

## 5 OVERLAYS

Historic Version  
Redcliffe City Planning Scheme

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## 5.1 NATURAL FEATURES OR RESOURCES OVERLAY

### 5.1.1 ASSESSMENT CATEGORIES FOR THE NATURAL FEATURES OR RESOURCES OVERLAY

The assessment categories are identified for development affected by a Natural Features or Resources Overlay in column 2 of tables 5.1.1 and 5.1.2 as follows—

- 1) Table 5.1.1—making a material change of use for a use listed in column 1;
- 2) Table 5.1.2—other development in column 1 including—
  - A) carrying out building work not associated with a material change of use;
  - B) operational work; and
  - C) reconfiguring a lot.

### 5.1.2 RELEVANT ASSESSMENT CRITERIA FOR DEVELOPMENT AFFECTED BY A NATURAL FEATURES OR RESOURCES OVERLAY

- 1) The relevant assessment criteria in the Natural Features or Resources Overlay are referred to in column 3 of tables 5.1.1 and 5.1.2.
- 2) For self-assessable development and assessable development the relevant assessment criteria are applicable codes.

**TABLE 5.1.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE NATURAL FEATURES OR RESOURCES OVERLAY – MAKING A MATERIAL CHANGE OF USE**

**NOTE:**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
All	Code – a) <i>if development involves the clearing of land identified as having biodiversity values on Overlay Map 1; or</i>	Natural Features or Resources Overlay Code
	b) <i>if development includes building works or operational works within the areas subject to erosion or geotechnical constraints indicated on Overlay Map 2; or</i>	Natural Features or Resources Overlay Code
	c) <i>if development includes building work or operational works within the drainage problem area or areas subject to flooding as indicated on Overlay Map 3; or</i>	Natural Features or Resources Overlay Code
	d) <i>if development is within the fish habitat areas or within the buffer as indicated on Overlay Map 4; or</i>	Natural Features or Resources Overlay Code
	e) <i>if 100m<sup>3</sup> or more of soil or sediment is removed from a site as part of the development within area 1 on Overlay Map 5 – Acid Sulfate Soils risk areas; or</i>	Natural Features or Resources Overlay Code
	f) <i>if 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater is placed on a site within area 1 on Overlay Map 5 – Acid Sulfate Soils Risk Areas; or</i>	Natural Features or Resources Overlay Code
	g) <i>if 100m<sup>3</sup> of material is excavated at or below 5m AHD on a site within Area 2 on Overlay Map 5 – Acid Sulfate Soils Risk Area; or</i>	Natural Features or Resources Overlay Code
	h) <i>if the development is proposed within the Ramsar Wetlands or within the buffer as indicated on Overlay Map 6; or</i>	Natural Features or Resources Overlay Code

Column 1 Use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
	i) <i>if the development involves earthworks (including filling of land associated with a building) or uses that require assessment through a zone code and is proposed within the Saltwater Creek catchment as indicated on Overlay Map 7.</i>	Natural Features or Resources Overlay Code
	Exempt – <i>in all other cases</i>	

**TABLE 5.1.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE NATURAL FEATURES OR RESOURCES OVERLAY – OTHER DEVELOPMENT**

**NOTE:**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
<b>Building works</b>		
Minor building work	Exempt	
Building works (other than minor building work)	Code – a) <i>if the development involves the clearing of land identified as having biodiversity values on Overlay Map 1.</i> b) <i>if located in an area identified on Overlay Map 5 and involving 100m<sup>3</sup> or more of excavation or 500m<sup>3</sup> with an average depth of 0.5m or more of filling below 5m AHD</i>	Natural Features or Resources Overlay Code
	c) <i>if 100m<sup>3</sup> or more of soil or sediment is removed from a site as part of the development within area 1 on Overlay Map 5 – Acid Sulfate Soils risk areas</i>	Natural Features or Resources Overlay Code
	d) <i>if 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater is placed on a site within area 1 on Overlay Map 5 – Acid Sulfate Soils Risk Areas</i>	Natural Features or Resources Overlay Code
	e) <i>if 100m<sup>3</sup> or more of soil or sediment is removed from a site as part of the development within area 1 on Overlay Map 5 – Acid Sulfate Soils risk areas</i>	Natural Features or Resources Overlay Code

