Utilities; and (b) Road. Transfer of land is to be undertaken at no cost to Council, or as otherwise stated in this approval.	Prior to Council approval of the survey plan for the relevant stage.
10.	Dedicate to Council land being 2m for the full frontage of the development along Double Jump Road for any potential future road widening.	Prior to the council approval of the survey plan for the relevant stage.

11.	Transfer the land shown as "Conservation" on the approved plans to Council in fee simple (on trust).	Prior to the Council approval of the survey plan for the relevant stage.
12.	Transfer the land to Council in fee simple (on trust) as park in accordance with the approved Plans and Document the land identified for stormwater (multi-function spine) and park purposes.	Prior to the Council approval of the survey plan for the relevant stage.
13.	Grant easements for the following purposes and submit the relevant easement documentation to Council for approval. Once approved by Council, register the easements on the property title. a) Access purposes 1m wide, to and around any existing or proposed sewer maintenance holes and/or structures (as per the SEQ Code), in favour of Redland City Council and its agents. b) Turning areas for refuse service vehicle turn-around, where such areas are located over private property, or subsequent stages, in favour of Redland City Council and its agent. c) Sewerage and water supply purposes in favour of Redland City Council and its agents over sewerage rising mains, trunk sewer mains or water mains where located in private property. Once approved by Council, register the easement on the property title.	As part of the request to Council for approval of the survey plan for the relevant stage.
Split valuation		
14.	Pay to Council the split valuation fee prescribed by the State Government. The current value of the fee is \$40.00 (excluding GST) per allotment (2021/2022 financial year). The fee must be paid: • for each allotment contained on the survey plan, including balance lots, and • at the rate applicable at the time of payment.	Prior to Council approval of the Survey Plan for the relevant stage.
Utility services		
15.	Relocate any services (for example: water, sewer, electricity, telecommunications and roof water) that are not wholly located within the lots that are being serviced.	Prior to Council approval of the Survey Plan for the relevant stage.

16.	Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid in accordance with the terms of any cost estimate provided to perform the works.	At the time the works occur or prior to Council approval of the survey plan for the relevant stage, whichever is the sooner.
17.	Design and install underground electricity and telecommunication conduits to service all new lots within the development in accordance with the requirements of the relevant service providers and City Plan Infrastructure Works Code and Planning Scheme Policy 2 – Infrastructure Works. Provide Council with written confirmation from the service provider for the supply of electricity and telecommunication services. <i>Note: you need to engage the services of a telecommunications carrier to install and operate a telecommunications network. It is recommended you do this immediately after receiving this development approval to ensure a connection will be available to future residents. To find out if the national broadband network (NBN) is currently available for this development, visit the NBN website:</i> https://www2.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments	Prior to council approval of the Survey Plan for the relevant stage.
18.	Design all roads in accordance with the provisions of Complete Streets, the City Plan Infrastructure Works Code, Planning Scheme Policy 2 – Infrastructure Works – 3.0 Transport, Servicing, Access and Parking, unless otherwise stated as part of a specific condition of this approval.	Prior to Council approval of the survey plan for the relevant stage.
19.	Provide traffic calming consistent with the provisions of Complete Streets, the City Plan Transport, Servicing, Access and Parking Code and Policy.	Prior to Council approval of the survey plan for the relevant stage.
Access and roadworks		
20.	Remove all redundant vehicle crossovers and reinstate kerb and channel,	Prior to

	road pavement, service and footpaths as specified in accordance with the standards in the City Plan Transport, Servicing, Access and Parking Code and Policy.	Council approval of the Survey Plan for the relevant stage.
21.	Submit to Council, and receive operational works approval for the construction of roads in accordance with the following standards unless otherwise stated in this approval, which are in accordance with the provisions of Complete Streets, the City Plan Infrastructure Works Code, Planning Scheme Policy 2 – Infrastructure Works – 3.0 Transport, Servicing, Access and Parking or Redland Planning Scheme V7.1 – 2016 Schedule 6 – Movement Network and Road Design Table 2 – Road Design (other than Industrial Roads): (a) For the entrance boulevard: (i) Minimum 26m wide road reserve; (ii) Minimum 5.5m verge unless fronting open space; (b) For roads identified as “Residential Collector Street”: (i) Minimum 18 metre wide road reserve; (ii) Minimum 9 metre wide carriageway (lip to lip); (iii) Minimum 2 metre wide verge, where the verge adjoins a proposed lot which is to be dedicated as stormwater or open space (15.5m wide road reserve); and (iv) Minimum 4.5 metre wide verge where (iii) does not apply; (c) For roads identified as “Residential Access Place and Access Street”: (i) Minimum 15 metre wide road reserve; (ii) Minimum 6 metre wide carriageway (lip to lip); and (iii) Minimum 2 metre wide verge, where the verge adjoins a proposed lot which is to be dedicated as stormwater or open space (12.5m wide road reserve); and (iv) Minimum 4.0 metre verge, where (iii) does not apply. (d) The road and services are to be constructed to the boundary of the land to the north as generally shown on the approved plans.	Prior to Council approval of the Survey Plan for the relevant stage.
22.	Submit to Council, and receive operational works approval for the construction of a 1.5m wide concrete footpath along new roads within the	Prior to Council approval of

