Planning for the future of South-east Thornlands

Message from the CEO

Welcome to the second issue of the South-east Thornlands Structure Plan newsletter. South-east Thornlands has been identified by the South East Queensland Regional Plan 2005-2026, Redlands Local Growth Management Strategy and the Redlands Planning Scheme as an area suitable to accommodate future urban development subject to the preparation of a structure plan.

Redland Shire Council has prepared a draft structure plan to ensure a coordinated and sustainable approach is taken in the planning and future development of South-east Thornlands. This draft structure plan presents an integrated land use and infrastructure plan that defines the development intent for the area. It identifies a mix of residential, commercial, community and open space areas to support a community of 3,500 to 4,000 future residents.

This newsletter outlines the major components of the draft structure plan, amendment to the Redlands Planning Scheme and how you can have your say during the public notification period. In addition to this newsletter there are other ways to access information including visiting our public displays, coming along to a community information day or logging on to our project web page to view the plan and leave comments. Please take the time to get involved to ensure that your views are considered. With your help we can achieve a sustainable planning solution for future development in South-east Thornlands.

Susan Rankin
Chief Executive Officer

Redland Shire Council’s vision for South-east Thornlands Major Development Area (MDA) is for a sustainable, integrated and well planned urban community. It will accommodate a range of dwelling types, integrated movement and open space networks and a range of local community, commercial and retail facilities. The area will have a distinct sense of place, community identity and respect for its natural environment.

South-east Thornlands Structure Plan

Newsletter 2 - March 2008

Public Display Period - Tuesday 4 March to Friday 2 May 2008

Our redlands...our future
The draft structure plan for South-east Thornlands has been prepared in accordance with State Government guidelines and is consistent with the core outcomes sought by the South East Queensland Regional Plan 2005-2026. This draft structure plan presents a balanced approach to future development that respects and protects environmental values and ensures adequate provision of infrastructure and local service needs. The draft structure plan consists of the following five components:

1. Overview
2. Planning Report
3. Structure Plan (Regional Level)
4. Structure Plan (Local Level)
5. Schedule of Implementation Activities

**Precinct and Sub-Precinct Descriptions**

1. Mixed Use
2. Housing
   2a Attached Housing
3. Medium Density Housing
   3a Medium Density Housing (Eprapah Creek)
4. Community Facilities
5. Greenspace Network
   5a Coastal Corridor
   5b Eprapah Creek Corridor
   5c Pinklands Reserve Corridor
   5d Thornlands Creek Corridor
   5e Bushland Living
   5f Flood Prone Area
Components of the plan

1. Overview
The overview provides an introduction to the individual components of the structure plan and how these components link together.

2. Planning Report
The planning report provides an outline of the background material that has informed the preparation of the draft structure plan and the process that was implemented during the drafting of the structure plan. The planning report also provides an outline of the development intent of the proposed structure plan as well as the strategies that will achieve this intent.

3. Structure Plan (Regional Level)
This component is for inclusion in the South East Queensland Regional Plan 2005-2026 and incorporates development intents, infrastructure needs, sequencing and implementation mechanisms.

4. Structure Plan (Local Level)
This component is intended to be integrated into the Redlands Planning Scheme (RPS) and details new development assessment provisions in the form of the South-east Thornlands Structure Plan Overlay and other planning scheme amendments.

The South-east Thornlands Structure Plan Overlay outlines the preferred settlement pattern and development intent for all land in South-east Thornlands. Land uses planned for South-east Thornlands include:

- **Mixed Use Precinct** - provides limited retail and commercial activities to service the convenience needs of the local community as well as providing opportunity for local employment within the South-east Thornlands MDA.
- **Housing Precinct** - accommodates a range of predominately detached dwelling types on individual lots of varying size.
- **Medium Density Housing Precinct** - provides concentrations of medium density housing to accommodate the housing needs of a diverse community in a compact urban form with high levels of convenience and amenity.
- **Community Facilities Precinct** - accommodates a range of services and facilities to support the local community and social needs of an emerging resident population.
- **Greenspace Network** - a protected and connected network of natural areas and accessible open spaces in private and public ownership comprised of parklands, wetlands, bushland habitats and landscape values that help to define the footprint of urban development in South-east Thornlands.

5. Schedule of Implementation Activities
This component identifies other available non-planning scheme implementation tools that complement the Redlands Planning Scheme. These non-planning scheme tools play an important role and assist the Redlands Planning Scheme to achieve the goals of the structure plan.