## 5.1 – Natural Features or Resources Overlay

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
<b>Operational works</b>		
Placing an advertising device on premises not associated with a material change of use	Exempt	
Clearing vegetation not associated with a material change of use	Code – <i>if not part of an approved reconfiguration and land is identified on Overlay Map 1 as containing biodiversity values.</i>	Natural Features or Resources Overlay Code
Carrying out excavating or filling not associated with a material change of use	Code – a) <i>if 10m<sup>3</sup> or more of material is either removed or placed on the site and the site is in a drainage problem area or area subject to flooding as indicated on Overlay Map 3.</i>	Natural Features or Resources Overlay Code
	b) <i>if 10m<sup>3</sup> or more of material is either removed or placed on the site and the site is included within the Saltwater Creek Catchment as indicated on Overlay Map 7</i>	Natural Features or Resources Overlay Code
	c) <i>if 100m<sup>3</sup> or more of soil or sediment is removed from a site as part of the development within area 1 on Overlay Map 5 – Acid Sulfate Soils risk areas</i>	Natural Features or Resources Overlay Code
	d) <i>if 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater is placed on a site within area 1 on Overlay Map 5 – Acid Sulfate Soils Risk Areas</i>	Natural Features or Resources Overlay Code
	e) <i>if 100m<sup>3</sup> of material is excavated at or below 5m AHD on a site within Area 2 on Overlay Map 5 – Acid Sulfate Soils Risk Area</i>	Natural Features or Resources Overlay Code
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code – a) <i>if development involves the clearing of land identified as having biodiversity values on Overlay Map 1.</i>	Natural Features or Resources Overlay Code
	b) <i>if development includes building works or operational works within the areas subject to erosion or geotechnical constraints identified on Overlay Map 2.</i>	Natural Features or Resources Overlay Code
	c) <i>if development includes building work or operational works within the drainage problem area or areas subject to flooding as identified on Overlay Map 3.</i>	Natural Features or Resources Overlay Code
	d) <i>if development is within the fish habitat areas or within the buffer as identified on Overlay Map 4.</i>	Natural Features or Resources Overlay Code
	e) <i>if 100m<sup>3</sup> or more of soil or sediment is removed from a site as part of the development within area 1 on Overlay Map 5 – Acid Sulfate Soils risk areas</i>	Natural Features or Resources Overlay Code

## 5.1 – Natural Features or Resources Overlay

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
	f) <i>if 500m<sup>3</sup> or more of material with an average depth of 0.5m or greater is placed on a site within area 1 on Overlay Map 5 – Acid Sulfate Soils Risk Areas</i>	Natural Features or Resources Overlay Code
	g) <i>if 100m<sup>3</sup> of material is excavated at or below 5mAHD on a site within Area 2 on Overlay Map 5 – Acid Sulfate Soils Risk Area</i>	Natural Features or Resources Overlay Code
	h) <i>if the development is proposed within the Ramsar Wetlands or within the buffer as indicated on Overlay Map 6.</i>	Natural Features or Resources Overlay Code
	i) <i>if the development involves earthworks (including filling of land associated with a building) or uses that require assessment through a zone code and is proposed within the Saltwater Creek catchment as identified on Overlay Map 7.</i>	Natural Features or Resources Overlay Code
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	Code	Natural Features or Resources Overlay Code
<b>In all other cases</b>	<b>Exempt</b>	

### 5.1.3 NATURAL FEATURES OR RESOURCES OVERLAY CODE

The provisions in this division comprise the Natural Features or Resources Overlay code. They are -

- 1) compliance with the Natural Features or Resources Overlays code (section 5.1.4);
- 2) overall outcomes for the Natural Features or Resources overlay (section 5.1.5);
- 3) assessment criteria (section 5.1.6)
  - A) Biodiversity value
  - B) Coastal management control districts (Erosion control areas)
  - C) Drainage problem areas – flooding
  - D) Fish habitat areas
  - E) Acid Sulfate Soils Risk Areas
  - F) Ramsar Wetlands
  - G) Saltwater Creek

### 5.1.4 COMPLIANCE WITH THE NATURAL FEATURES OR RESOURCES OVERLAY CODE

Development that complies with the specific outcomes in section 5.1.6, complies with the Natural Features or Resources Overlay code.

### 5.1.5 OVERALL OUTCOMES FOR THE NATURAL FEATURES OR RESOURCES OVERLAY

- 1) The overall outcomes are the purpose of the Natural Features or Resources Overlay code.
- 2) The overall outcomes sought for the Natural Features or Resources Overlay are the following -
  - A) Biodiversity values for the areas identified with State or Regional, sub-regional or local significance on Overlay Map 1 are maintained and enhanced.
  - B) Development within and adjoining areas subject to erosion or geotechnical constraints as indicated on Overlay Map 2 has manageable impacts on coastal values, erosion and site stability.
  - C) Development located within areas affected by drainage problems or subject to flooding as indicated on Overlay Map 3 and does not result in adverse impacts to the environment or other land.
  - D) The environmental and economic values of declared fish habitat areas indicated on Overlay Map 4 are protected and maintained.
  - E) Disturbance of areas containing Acid Sulfate Soils indicated on Overlay Map 5 does not cause environmental harm.
  - F) The Ramsar wetlands indicated on Overlay Map 6 used by migratory wading birds are preserved and maintained.
  - G) The Saltwater Creek catchment indicated on Overlay Map 7 is preserved and maintained.
  - H) Coastal habitat with important biodiversity values including shorebird roosting habitat, dune systems, salt marsh, coastal wetlands and riparian vegetation are maintained.



