

DNRM – Internal Document. Planning Services, South Region

Most appropriate land use checklist: *considering a proposed or future use for state land*

Date undertaken: 23/10/2017

Planning Services eDocs: None

Planning Officer: Kerri Milner

SLAM eLVAS Case ID: 2017/003410; file ref TF17553106

Planning Service Request Details

Real Property Description and location: 172 on SL12351; 118A Mooloomba Road, Point Lookout

Area subject to assessment: 529m²

Figure 1 (image) outlining subject area on Page 3

Proposed uses of land: None yet identified

Current Tenure: Road Reserve Leased Land USL Other _____

Local Government Area: Redland City

Registered owner of land: State of Queensland represented by DNRM

Current use of land: Casual occupation with open shelter

Registered interests: Special Lease No. 6/50653 for Purpose of Business (Motel)

Reason for Assessment: Leasee has requested conversion of Lease to Freehold

Proposed future use: MAU undertaken on the assumption that an urban use is proposed

Most Appropriate Use

Attribute capable of impacting future use	Attribute a potential constraint on the proposed use?		Further advice provided
	Yes	No	
Land Access, Services and infrastructure			
1 Native Title status	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2 Indigenous Land Use Agreements	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Dedicated access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Physical access (by vehicle)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Public access	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Service provision – Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7 Service provision – Mains water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8 Service provision – Sewerage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9 Service provision – Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10 Public utilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11 Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land attributes and values			
12 Landform /topography	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13 Surface water e.g. watercourse, lake, spring, wetland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14 Groundwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15 Environmental significance – biodiversity and wildlife habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16 Environmental significance – wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Attribute capable of impacting future use	Attribute a potential constraint on the proposed use?		Further advice provided
	Yes	No	
17 Environmental significance – protected animals and plants	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18 Native vegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19 Forest products – commercial timber or quarry materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20 Queensland Cultural Heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21 Indigenous cultural heritage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22 Key Resource Area / Local extractive resource	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23 Agricultural values	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24 Mining or gas tenures or interests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25 Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land use hazards			
26 Acid Sulfate Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
27 Natural Hazards – Landslide	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
28 Natural Hazards – Bushfire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
29 Natural Hazards – Flooding (not coastal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
30 Coastal hazards (Erosion Prone Area, Storm Tide Inundation)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
31 Contaminated land or unexploded ordinances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
32 Major Hazard Facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
33 Pest species (animals and plants)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
34 Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning Instruments, Policies, Strategies			
35 Planning Instrument – land zone ¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36 Local Area Plan / Neighbourhood Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37 Water management plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
38 Coastal Management District	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
39 Protected area estate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40 Stock Route Network	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
41 Bicentennial National Trail	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹ Three local planning instruments relevant to this assessment that are all published on the Redland City Council website, thus making them public documents, are:

- **Redlands Planning Scheme V7.1** that is the currently endorsed planning scheme;
- **Draft Redland City Plan 2015** (Draft City Plan) is a version of a new planning scheme released for public consultation in 2015;
- **Revised Draft Redland City Plan** (Revised Draft City Plan) is a revision of the new planning scheme based in part on submissions received through the public consultation process and submitted to the State for endorsement.

Attribute capable of impacting future use	Attribute a potential constraint on the proposed use?		Further advice provided
	Yes	No	
42 Other – SEQ Regional Plan and North Stradbroke Island Economic Transition Strategy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Other values, interests or issues impacting future land use			
43 Public/cultural/community interests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
44 Economic considerations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
45 Historical land use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
46 Surrounding land uses	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the proposed use appropriate for the land? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Maybe/In Part <input type="checkbox"/>			

Key Considerations

Key considerations relevant to the proposed use (urban):