	development in accordance with the requirements of City Plan Planning Scheme Policy 2 – Infrastructure Works.	the survey plan for the relevant stage.
23.	Double Jump Road western access (trunk land and works) (a) Submit to Council, and receive operational works approval for construction of the entrance and associated road widening at the western entry road on Double Jump Road as generally shown on approved plan AND0219-01//SK23 to be updated to reflect the location of the access as shown on the plan RAL Design. (b) Dedicate to Council, as road, land required to construct the entrance in (a) above.	Prior to the Council approval of the survey plan for stage 5.
24.	Double Jump Road Access eastern access (trunk land and works) (a) Submit to Council, and receive operational works approval for the construction of the entrance and associated road widening at the eastern entry road on Double Jump Road as generally shown on approved plan AND0219-01//SK20. (b) Dedicate to Council, as road, land required to construct the entrance in (a) above. (c) Incorporate any additional stormwater works required in addition to those provided in condition 40.	Prior to the Council approval of the survey plan for stage 1.
25.	Works at Double Jump Road and approach to Cleveland Redland Bay Road (trunk works) (a) Submit to Council, and receive operational works approval for the construction of roadworks and stormwater drainage within the Double Jump Road corridor associated with the upgrade works at the intersection of Double Jump Road and Cleveland Redland Bay Road in accordance with the SARA approval referenced in Condition 59; and (b) Demolish the existing asbestos trunk water main within Cleveland Redland Bay Road and construct new trunk water mains on the ultimate alignments outside of the new intersection extent generally in accordance with operational works approval OPW18/0041.01.	Prior to Council approval of Survey Plan for stage 1.
Stormwater management		
26.	Convey roof water and surface water in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works and the Approved Drawings and Documents to the lawful point of discharge, being Moogurrapum Creek.	Prior to on maintenance or Council approval of the Survey Plan for the

		relevant stage, whichever is the sooner. Ongoing condition.
27.	Manage stormwater discharge from the site so as to not cause an actionable nuisance to adjoining properties.	Ongoing condition.
28.	Submit to Council for approval a consolidated stormwater management plan for the broader area, detailing the size and location of the bioretention and detention basins, demonstrating that acceptable water quality outcomes are achieved and that no significant adverse flooding impacts will occur, and that the stormwater management proposed for the Sutgold 2 development is consistent with that regional plan.	Prior to Council approval of the Survey Plan for stage 1.
29.	Submit to Council and receive operational works approval for the stormwater drainage works including both quality and quantity generally in accordance with City Plan Planning Scheme Policy 2 Infrastructure and include the following: (a) Design of allotment drainage. (b) Detailed drawings of the proposed stormwater quality and quantity treatment systems and any associated works. The drawings must include longitudinal and cross sections as well as details of treatment media and any associated vegetation. (c) An electronic copy of the MUSIC model. (d) A maintenance plan including estimates of asset and maintenance costs (for stormwater quality treatment only).	Prior to Council approval of the Survey Plan for the relevant stage.
30.	Construct the stormwater facility as detailed in the Stormwater Management Plan to be approved by Council.	Prior to Council approval of the Survey Plan for the relevant stage.
Water and wastewater		
31.	(a) Connect all lots to the existing reticulated sewerage and reticulated water systems in accordance with: (i) Water Supply Code of Australia South-East Queensland Service Providers;	Prior to Council approval of the Survey Plan for the relevant stage.