## 5.1.6 ASSESSMENT CRITERIA

## (1) Assessment criteria for assessable development

Specific Outcomes (A) FOR SITES HAVING BIODIVERSITY VALUES AS IDENTIFIED ON OVERLAY MAP 1		Probable Solutions
SO1	The areas of the City with biodiversity values identified on Overlay Map 1 are preserved through protection and management of ecosystems containing remnant vegetation.	PS 1.1 Weeds and other declared noxious species are removed from areas with biodiversity value prior to any development commencing; and PS 1.2 Remnant vegetation is not cleared.
SO2	The ecological values of habitats and native flora and fauna are maintained where the land is included in an area of Local, State and Regional or Sub-regional significance identified on Overlay Map 1.	
SO3	Corridors of remnant vegetation permit the sustainable migration of fauna between areas with biodiversity values.	
SO4	Development located within or adjacent to vegetation of State, Regional or Sub-regional significance does not involve the destruction of vegetation or fauna through clearing of land, earthworks, erosion, stormwater run-off or contaminated emissions.	
SO5	Development addresses biodiversity through connectivity of ecosystems; viability of protected native species and their habitats; retention of native vegetation; and retention and management of riparian vegetation.	
SO6	Development maintains and enhances the linkages between areas of riparian or remnant vegetation either through the retention of vegetation or the rehabilitation of land to create a link through the development site.	
(B) FOR AREAS SUBJECT TO EROSION OR GEOTECHNICAL CONSTRAINTS AS IDENTIFIED ON OVERLAY MAP 2		
SO7	Development does not result in an increase in erosion, site instability, or damage to buildings and structures.	
SO8	Development does not adversely affect premises or the environment in relation to landslip or erosion.	
SO9	The design and type of development recognises and addresses the potential impacts of inundation by tides, storm surge and storm tides.	
SO10	Development does not result in adverse impacts in relation to drainage either on-site or off-site.	
(C) FOR SITES INCLUDED IN A DRAINAGE PROBLEM AREA AND AREAS SUBJECT TO FLOODING AS IDENTIFIED ON OVERLAY MAP 3		
SO11	New development for residential purposes or involving the construction of permanent structures on land subject to flooding does not result in adverse impacts on safety of people and development.	PS 11.1 Development is sited on land that is not subject to flooding; or PS 11.2 Floor levels are located above the Q100 flood level; and PS 11.3 There is at least one evacuation route that remains passable for emergency evacuation during floods; or PS 11.4 Premises are located to allow for sufficient warning time to enable safe evacuation; or PS 11.5 A safe refuge is available for people within the development site.
SO12	Development does not result in adverse impacts on	

Specific Outcomes	Probable Solutions
structures or premises in relation to: a) flood levels; b) stream bank stability (erosion); or c) water quality in receiving waters.	
SO13 Essential services such as electricity, gas, water, sewerage and telecommunications maintains its function during a flood event.	PS 13.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water are: a) located above flood levels; or b) designed and constructed to exclude floodwater intrusion / infiltration; and PS 13.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by flood.
SO14 Any development within an identified drainage problem area on Overlay Map 3 does not increase the occurrence or severity of drainage problems on other premises.	
<b>(D) FOR SITES INCLUDED IN FISH HABITAT AREAS OR ITS BUFFER AS INDICATED ON OVERLAY MAP 4</b>	
SO15 Development does not adversely affect the Fish Habitat Areas or buffer areas and no contaminants including contaminated water, other pollutants or silt are released that may enter the Fish Habitat Area.	
SO16 Stormwater is treated to remove contaminants	
SO17 Buffer areas preserve the quality of the Fish Habitat Areas.	PS 17.1 A 100m buffer to the fish habitat area is provided.
<b>(E) FOR SITES WITHIN ACID SULFATE SOILS RISK AREAS AS INDICATED ON OVERLAY MAP 5</b>	
SO18 The release of acid and associated metal contaminants into the environment is avoided by: a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, extracting groundwater or filling land; or b) treating and, if required, undertaking ongoing management of any disturbed acid sulfate soils and drainage waters.	PS 18.1 Avoid or minimise the disturbance of Acid Sulfate Soils by: a) not excavating or removing more than 100m <sup>3</sup> of material identified as containing acid sulfate soils; and b) not permanently or temporarily extracting ground water that results in the aeration of previously saturated acid sulfate soils; and c) any filling in excess of 500m <sup>3</sup> of material to depths greater than an average depth of 0.5m does not result in ground water extrusion from acid sulfate soils or the aeration of previously saturated acid sulfate soils from the compaction or movement of those soils.  OR
	PS 18.2 If development disturbs acid sulfate soils, the potential impacts of the disturbance are prevented through appropriate site planning, treatment and ongoing management so that: a) acid and metal contaminants are not generated and existing acidity is neutralised; and b) untreated acid sulfate soils are not taken off-site unless it is to an