- The parcel is land-locked with access currently gained from the Reserve to the north. There are no easements to allow continued access.
- A site inspection identified that the land has been heavily impacted through use and its landform modified with limited native vegetation remaining.
- Development of the parcel for an urban use is restricted due to the non-urban zoning in both the Redlands Planning Scheme and the Revised Draft City Plan and the inclusion of the parcel in the SEQ Regional Plan's Regional Landscape and Rural Production Area.
- Any assessable development pursuant to the *Planning Act 2016* may be subject to further assessment under the SEQ Regulatory Provisions contained within the Planning Regulation 2017 (Schedule 10, Part 16). Part 16 describes the prohibited development and triggers for assessment that apply to applications for Material Change of Use (MCU) and Reconfiguring a Lot (RaL) within the SEQRP RLRPA.
Particular urban uses are identified within Part 16 as prohibited development and will not be permitted to proceed to application. This includes shopping centres and residential development, however the size of the subject block limits this type of development. Subsequently, an amendment to the local planning instrument will be necessary to facilitate development of the parcel for some urban developments, and remove the requirement for potential assessment against the SEQ Regulatory Provisions.
- Development is likely achievable with minimal identified constraints and urban uses encasing the parcel on three sides.
- A constraint that may affect development of the parcel is being located within an Erosion Prone Area. The State Planning Policy sets out a number of assessment benchmarks under Natural Hazards, Risk and Resilience that assessable development must address.
- Despite both the Redlands Planning Scheme and the Revised Draft City Plan allocating a Conservation land zone, there are limited environmental values on site.
- Both the Redlands Planning Scheme and the Revised Draft City Plan identify potential environmental value on the parcel that is consistent with RCC mapping of potential koala habitat. This level of potential koala habitat is also identified over most of the Point Lookout Township area.

Development of the parcel may need to address the relevant overlay code, however this is not considered a significant constraint to development.

- No strategic purpose has been identified for the parcel for State or local governments or service providers.
- The Reserve to the north Lot 48SP207831 has been identified as an Investigation Area (Area 4b) by the Department of State Development (DSD) as part of the delivery of the North Stradbroke Island Economic Transition Strategy. The investigations have only recently commenced and DSD should be consulted if access through the Reserve is considered.
- The wastewater pipeline that runs through the property affects rather than inhibits development of the parcel.

After considering the values and constraints of the land, adjoining land uses and potential for future strategic purpose that the State may have for the land, the following recommendation for use of the land is: **urban use** such as **tourism** or **recreation**.

For the recommended use of urban (tourist/recreation) to be fully realised, a few key points will require some attention:

- A dedicated permanent access to the block is required, unless amalgamation of the parcel into the adjoining 'tourist' zoned development is achieved;
- A potential change to the planning scheme zone to an urban category to allow for greater development options for the parcel;
- If a dedicated access cannot be secured for individual freeholding of this parcel, then Redland City Council could be approached for consideration of inclusion into the adjoining recreation and scenic reserve.