The planning process to date

1. Review existing data and identify information ‘gaps’
2. Undertake additional specialist studies to fill information ‘gaps’
3. Opportunities and constraints analysis
4. Develop and evaluate design options
5. Prepare Draft South-east Thornlands Structure Plan
6. Submit Draft Structure Plan and Redlands Planning Scheme amendment for 1st State Interest Review
7. Public exhibition of Draft Structure Plan and Redlands Planning Scheme amendment
8. Final State Interest Review of Structure Plan and Redlands Planning Scheme amendment
9. Council adopts Structure Plan and Redlands Planning Scheme amendments

We are here!

The following detailed technical and specialist studies were undertaken as part of the structure planning process:
- land use planning study
- ecological assessment
- movement study
- community and social infrastructure report
- flood report
- centres analysis, and
- infrastructure analysis

A draft structure plan and accompanying amendment to the Redlands Planning Scheme have been reviewed by Queensland State government agencies and endorsed by the Minister for Infrastructure and Planning for public exhibition.
Public exhibition of the South-east Thornlands Structure Plan

The draft structure plan commences a statutory public notification period on Tuesday 4 March and will run through to Friday 2 May 2008.

The draft South-east Thornlands Structure Plan and proposed amendment to the Redlands Planning Scheme are available for inspection and purchase at our permanent displays.

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<th>Permanent displays</th>
<th>When</th>
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<tr>
<td>Council Customer Service Centre, Bloomfield and Middle Sts, Cleveland</td>
<td>Monday, Tuesday, Thursday and Friday 8:30am to 4:30pm, Wednesday 10:30am to 4:30pm throughout exhibition period</td>
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<tr>
<td>Council Customer Service Centre, 14 Noeleen St, Capalaba</td>
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<tr>
<td>Victoria Point Library, High St, Lakeside Centre, Victoria Point</td>
<td>Mon, Tues, Wed and Fri 9.00am to 5.00pm, Thurs 9.00am to 7.30pm, Sat 9.00am to 4.00pm</td>
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Online

To view the exhibition material online, logon to www.redland.qld.gov.au and go to the project web page. You can also submit your comments online during the exhibition period.

Meet the Planner

Council will be holding information sessions as part of the public exhibition of the draft South-east Thornlands Structure Plan. These sessions are an opportunity for those interested in the structure plan to view all available project information, speak to a planner and submit comments to Council regarding the structure plan.

<table>
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<tr>
<th>Talk to a planner</th>
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<tr>
<td>Victoria Point Shopping Centre, Cnr Bunker and Cleveland-Redland Bay Rd</td>
<td>Thursday 3 April 4:00pm to 7:00pm</td>
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<tr>
<td>Thornlands Community Hall, Redland Bay Rd and Island Outlook Ave</td>
<td>Saturday 5 April 10:00am to 4:00pm</td>
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<tr>
<td>Victoria Point Library, High St, Lakeside Centre</td>
<td>Saturday 12 April 10:00am to 2:00pm</td>
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Where to from here?

1. Council will review all submissions received and decide whether to make any changes to the draft structure plan and proposed amendment to the Redland Planning Scheme.
2. After this review and amendment process, a special meeting of Council will be held to endorse the draft South-east Thornlands Structure Plan to be submitted to the Office of Urban Management for the final State Interest Review.
3. Following final State Government endorsement, Council will adopt the structure plan and planning scheme amendment and they will come into effect.

www.redland.qld.gov.au

Have your say

You are invited to make a submission in response to the draft structure plan for South-east Thornlands. Council will consider all properly made public submissions.

A submission can be forwarded to Redland Shire Council by:

| Post: |
| South-east Thornlands Structure Plan submissions |
| Redland Shire Council Reply Paid 21 Cleveland Qld 4163 |

| Online: |
| Go to the make a submission button or download a submission form at our website www.redland.qld.gov.au |

A properly made submission must:

- be addressed to the Chief Executive Officer
- be in writing and signed by each person making the submission
- state the name and address of each person who made the submission
- state the grounds of the submission, the facts and the circumstances relied on in support of the grounds

To be considered your submission must be received by Redland Shire Council no later than 4.30pm on 2 May 2008.

Hotline 1300 665 660
Contact the Land Use Planning Group.