Specific Outcomes		Probable Solutions
		<p>alternative location for treatment; and</p> <p>c) surface and groundwater flows from areas containing acid sulfate soils do not release leachate containing acid and metal contaminants into the environment.</p>
<b>(F) FOR SITES INCLUDED IN A RAMSAR WETLAND OR ITS BUFFER AS INDICATED ON OVERLAY MAP 6</b>		
SO19	Any development within or adjacent to the Ramsar wetlands or its buffers does not produce off-site impacts such as air, noise or water pollution, or the erosion of soil.	
SO20	New uses within the Ramsar wetland buffer areas are compatible with the conservation values and management of the wetlands.	
<b>(G) FOR SITES INCLUDED IN THE SALTWATER CREEK CATCHMENT AS INDICATED ON OVERLAY MAP 7</b>		
SO21	Development within or adjacent to Saltwater Creek or its riparian buffer does not adversely affect water quality or hydrology in Saltwater Creek through: <ul style="list-style-type: none"> <li>a) disturbance of vegetation; or</li> <li>b) erosion of soils into the creek.</li> </ul>	PS 21.1 Riparian vegetation is not removed.
SO22	Development does not result in the release of contaminants into Saltwater Creek.	
SO23	Development maintains the function of the riparian buffer to Saltwater Creek of protecting both water quality and biodiversity along the catchment.	
SO24	Connections and links between riparian vegetation are retained.	

## 5.2 CULTURAL HERITAGE OVERLAY

### 5.2.1 ASSESSMENT CATEGORIES FOR CULTURAL HERITAGE OVERLAY

The assessment categories are identified for development affected by a Cultural Heritage Overlay in column 2 of tables 5.2.1 and 5.2.2 as follows—

- 1) Table 5.2.1—making a material change of use for a use listed in column 1;
- 2) Table 5.2.2—other development in column 1 including—
  - A) carrying out building work not associates with a material change of use;
  - B) operational work; and
  - C) reconfiguring a lot.

### 5.2.2 RELEVANT ASSESSMENT CRITERIA FOR DEVELOPMENT AFFECTED BY A CULTURAL HERITAGE OVERLAY

- 1) The relevant assessment criteria in the Cultural Heritage Overlay are referred to in column 3 of tables 5.2.1 and 5.2.2
- 2) For self-assessable development and assessable development the relevant assessment criteria are applicable codes.

**TABLE 5.2.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE CULTURAL HERITAGE OVERLAY – MAKING A MATERIAL CHANGE OF USE**

**NOTE:**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
All	Code – <i>a) if the site or premises identified as having cultural heritage values as identified on Overlay Map 8; or</i> <i>b) if the site or premises adjoins a site with the cultural heritage values identified on Overlay Map 8.</i>	Cultural Heritage Overlay Code
	<i>Exempt – in all other cases</i>	

**TABLE 5.2.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE CULTURAL HERITAGE OVERLAY - OTHER DEVELOPMENT**

**NOTE:**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
<b>Building works</b>		
Carrying out building works (including minor building work) not associated with a material change of use	Code – <i>if the site or premises is identified as having cultural heritage values on Overlay Map 8</i>	Cultural Heritage Overlay Code
<b>Operational works</b>		
Placing an advertising device on premises not associated with a material change of use	Code – <i>if the site or premises is identified as having cultural heritage values on Overlay Map 8</i>	Cultural Heritage Overlay Code
Clearing of vegetation not associated with a material change of use	Exempt	
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – <i>if the site or premises is identified as having cultural heritage values on Overlay Map 8 and 10m<sup>3</sup> or more of material is placed on or removed from the site</i>	Cultural Heritage Overlay Code
Vehicular invert and footpath crossings	Exempt	
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	Code – <i>if the site or premises is identified as having cultural heritage values on Overlay Map 8</i>	Cultural Heritage Overlay Code
<b>Other development</b>	<b>Exempt</b>	

### 5.2.3 CULTURAL HERITAGE OVERLAY CODE

The provisions in this division comprise the Cultural Heritage Overlay code. They are -

- 1) compliance with the Cultural Heritage Overlay code (section 5.2.4);
- 2) overall outcomes for the Cultural Heritage overlay (section 5.2.5); and
- 3) Assessment criteria (section 5.2.6).