	(ii) Gravity Sewerage Code of Australia South-East Queensland Service Providers; (iii) City Plan Planning Scheme Policy 2 – Infrastructure Works. (b) Construct a water main connection point for the precinct at the northern and western boundaries of the site; (c) Provide a water supply connection to the existing water main on Double Jump Road in accordance with the SEQ Water Supply and Sewerage Design and Construction Code. Note: any connection to water mains to the north of the site are to incorporate a zone valve that remains closed to avoid an open connection to the two DMAs.	
32.	Remove any redundant on-site sewerage treatment facilities and discharge areas from within the site and provide documentary evidence to Council, or its delegate, that this has occurred.	Prior to Council approval of the Survey Plan for the relevant stage.
33.	Connect the site to a new gravity sewer main to be provided by Redland City Council at the point shown on the marked-up plan "Figure 2 Clay Gully Development Year 2036 Sewer Network Structure Plan" and the Precinct 2 Infrastructure Agreement. Submit to Council for approval an application for Operational Works showing the works are in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the Redlands Planning Scheme Policy 9 – Infrastructure Works.	Prior to the Council approval of the Survey Plan for stage 1.
34.	Stormwater culvert underneath Collector Road at eastern access to Double Jump Road (trunk work) Redirect stormwater runoff from the subject land away from Double Jump Road and to a new culvert underneath the new Collector Road at the eastern access to Double Jump Road. Construct a culvert underneath the new internal Collector Road.	Prior to the Council approval of the survey plan for the relevant stage.
	Excavation and fill	
35.	Submit to Council proposed excavation and filling plans associated with the reconfiguration, including verge earthworks such plans should seek to minimise vegetation clearing.	As part of the application for operational works for the relevant stage.

36.	Submit to Council, and receive operational works approval, design and construct all retaining structures in accordance with the Australian Standard 4678-2002 (as amended) <i>Earth- retaining Structures</i>, and the following: (a) All retaining structures that adjoin neighbouring properties or public land, including footings, must be located wholly within the property boundary where the works are occurring, with drainage discharging to a lawful point of discharge. (b) All retaining structures must be constructed of high quality, durable materials. Timber retaining structures are not accepted by Local Authority. (c) Connect all drainage pipes associated with a retaining wall to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM). (d) For all tiered retaining structures, the tiered part of the structure must be contained within the property boundary on the low side of the wall. (e) All retaining structures with a total height in excess of 1.0m must be designed and certified by a Registered Professional Engineer Queensland (RPEQ). (f) Engage a level 5 qualified Arborist to implement and supervise tree protection measures for all native trees on the development site where proposed retaining walls and associated civil works will encroach more than 10% within any of the trees calculated TPZ's (tree protection zones). The tree protection must be undertaken in accordance with the guidelines outlined in Australian Standard AS4970-2009 Protection of Trees on Development Sites, addressing sections 2.3.4 & 2.3.5. <i>Note: For the purpose of this condition the total height of a retaining structure is taken to be the total height of all parts of the structure, including all tiered parts but excluding the boundary fence.</i>	Prior to site works for the relevant stage and ongoing.
Sediment and erosion control		
37.	Design, implement and maintain measures and practices in accordance with Best Practice Erosion and Sediment Control published by the International Erosion Control Association Australasian Chapter 2008 (IECA).	Prior to Commencement of civil works, earthworks and construction phases of the

		development .
	Environmental Management	
38.	Submit to Council, and receive Operational Work approval for a Vegetation Management Plan which seeks to minimise vegetation clearing and includes the following in accordance with this approval: (a) Details of rehabilitation and revegetation works; (b) Details of bio-basins/stormwater treatment devices; (c) Details of weed control and maintenance over the site; (d) Details of mulching/top soil; (e) Details of tree protection fencing. Fencing is to be in accordance with AS4970-2009; (f) Location of proposed sewer, water and electricity lines; (g) A fauna management plan; (h) A macropod management plan which; (i) identifies exclusion fencing between cover habitat and roads; (ii) describes how forage habitat is to be incorporated into the open space corridors.	Prior to council approval of the Survey Plan for the relevant stage.
39.	Conservation Area 1 (Moogurrapum Creek Corridor) Rehabilitate the area identified as "Conservation 1", in accordance with an approved rehabilitation management plan. The rehabilitation management plan is to; (a) Be generally in accordance with the Moogurrapum Creek Offsets Capacity Analysis, appendix 14 of the joint expert report of the ecology experts in appeal 1612/20 dated 18 September 2021; (b) Retain trees generally in accordance with Figure 5 - Vegetation Impacts Plan; (c) Is to be certified by a level 5 arborist; (d) In cleared and heavily disturbed areas, full plant out is required to establish an overall plant density (canopy, midstorey and groundcover) of 1 plant/m2. Canopy tree densities are not to exceed 625 trees/hectare. Species composition is to reflect the underlying pre-clear regional ecosystem.	Prior to the council approval of the Survey Plan for the relevant stage.