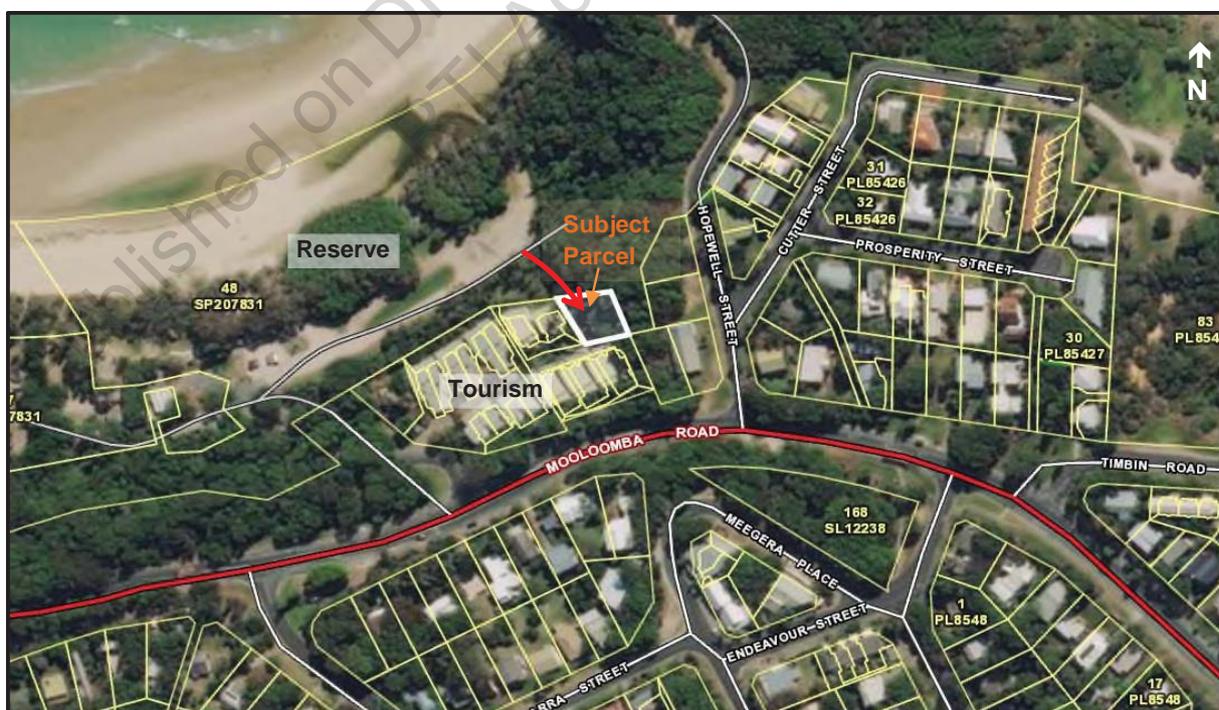


Figure 1: Location of subject parcel showing proximity to tourism development and a Reserve for Recreation and Scenic Purposes. It is through this Reserve that access is gained to the parcel (see red arrow).

SOUTH

WEST

NORTH

EAST

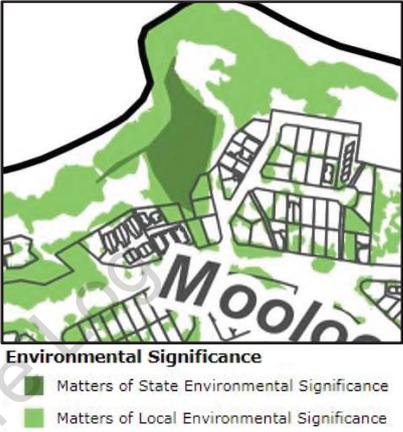


Figure 2: 360 degree photograph and aerial image of the parcel showing improvements and access to the adjoining reserve and proximity to tourist development. The image demonstrates the lack of environmental values.

Advice that is relevant to particular attributes:

Ref No:	Advice
1	Native Title status: <ul style="list-style-type: none"> Parcel status - not determined. Adjacent Lot 48SP207831 to the north is Non-Exclusive Native Title.
3	Dedicated access: <ul style="list-style-type: none"> No dedicated access.
4	Physical access (by vehicle): <ul style="list-style-type: none"> Access is currently gained through Lot 48SP207831 to the north as illustrated by the red arrow. 
10	Public utilities: <ul style="list-style-type: none"> 300mm wastewater pipe runs through the parcel from south-east to north-west (direction of flow) servicing 'house connections' on adjacent properties. 
12	Landform /topography: <ul style="list-style-type: none"> Land slopes from approx. 11m AHD in the north-west gradually to 20m AHD in the south-east.

Advice that is relevant to particular attributes:

Ref No:	Advice
	<ul style="list-style-type: none"> • Adjacent developed properties are of similar slope.
15	<p>Environmental significance – biodiversity and wildlife habitat:</p> <ul style="list-style-type: none"> • Biodiversity recognition in current and draft planning schemes varies in the following ways: <ul style="list-style-type: none"> ○ The current Redlands Planning Scheme identifies the parcel as Remnant Koala Habitat. ○ The Draft City Plan did not identify biodiversity values on site. ○ The Revised Draft City Plan identifies Local Environmental Significance. • The Local Environmental Significance value may be based on the RCC Koala Habitat Review and Mapping – Version 2 (2015) that identifies Koala ‘secondary regrowth’ habitat values on site. This regrowth is also identified over most of Point Lookout Township. • A site inspection showed the site was heavily impact by use, the landform had been modified and limited native vegetation remains. • SPP does not identify Matters of State Environmental Significance on site. • VMA does not recognise the vegetation as remnant regional ecosystem. • DEHP does not identify the parcel within its protected Plants Flora Survey Trigger Map. • The adjacent parcel Lot 48SP207831 is identified on the Draft City Plan as a Bushcare Area with no Bushcare Group activity. 
20	<p>Queensland Cultural Heritage:</p> <ul style="list-style-type: none"> • No results were shown on the QCH register search for the subject lot. • Adjacent parcel 48SP207831 is listed on the Queensland Cultural Heritage register (Item 602261). Known as Point Lookout Headland or Mooloomba and listed as Natural Feature – Headland.
26	<p>Acid Sulfate Soils:</p> <ul style="list-style-type: none"> • The Redlands Planning Scheme identifies most of the parcel within its Acid Sulfate Soils overlay, in particular being within the 5-20m AHD area. • Development under the Redlands Planning Scheme may be subject to assessment against the ASS overlay code. • The Revised Draft City Plan does not identify ASS within an overlay, instead the Healthy Waters code considers ASS as a potential constraint to assessable development.
27	<p>Natural Hazards – Landslide:</p> <ul style="list-style-type: none"> • The Revised Draft City Plan identifies the entire parcel within its Landslide Hazard Overlay, in particular as Low Landslide Hazard. • Development under the Revised Draft City Plan may be subject to assessment against the Landslide overlay code.
28	<p>Natural Hazards – Bushfire:</p> <ul style="list-style-type: none"> • The SPP mapping is more current (updated 3 July 2017) than the Redlands Planning Scheme or the Revised Draft City Plan. RCC demonstrates that their mapping is more accurate, the SPP mapping is the primary information source for this constraint. • The SPP locates the parcel within the Potential Impact Buffer. • This constraint is unlikely to restrict potential development but rather affect the design of the development.