### 5.2.4 COMPLIANCE WITH THE CULTURAL HERITAGE OVERLAY CODE

Development that complies with the specific outcomes in sections 5.2.6 complies with the Cultural Heritage Overlay code.

### 5.2.5 OVERALL OUTCOMES FOR THE CULTURAL HERITAGE OVERLAY

The overall outcomes are the purpose of the Cultural Heritage Overlay code.

The overall outcomes sought for the Cultural Heritage Overlay are the following -

- 1) The values and significance of cultural heritage sites identified in Overlay Map 8 are retained.
- 2) Development is located, designed and managed to avoid adverse effects on cultural heritage sites.

### 5.2.6 ASSESSMENT CRITERIA

#### (1) Assessment criteria for assessable development

Specific Outcomes	Probable Solutions
<b>NOTE:</b> The process for identifying and managing cultural heritage values is detailed in s8.2, <i>Planning Scheme Policy 2 – Cultural Heritage</i>	
<b>SO1</b> The cultural heritage value of the Hornibrook Highway (Overlay Map 8, Site 1) is protected for its: <ol style="list-style-type: none"> <li>a) role as a catalyst for growth on the Redcliffe Peninsula;</li> <li>b) technical innovation;</li> <li>c) visual prominence as an entry statement into Redcliffe City; and</li> <li>d) its association with Manuel Hornibrook.</li> </ol>	
<b>SO2</b> The cultural heritage value of the Woody Point School of Arts (Overlay Map 8, Site 2) is protected for its: <ol style="list-style-type: none"> <li>a) example of an interwar school of arts building and community hall; and</li> <li>b) for its contribution to the social and educational life of the people of the City.</li> </ol>	
<b>SO3</b> The cultural heritage value of the Woody Point Bathing Pavilion (Overlay Map 8, Site 3) is retained for its significance as one of four bathing pavilions designed by Council architect CE Plant constructed as part of the Redcliffe Town Council's foreshore improvement program in 1937.	