	(e) In lightly disturbed areas with regeneration potential, reliance should be placed on natural regeneration techniques to reinstate the pre-clear regional ecosystems. (f) Bioretention basins are to be naturalistic in form. The external batters of the basin are to be graded to allow for placement of a growing medium suitable for establishment of deep-rooted trees representative of the target regional ecosystem. (g) The bioretention basins must be designed to accommodate planting of trees and shrubs. A comparable outcome to that shown in the "WaterbyDesign Bioretention Technical Design Guidelines" pages 22-23 is to be achieved and to ensure that the basins do not establish mosquito habitat. (h) Any road batters must be graded to allow for placement of a growing medium suitable for establishment of deep-rooted trees representative of the target regional ecosystem; (i) Stormwater treatment areas are to be generally linear in nature so as to minimise impact on corridor ecological values and be designed to allow fauna movement; (j) Identify areas of weed infestation and how they will be treated. (k) Identify trees/vegetation required to be removed. (l) Ensure that no species listed as declared or non-declared weed species in the Redlands Coast Biosecurity Plan 2018-2023 are used. (m) Monitoring and reporting timings and methods. (n) Maintenance requirements and any management zones; (o) The location of shared paths is to generally in accordance with the conceptual path layout dated 09.09.21 and is to be limited to a single 3m wide formed path; (p) The corridor must be a dog-on-leash area. (q) Breakout spaces are to be generally in accordance with the conceptual path layout dated 09.09.21 and is; (i) Not to exceed the number shown on the conceptual layout; (ii) Be located in cleared areas;	
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	(iii) Include naturalist features to ensure the primacy of the ecological functionality of the corridor; (iv) Generally be a maximum of 20m² each unless approved otherwise pursuant to a macropod management plan. (r) The outlook point to the north of the southern detention basin is to be; (i) Accessible from the local centre lot; (ii) Located in existing cleared land; (iii) extend into the corridor from the road not more than 10m.	
40.	Double Jump Road Fauna Underpass (trunk works) Construct a fauna underpass under Double Jump Road. The underpass is to; (a) Include fauna exclusion / directional fencing to direct fauna to the underpass; (b) Structures to assist in the movement of fauna, for instance raised timber fauna crawl bars; and (c) Achieve compliance with Accepted Development requirements for raising or constructing waterway barrier works. (d) A separate stormwater culvert to provide an appropriate level of flood immunity to fauna passage culverts..	Prior to the council approval of the Survey Plan for stage 1.
41.	Conservation 2 - Northern Corridor Rehabilitate the area identified as Conservation 2 as shown on the approved plans, in accordance with an approved rehabilitation plan which is to; (a) Retain trees in accordance with Figure 5 - Vegetation Impact Plan; (b) Is to be certified by a level 5 arborist; (c) In cleared and heavily disturbed areas, supplementary planting is required to establish an overall plant density (canopy, midstorey and groundcover) of 1 plant/m²; Canopy tree densities are not to exceed 625 trees/hectare. Species composition is to reflect RE 12.9-10.4. (d) Identify areas of weed infestation and how they will be treated. (e) Identify trees/vegetation required to be removed.	Prior to the council approval of the Survey Plan for the relevant stage.