Advice that is relevant to particular attributes:

Ref No:	Advice
30	<p>Coastal hazards (Erosion Prone Area, Storm Tide Inundation):</p> <ul style="list-style-type: none"> The SPP identifies the entire parcel is located within an Erosion Prone Area (EPA) but not the Coastal Management District (CMD). The SPP sets out specific requirements for assessable development in an EPA but not CMD. The policies require that development avoid the ERA in the first instance and then that it mitigates risks to people, property, natural processes and protective function of land forms and vegetation.

35	<p>Planning Instrument – land zone:</p> <ul style="list-style-type: none"> Land use zoning of the subject parcel and land adjoining or in close proximity to the parcel are detailed below with maps of both current and draft future planning schemes included beneath: <table border="1"> <thead> <tr> <th>Location of land</th> <th>Redlands Planning Scheme zone</th> <th>Revised Draft City Plan zone</th> </tr> </thead> <tbody> <tr> <td>Subject Parcel</td> <td>Conservation Sub-area CN1 – Environmental and Drainage Constrained Land</td> <td>Conservation</td> </tr> <tr> <td>north and east</td> <td>Conservation Sub-area CN2 – Nature Based Recreation</td> <td>Conservation</td> </tr> <tr> <td>west and south</td> <td>Tourism Sub-area PT4 – Point Lookout Tourist Zone Moolomba Road</td> <td>Tourist Accommodation</td> </tr> <tr> <td>southeast</td> <td>Community Purposes Sub-area CP6 – Place of Worship</td> <td>Community Facilities Sub-area CF5 – Place of Worship</td> </tr> <tr> <td>close proximity to east</td> <td>Point Lookout Residential</td> <td>Low Density Residential</td> </tr> </tbody> </table>	Location of land	Redlands Planning Scheme zone	Revised Draft City Plan zone	Subject Parcel	Conservation Sub-area CN1 – Environmental and Drainage Constrained Land	Conservation	north and east	Conservation Sub-area CN2 – Nature Based Recreation	Conservation	west and south	Tourism Sub-area PT4 – Point Lookout Tourist Zone Moolomba Road	Tourist Accommodation	southeast	Community Purposes Sub-area CP6 – Place of Worship	Community Facilities Sub-area CF5 – Place of Worship	close proximity to east	Point Lookout Residential	Low Density Residential
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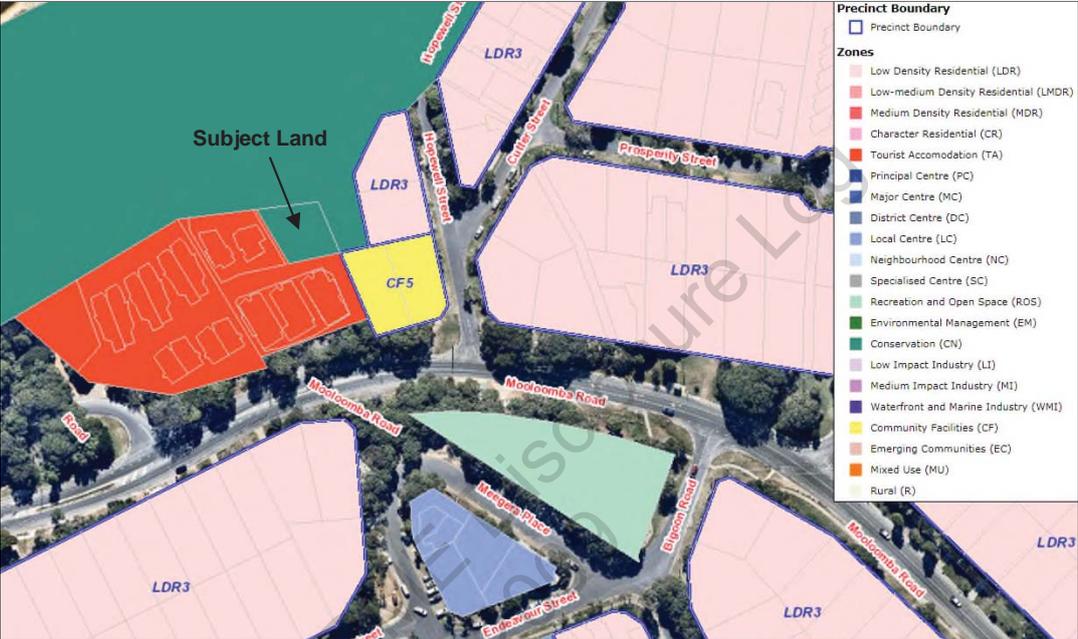
Redlands Planning Scheme zone map:



Revised Draft City Plan zone map:

- There is no significant change in the zoning of the subject parcel or surrounding land between the current Redlands Planning Scheme and the Draft City Plan.

Advice that is relevant to particular attributes:

Ref No:	Advice
	<ul style="list-style-type: none"> Development on Conservation land in both planning schemes is highly constrained and will likely be impact assessable. Purpose of the Conservation Zone in RCC draft City Plan is: “to provide for the protection of land which supports significant biological diversity and ecological functions (6.2.14.2(1)).” 
42	<p>Other – SEQ Regional Plan and North Stradbroke Island Economic Transition Strategy:</p> <p>SEQ Regional Plan 2017 –</p> <p>The property is located within the Regional Landscape and Rural Production Area (RLRPA) within the South East Queensland Regional Plan 2017 (SEQRP). As the subject parcel holds a non-urban zoning, any assessable development pursuant to the <i>Planning Act 2016</i> may be subject to further assessment under the SEQ Regulatory Provisions contained within the <i>Planning Regulation 2017</i> (Schedule 10, Part 16). Part 16 describes the prohibited development and triggers for assessment that apply to applications for Material Change of Use (MCU) and Reconfiguring a Lot (RaL) within the SEQRP RLRPA.</p> <p>Particular urban uses are identified within Part 16 as prohibited development and will not be permitted to proceed to application. This includes shopping centres and residential development, however the size of the subject block limits this type of development. Subsequently, an amendment to the local planning instrument will be necessary to facilitate development of the parcel for some urban developments, and remove the requirement for potential assessment against the SEQ Regulatory Provisions.</p> <p>North Stradbroke Island Economic Transition Strategy –</p> <p>The Strategy identifies 23 initiatives that aim to:</p> <ul style="list-style-type: none"> Diversity and expand the current tourism industry Expand education and training opportunities Stimulate local business development and growth <p>The implementation of this Strategy is being undertaken by the Department of State Development (DSD). Whilst the parcel is not specifically identified by DSD as part of an Investigation Area of the Tourism Initiative, the adjacent Reserve Lot 48SP207831 is part of Investigation Area 4b and the parcel currently gains access through this Reserve. Therefore, DSD must be considered a Stakeholder in considering the future use and tenure of the subject parcel 172SL12351.</p>

Advice that is relevant to particular attributes:

Ref No:	Advice
46	<p>Surrounding land uses:</p> <p>Identified in Item 35 above, the land surrounding the parcel is used either for recreation or urban uses such as tourism, residential and a place of worship. Whilst the parcel to the north is also zoned Conservation the current Redlands Planning Scheme identifies it as CN2 Nature Based Recreations that is consistent with purpose of the adjacent State land namely a Reserve for Recreation and Scenic purposes.</p>

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