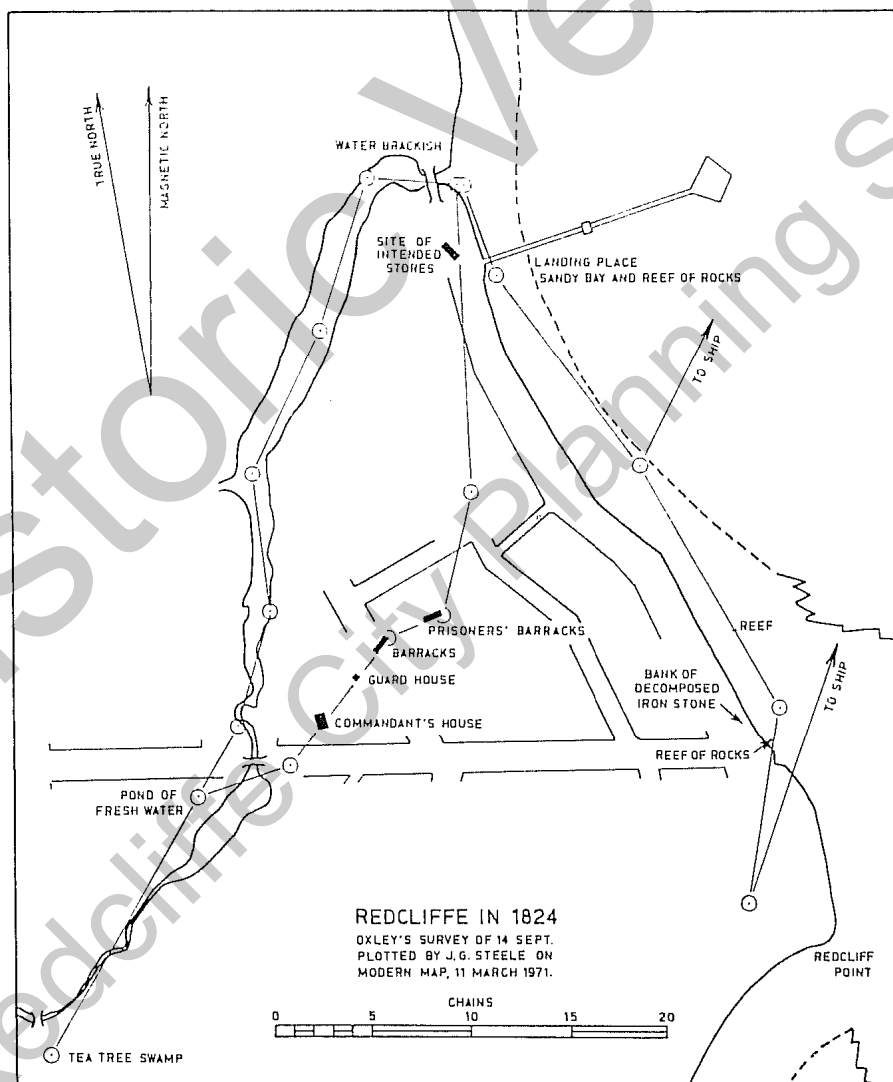
Specific Outcomes	Probable Solutions
SO4 The cultural Heritage value of the SS Gayundah wreck (Overlay Map 8, Site 4) is retained for its association with the development of a Queensland colonial naval force and as the most heavily armed vessel of Queensland's colonial navy in the late 19 <sup>th</sup> century.	
SO5 The cultural heritage value of the Margate Bathing Pavilion (Overlay Map 8, Site 5) is retained for its significance as <ul style="list-style-type: none"> <li>a) one of four bathing pavilions designed by Council architect CE Plant constructed as part of the Redcliffe Town Councils foreshore improvement program; and</li> <li>b) its contribution to the streetscape.</li> </ul>	
SO6 The cultural heritage value of Humpybong State School (Overlay Map 8, Site 6) is retained for: <ul style="list-style-type: none"> <li>a) its demonstration of the evolution of school design in Queensland from the early 1900s to the 1950s particularly a 1909 classroom, a sectional school and a Boulton and Paul prefabricated classroom;</li> <li>b) its association with educating the City's children since the 1900s; and</li> <li>c) its reflection of the growth of the City from the establishment of the first Humpybong provisional school on another site to a large State school with several classrooms.</li> </ul>	
SO7 The cultural heritage value of Dumbarton (Overlay Map 8, Site 7) is retained for its: <ul style="list-style-type: none"> <li>a) example of a modern house of the late 1930's; and</li> <li>b) as an example of the work of Alex Smith, a prolific builder on the Peninsula.</li> </ul>	
SO8 The cultural Heritage value of the former Sutton's Beach Pavilion (Overlay Map 8, Site 8) is retained as evidence of the development and upgrading of the foreshore in the 1930s due to the increasing popularity of the Redcliffe Peninsula for day visitors.	
SO9 The cultural heritage value of the Oxley Memorial (Overlay Map 8, Site 9) is retained: <ul style="list-style-type: none"> <li>a) as a marker indicating the point where Lt John Oxley landed to establish the first penal colony of Moreton Bay; and</li> <li>b) as a commemoration of Lt Matthew Flinders.</li> </ul>	
SO10 The cultural heritage value of the Redcliffe Jetty Pavilion (Overlay Map 8, Site 10) is retained for its significance as one of four bathing pavilions designed by Council architect CE Plant as part of Redcliffe Town Council foreshore improvements program.	
SO11 The cultural heritage value of the Humpybong Creek culvert (Overlay Map 8, Site 11) is retained because of: <ul style="list-style-type: none"> <li>a) being the first minimum energy culvert built in the world, an innovative design which has since been copied in Australia and overseas;</li> <li>b) its technically innovative design which provided a smooth flow through a limited waterway without increasing flood level upstream; and</li> <li>c) its association with Professor Mackay, Professor Apelt and Bill Bremner, the Redcliffe Shire Engineer.</li> </ul>	