	(f) Any road batters must be graded to allow for placement of a growing medium suitable for establishment of deep-rooted trees representative of the target regional ecosystem; (g) Identify areas of weed infestation and how they will be treated. (h) Identify trees/vegetation required to be removed. (i) Ensure that no species listed as declared or non-declared weed species in the Redlands Coast Biosecurity Plan 2018-2023 are used. (j) Monitoring and reporting timings and methods. (k) Maintenance requirements and any management zones; (l) the location of shared paths is to generally in accordance with the conceptual path layout dated 09.09.21 and is to be limited to a single 3m wide formed path; (m) The corridor must be a dog-on-leash area. (i) Breakout spaces are to be generally in accordance with the conceptual path layout dated 09.09.21 and is; (ii) Not to exceed the number shown on the conceptual layout; (iii) Be located in cleared area; (iv) include naturalist features to ensure the primacy of the ecological functionality of the corridor; (n) Generally be a maximum of 20m² each, unless approved otherwise pursuant to a macropod management plan.	
42.	Northern fauna crossing Construct a minimum 2.4m high x 3.0m wide fauna underpass, at the road connection between the site and the land described as lot 1 on RP 95513 developed pursuant to approval of the Planning and environment court of 1 April 2021 in appeal 566/20 generally in accordance with plan "Fauna Crossing Layout Plan" drawing no B18480-CSK260, rev B dated 16.07.21 and Fauna Crossing longitudinal Sections and Detail Plan drawing no. B18480-CSK261, Rev A, prepared by Lambert & Rehbein and is to; (a) Incorporate fauna exclusion / directional fencing to direct fauna to the underpass; and	Prior to the council approval of the Survey Plan for stage 4.

	(b) Structures to assist in the movement of fauna, for instance raised timber fauna crawl bars.	
43.	Conservation Area 3 - Western corridor Rehabilitate the area identified as Conservation 3 as shown on the approved plans, in accordance with an approved rehabilitation plan which is to; (a) retain where possible trees in accordance with Figure 5 - Vegetation Impact Plan; (b) be certified by a level 5 arborist; (c) in Management Zone 3(a); (i) supplementary planting is required to establish an overall plant density (canopy, midstorey and groundcover) of 1 plant/m²; Canopy tree densities are not to exceed 625 trees/hectare. Species composition is to reflect RE 12.9-10.4 (lower slope/waterway variant) except for stormwater bio-basins referred to in 43(c)(ii); (ii) stormwater bio-basins located in management zone 3(a) are to be designed to allow placement of growing medium suitable for establishment of deep-rooted trees and shrubs, and for the floor of the basin to be planted out in accordance with bushland planting style shown by the Water By Design Bioretention Technical Guidelines; No stormwater bio-basins are to be contained in the area between Double Jump Road and the road crossing of the western corridor. (d) in Management Zone 3(b); (i) Fill the dam and manage the adjoining trees in a manner that retains as many trees as practicable, and provides for the ongoing survival and health of the trees. Provide arborists advice demonstrating how this is to be achieved; (ii) Establish a suitable depth of growing medium to allow for the establishment of RE 12.9-10.4 (lower slope/waterway variant). (e) In Management Zone 3(c) align the path to retain as many trees as practicable, with a particular emphasis on large trees.	As part of operational works for the relevant stage.

	(f) In Management Zone 3(d) establish koala habitat trees as clumps or spaced trees at a density not less than 1 tree/400m². (g) Is to incorporate a pool and riffle system in a stormwater channel to enable water for use by fauna. The design is to generally accord with the Brisbane City Council Natural Channel Design Guidelines. (h) Identify areas of weed infestation and how they will be treated. (i) Identify trees/vegetation required to be removed. (j) Any road batters must be graded to allow for placement of a growing medium suitable for establishment of deep-rooted trees representative of RE 12.9-10.4. (k) Ensure that no species listed as declared or non-declared weed species in the Redlands Coast Biosecurity Plan 2018-2023 are used. (l) Monitoring and reporting timings and methods. (m) Maintenance requirements and any management zones. (n) the location of shared paths is to be limited to a 3m wide formed path as generally shown on the approved Conversation Area 3 Management Zones plan. However, approval of a north south link joining through Conservation Area 3, intended to join the local park with residential areas south of the Conservation Area 3, is not presently approved but may be approved if it can be demonstrated that the primacy of the ecological function of the corridor can be maintained. (o) The corridor must be a dog-on-leash area. (p) Breakout spaces are to; (i) Be located in cleared area; (ii) include naturalist features to ensure the primacy of the ecological functionality of the corridor; (iii) Generally be a maximum of 20m² each, unless approved otherwise pursuant to a macropod management plan. (q) A one way fauna exclusion fence for terrestrial fauna is to be establish at the southern end of the corridor along Double Jump Road.	
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	(r) Any road crossing of the conservation area 3 is to be in accordance with the Nature Corridor Road Treatments Plan.	
44.	Dams Submit to Council as a part of Operational Works a detailed report on how dam reconfiguration will be managed to ensure the retention of trees in accordance with approved plan "Figure 5 - Vegetation Impacts". Include details on: (a) How the dam will be dewatered; (b) Removal of any sediment/unwanted material; (c) How fauna/aquatic animals will be handled; (d) Installation of sediment and erosion controls.	As part of operational works for stage 1.
45.	Environmental offset: (a) Provide an environmental offset for koala habitat in accordance with the Environmental Offsets Act 2014. This must be in accordance with one of the below options: (b) A land-based offset may be provided in accordance with sections 2.3.1.1, 2.3.3.3 and 2.3.1.6 of the Queensland Environmental Offsets Policy (Version 1.10). (c) A financial settlement offset may be provided in accordance with section 2.3.2 of the Queensland Environmental Offsets Policy (Version 1.10). (d) A combination of offset (a) and offset (b) may be provided. (e) Prepare a rehabilitation and koala offset management plan which demonstrates where any land based offsets are to be located and how they are to be established. (f) The koala habitat planting density is to be 625 trees per hectare. (g) The environmental offset plan is to be generally in accordance with the <i>Moogurrapum Creek Offsets Capacity Analysis</i> appendix 14 of the joint expert report of the ecology experts in appeal 1612/20 dated 18 September 2021; The provision of a land based offset should be prioritised so that all possible attempts to acquit the offset required as 'trees planted' is exhausted before recourse to a financial contribution.	For a land based offset – prior to Council approval of the survey plan for the relevant stage or on maintenance for operational works for the relevant stage, whichever is the sooner. For a financial settlement offset – prior to any development works taking place for the relevant stage.
46.	Provide a Notice of Election in the approved form, in accordance with section 2.4 of the Queensland Environmental Offsets Policy (Version 1.10), which details the proposed offset delivery approach. The approved form is	Prior to any development works taking