Specific Outcomes	Probable Solutions
<p>SO12 The cultural heritage value of the CWA Hall (Overlay Map 8, Site 12) is retained for:</p> <ul style="list-style-type: none"> <li>a) its association with the CWA and its work including the provision of a baby clinic and a community meeting place; and</li> <li>b) for its association with architect Sydney Prior and builder Alex Smith.</li> </ul>	
<p>SO13 The cultural heritage value of the former Redcliffe Town Hall (Overlay Map 8, Site 13) is retained as:</p> <ul style="list-style-type: none"> <li>a) evidence of the unprecedented growth in Redcliffe after the construction of the Hornibrook Highway which gave the Council confidence to build a substantial, modern chambers;</li> <li>b) an example of the work of architect Sydney Prior;</li> <li>c) its association with the Redcliffe community as a civic centre and a health care facility; and</li> <li>d) its fine example of a civic building designed in the modern style which reflects the European architectural influence in the late 1930s.</li> </ul>	
<p>SO14 The cultural heritage of the site of the first settlement of Redcliffe (Overlay Map 8, Site 14, and Figure 5.2) is recognised, retained and preserved.</p>	
<p>SO15 The cultural heritage value of the Redcliffe Cemetery (Overlay Map 8, Site 15) is retained as the principal burial ground on the Peninsula since the 1880s.</p>	
<p>SO16 The cultural heritage value of the camphor laurel trees (Overlay Map 8, Site 16) which indicate the location of the former Humpybong Provisional School site is retained as</p> <ul style="list-style-type: none"> <li>a) evidence of the site of the 3<sup>rd</sup> Humpybong Provisional School built in 1888; and</li> <li>b) for their association with Arthur Ashmole, the headmaster of the Humpybong Provisional School who planted the trees.</li> </ul>	
<p>SO17 The cultural heritage value of the Anzac Memorial Avenue (Overlay Map 8, Site 17) is retained:</p> <ul style="list-style-type: none"> <li>a) as a memorial to those who died in World War I and one of a small number of such avenues planted in Queensland;</li> <li>b) for its association with Thomas Rothwell, the memorial committee and the citizens of Redcliffe and Brisbane who funded the project; and</li> <li>c) for the impact it had on the development of Redcliffe by encouraging settlement and increased visitation due to the reduction in travel distance between Redcliffe and Brisbane.</li> </ul>	
<p>SO18 The cultural heritage value of the split timber fenceline (Overlay Map 8, Site 18) constructed on or around 1890 by hand as an example of early construction techniques and an indication of the historical agricultural nature of the area, be retained.</p>	
<p>SO19 The cultural heritage value of the Redcliffe Fire station (Overlay Map 8, Site 19) is to be retained as an example of civic building architecture of that era.</p>	
<b>(A) FOR ALL SITES WITH CULTURAL HERITAGE VALUES IDENTIFIED ON OVERLAY MAP 8</b>	
<p>SO20 Fencing, landscaping and advertising devices are designed and sited to complement the values of the cultural heritage site.</p>	
<b>(B) FOR SITES ADJOINING PLACES WITH CULTURAL HERITAGE VALUES IDENTIFIED ON OVERLAY</b>	

Specific Outcomes MAP 8	Probable Solutions
<p>SO21 Development adjoining a site containing a place with cultural heritage values is designed and sited to:</p> <ul style="list-style-type: none"> <li>a) be compatible with the cultural heritage values of the place; and</li> <li>b) not adversely impact on the significance or setting of the values of the place; and</li> <li>c) not impair or obscure views to or from the heritage place; and</li> <li>d) are of a scale, design, finish and colour which respect the heritage place; and</li> <li>e) be visually subservient to the place; and</li> <li>f) setback an equal or greater distance from the street than the heritage place.</li> </ul>	

FIGURE 5.2 FIRST SETTLEMENT SITE



## **5.3 REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY**

### **5.3.1 ASSESSMENT CATEGORIES FOR THE REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY**

The assessment categories are identified for development in the Redcliffe Aerodrome and Brisbane Airport Overlay in column 2 of Tables 5.3.1 and 5.3.2 as follows:

- 1) Table 5.3.1 – making a material change of use for a use listed in column 1; or
- 2) Table 5.3.2 – other development listed in column 1, including:
  - A) carrying out building work not associated with a material change of use;
  - B) operational work; and
  - C) reconfiguring a lot.

### **5.3.2 RELEVANT ASSESSMENT CRITERIA FOR SELF ASSESSABLE DEVELOPMENT AND ASSESSABLE DEVELOPMENT IN THE REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY**

- 1) The relevant assessment criteria in the Redcliffe Aerodrome and Brisbane Airport Overlay are referred to in Column 3 of tables 5.3.1 and 5.3.2.
- 2) For self assessable development and assessable development the relevant assessment criteria are applicable codes.

**TABLE 5.3.1- ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY – MAKING A MATERIAL CHANGE OF USE**

**NOTE:**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the site is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
All	<p>Code –</p> <p>a) <i>if the use is located within the ANEF zones indicated on Overlay Map 9 and is not listed as an acceptable use within the ANEF zone on the table on Overlay Map 9; and</i></p> <p>b) <i>- where the height of buildings, structures, or proposed vegetation is above those indicated on Overlay Map 10; and</i></p> <p>c) <i>if the height of buildings, structures or proposed vegetation is within 20m of the heights indicated in Overlay Map 11; and</i></p> <p>d) <i>if the height of the building or structure is 110m or higher above ground level.</i></p>	Redcliffe Aerodrome and Brisbane Airport Overlay Code
	<i>Exempt – in all other cases</i>	

**TABLE 5.3.2 – ASSESSMENT CATEGORIES AND RELEVANT ASSESSMENT CRITERIA FOR THE REDCLIFFE AERODROME OR BRISBANE AIRPORT OVERLAY - OTHER DEVELOPMENT**

**NOTE**

**ASSESSMENT CATEGORIES MAY ALSO BE AFFECTED BY ZONES.**

- See the zoning plan to determine whether the land is affected. Also see section 1.4(3) explaining how the higher assessment category prevails.
- Planning Scheme Policy 6 identifies when the local government may seek further information from the applicant about an application.