	EOD1 – Environmental Offsets Delivery Form 1: Notice of Election and Advanced Offset Details. The following additional approved forms must also be provided: <u>For a land based offset</u> • EOD2 – Environmental Offsets Delivery Form 2: Offset Delivery Plan Details*. • EOD3 – Environmental Offsets Delivery Form 3: OffsetArea Details. • EOD4 – Environmental Offsets Delivery Form 5: Habitat Quality Details. <u>For a financial settlement offset</u> • EOD4 – Environmental Offsets Delivery Form 4: Financial Settlement Details.	place for the relevant stage.
47.	Provide details and obtain approval from Council for the Legal Security mechanism for any land-based offset, in accordance with the <i>Environmental Offsets Act 2014</i> .	Prior to Council approval of the survey plan for the relevant stage or on maintenance for operational works for the relevant stage, whichever is the sooner.
48.	Any clearing of native vegetation must be undertaken under the guidance of a certified Fauna Spotter.	During any approved operational works for the clearing of vegetation.
	Landscaping works	
49.	Multi-function spine Submit a landscape plan (park), prepared in accordance with City Plan Planning Scheme Policy 2 - Infrastructure works, 5.0 Parks to Council for Operational Works approval. Include the following items in addition to the requirements of the Policy; (a) Loss of existing trees to be minimised where possible;	As part of operational works for stage 3.

	(b) Details of street tree planting in accordance with the Landscape Code with species selected from the City Plan, unless otherwise approved as part of the Operational Works approval. (c) Details of all rehabilitation planting; (d) Details of water bubbler/fountain. (e) Details of bollards or barrier kerb provided along all roads that adjoin the multi-function spine, plus metal slide rail/folding bollards in the vicinity of park open space/stormwater facility areas to allow access for maintenance vehicles. (f) Details of treatment and embellishments to the recreation area of the open space. The standard of treatment must, at a minimum, be consistent with the neighbourhood park standard in City Plan Planning Scheme Policy 2 – Infrastructure Works, 5.0 Parks. (g) Details of stormwater facilities. (h) The landscape plans should be consistent with the Vegetation Management Plan and Rehabilitation Plan required pursuant to conditions of this approval. (i) Is to be a dog on leash area, and dog parks must not be permitted.	
50.	Multi-function spine Establish a local park, in accordance with the approved plans and an approved landscape plan (park), including embellishments and bikeways thereon, to be dedicated to council as trunk infrastructure.	Prior to the council approval of the Survey Plan for the relevant stage of the development.
51.	Parks (Eastern and Western) Submit a landscape plan (park), prepared generally in accordance with City Plan Planning Scheme Policy 2 - Infrastructure works, 5.0 Parks to Council for Operational Works approval. Include the following items in addition to the requirements of the Policy; (a) Details of street tree planting in accordance with the Landscape Code with species selected from the City Plan, unless otherwise approved as part of the Operational Works approval. (b) Details of all rehabilitation planting to the local park;	As part of operational works for the relevant stage.

	(c) Details of water bubbler/fountain. (d) Details of bollards or barrier kerb provided along all roads that adjoin parkland, plus metal slide rail/folding bollards in the vicinity of park open space/stormwater facility areas to allow access for maintenance vehicles. (e) Details of treatment and embellishments to the recreation area of the open space. The standard of treatment must, at a minimum, be consistent with the neighbourhood park standard in City Plan Planning Scheme Policy 2 – Infrastructure Works, 5.0 Parks. (f) Details of stormwater facilities. (g) Natural channel design for overland flow path. (h) The landscape plans should be consistent with the Vegetation Management Plan and Rehabilitation Plan required pursuant to conditions of this approval. (i) Is to be a dog on leash area, and dog parks must not be permitted;	
52.	Western park (trunk land and works) Establish a local park, in accordance with the approved plans and an approved landscape plan (park), including embellishments and bikeways thereon, to be dedicated to council as trunk infrastructure.	Prior to the council approval of the Survey Plan for stage 5.
53.	Eastern local park (trunk land and works) Establish a local park, in accordance with the approved plans and an approved landscape plan (park), including embellishments and bikeways thereon, to be dedicated to council as trunk infrastructure.	Prior to the council approval of the Survey Plan for stage 1.
54.	Submit to Council, and obtain operational works approval for, detailed landscape plans that include the following: (a) full planting details; (b) street trees; (c) complete species list, ensuring that no species listed as declared or non-declared weed species in the Redlands Coast Biosecurity Plan 2018-2023 are used; (d) plant species for conservation areas, rehabilitation areas and other open space areas to be dedicated to Council in	Prior to Council approval of the survey plan for the relevant stage and ongoing.

	accordance with section 4.2.1 of planning scheme policy 2 – infrastructure works; (e) other relevant details as outlined in section 6.1.3 of planning scheme policy 2 – infrastructure works; (f) The landscape plans should be consistent with the Vegetation Management Plan and Rehabilitation Plan required pursuant to conditions of this approval.	
55.	Remove from the site all weed species, as identified in Part B of Council’s Pest Management Plan 2012-2016.	Prior to Council approval of the survey plan for the relevant stage and ongoing.
56.	Turf all areas of disturbance within the road verge with turf cut from a weed free source containing no viable weed seed.	Prior to Council approval of the survey plan for the relevant stage and ongoing.
57.	Submit to Council for Operational Works approval a Parks Maintenance Plan (PMP) identifying how all landscaping will be maintained for the On-Maintenance period (minimum 12 months). The Plan must be prepared in accordance with the following work sections in the AUS-SPEC Urban and Open Spaces package: (a) Classification No. TG401 – Guide to Parks and Recreation Areas Maintenance Management Model and Documentation; (b) Classification No. TG402 – Guide to Adapting Asset Delivery Documentation to Parks and Recreation Areas Maintenance; and (c) Classification No. 0164 – Parks and Recreation Area Management Plan.	Prior to the council approval of the Survey Plan for the relevant stage.
Fencing		
58.	Construct permeable fencing (50% transparency) along the southern side of lot 150 and 173 and on the northern side of lot 151 and 172.	Prior to Council approval of the survey plan for the relevant stage and ongoing.

	Survey Control Information	
59.	Include on the survey plan connections from at least two separate corners to two Registered Permanent Survey Marks.	Prior to Council approval of the survey plan for the relevant stage and ongoing.
60.	Supply a completed Form 6 (Permanent Survey Mark Sketch and Data Sheet) with the Survey Plan for any new Permanent Survey Marks (PSMs) placed. Ensure the Form 6 includes: • the mark's AHD Reduced Level (RL); • the vertical origin mark number; • the RL of the vertical origin mark adopted; • the mark's MGA coordinates (easting and northing); • the horizontal and vertical accuracy to which the mark has been fixed; and • the method by which the mark has been fixed in height and position.	As part of the request for assessment of the Survey Plan for the relevant stage.
	Acoustic fencing	
61.	Provide an updated acoustic report to Council for approval that assesses noise from Double Jump Road and which identifies any necessary noise attenuation measures required to be implemented for the approved development.	Prior to Council approval of the survey plan for the relevant stage.
62.	Implement and maintain any acoustic attenuation measures identified in the approved report, required pursuant to condition 56.	Prior to the Council approval of the survey plan for the relevant stage and ongoing.
	Bushfire	
63.	Provide a bushfire management plan which includes: (a) a site-specific bushfire hazard assessment and radiant heat flux modelling; and (b) mitigation strategies to achieve development outcomes of the Queensland State Planning Policy 2017 model bushfire prone area code in the Natural Hazards, Risk and Resilience	Prior to council approval of the survey plan for the relevant stage.

	– State Planning Policy State Interest Guidance material (DSDMIP 2019). (c) The site-specific bushfire hazard assessment, radiant heat flux modelling and mitigation strategies must be in accordance with guidance in Bushfire Resilient Communities Technical Reference Guide for the State Planning Policy State Interest 'Natural Hazards, Risk and Resilience - Bushfire' (QFES 2019). The bushfire management plan should account for revegetation and landscaping works envisaged by other parts of this approval.	
	REFERRAL AGENCY CONDITIONS	
64.	SARA Response dated 25 March 2019.	

ADDITIONAL APPROVALS

The following further **development permits** are necessary to allow the development to be carried out:

- Operational works is required for the following works as detailed in the conditions of this approval:
 - Road and drainage works
 - Earthworks
 - Stormwater drainage
 - Water and wastewater reticulation
 - Landscaping works
 - Rehabilitation works
 - Electrical reticulation
- Building works – demolition
 - Provide evidence to Council that a Demolition Permit has been issued for structures that are required to be removed and/or demolished from the site in association with this development.

Further approvals, other than a development permit, are also required for your development. This includes, but is not limited to, the following:

- Capping of sewer – for demolition of existing buildings on site.
- Road opening permit – for any works proposed within an existing road reserve.

ASSESSMENT MANAGER ADVICE

Infrastructure charges

- Infrastructure charges apply to the development in accordance with the Adopted Infrastructure Charges Resolution (No. 2.3) 2016 levied by way of an Infrastructure Charges

Notice. The infrastructure charges are contained in the attached Redland City Council Infrastructure Charges Notice.

Live connections

- Redland City Council is responsible for all live water and wastewater connections. Contact **must** be made with Council to arrange live works associated with the development.

Further information can be obtained from Council on 07 3829 8999.

Coastal processes and sea level rise

- Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
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Hours of construction

- Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
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Performance bonding

- Security bonds may be required in accordance with the City Plan Planning Scheme Policy 2 – Infrastructure Works. Bond amounts are determined as part of an Operational Works approvals and will be required to be paid prior to the pre-start meeting or the development works commencing, whichever is the sooner.
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Survey and as-constructed information

- Redland City Council will be transitioning to ADAC XML submissions for all asset infrastructure. While current Redland Planning Scheme Policies do not mandate its use, RCC encourages the utilisation of this methodology for submissions.
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Plan sealing information

- To expedite the processing of survey plans, a survey plan checklist is available on Council's website at:

https://www.redland.qld.gov.au/info/20016/planning_and_development/348/forms_for_planning_and_development

You should complete this checklist and submit it to Council with your survey plan(s). Please be aware that Council may choose not to process the lodgement of a subdivision plan where outstanding rates and/or charges are applicable to the relevant property.

Services installation

- It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.
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Fire ants

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- Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants
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Cultural heritage

- The *Aboriginal Cultural Heritage Act 2003* requires anyone who carries out a land use activity to exercise a duty of care. Further information on cultural heritage duty of care is available on the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) website:

<https://www.datsip.qld.gov.au/resources/datsima/people-communities/cultural-heritage/cultural-heritage-duty-care.pdf>

The DATSIP has established a register and database of recorded cultural heritage matters, which is also available on the Department's website:

<https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-search-request>

Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) is the registered cultural heritage body in the Redland City local government area. It is recommended you consult with QYAC in relation to aboriginal and cultural heritage matters prior to the commencement of works on site. QYAC can be contacted on 07 3415 2816 or admin@QYAC.net.au

Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. Please contact DATSIP for further information.

Fauna protection

It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.

Environment Protection and Biodiversity Conservation Act

- Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. Please be aware that the listing of the Koala as **vulnerable** under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on
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1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.