Column 1 Types of development	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code for self assessable or assessable development
<b>Building works</b>		
Carrying out minor building work	Exempt	
Carrying out building works (other than minor building work) not associated with a material change of use	Code – a) if the use is located within the ANEF zones indicated on Overlay Map 9 and is not listed as an acceptable use within the ANEF zone on the table on Overlay Map 9; and b) if the height of the building of structure is above those indicated on Overlay Map 10; and c) if the height of buildings, structures or proposed vegetation is within 20m of the heights indicated in Overlay Map 11; and d) if the height of the building or structure is 110m or higher above ground level.	Redcliffe Aerodrome and Brisbane Airport Overlay Code
<b>Operational works</b>		
Placing an advertising device on premises not associated with a material change of use	Code – a) if the height of the structure is above the limitations identified on Overlay Map 10; or b) if the height of the structure is within 20m of the heights indicated in Overlay Map 11.	Redcliffe Aerodrome and Brisbane Airport Overlay Code
Clearing vegetation not associated with a material change of use	Exempt	
Carrying out excavating or filling not associated with a material change of use	Code – if the height of the land is raised above the limitations indicated on Overlay Map 10.	Redcliffe Aerodrome and Brisbane Airport Overlay Code
Operational works associated with reconfiguring a lot (not including installation of telecommunication / electricity services)	Code – if the height of the land or structures is raised above the limitations indicated on Overlay Map 10 or 11.	
<b>Reconfiguring a lot</b>		
Reconfiguring a lot	Code – if the site is included in an ANEF zone indicated on Overlay Map 9.	Redcliffe Aerodrome and Brisbane Airport Overlay Code
<b>Other development</b>	Exempt	

### 5.3.3 REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY CODE

The provisions in this division comprise the Redcliffe Aerodrome and Brisbane Airport Overlay code. They are -

- 1) compliance with the Redcliffe Aerodrome and Brisbane Airport Overlay Code (section 5.3.4);
- 2) overall outcomes for the Redcliffe Aerodrome and Brisbane Airport Overlay (section 5.3.5); and
- 3) Assessment Criteria (section 5.3.6).

### 5.3.4 COMPLIANCE WITH THE REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY CODE

Development that complies with the specific outcomes in section 5.3.6, complies with the Redcliffe Aerodrome and Brisbane Airport Overlay code.

### 5.3.5 OVERALL OUTCOMES FOR THE REDCLIFFE AERODROME AND BRISBANE AIRPORT OVERLAY

- 1) The overall outcomes are the purpose of the Redcliffe Aerodrome and Brisbane Airport Overlay Code.
- 2) The overall outcomes sought for the Redcliffe Aerodrome and Brisbane Airport Overlay are the following -
  - A) Development permits the safe operation of the Redcliffe Aerodrome.
  - B) Development is compatible with and not adversely affected by Redcliffe Aerodrome operations.
  - C) Development permits the safe operation of the Brisbane Airport.

### 5.3.6 ASSESSMENT CRITERIA

- (1) Assessment criteria for assessable development

Specific Outcome	Probable Solution
<b>1 For sites within ANEF Zones as indicated on Overlay Map 9</b>	
SO1 Noise sensitive uses such as residential uses, community well-being facilities, community well-being infrastructure, education centre, commercial uses or industrial uses are not adversely affected by noise from the aerodrome.	<p>PS 1.1 Residential and community uses are sited in areas with an ANEF zone with a value less than 20; or</p> <p>PS 1.2 The incorporation of noise control features in the construction of residential and community uses is undertaken in accordance with <i>Australian Standard 2021-2000 Building State Acceptability Based on ANEF Zones</i>, and</p> <p>PS 1.3 Commercial uses are sited in areas with an ANEF zone with a value less than 25; and</p> <p>PS 1.4 Industrial uses are sited in areas with an ANEF zone with a value less than 30.</p>

Specific Outcome		Probable Solution
<b>2 For sites included in a Building Height limitation Area indicated on Overlay Map 10</b>		
SO2	Development within the Building Height Limitation Area and operation airspace does not adversely effect aerodrome operations.	<p>PS 2.1 The height of buildings, structures or other features does not exceed those indicated in Overlay Map 10; and</p> <p>PS 2.2 Development incorporating stacks (vents) that would emit high velocity gases exceeding 4.3m/second are not permitted or should be treated to prevent the plume entering airspace; and</p> <p>PS 2.3 Development does not emit airborne particulates that may impair visual conditions; and</p> <p>PS 2.4 Uses involving temporary or permanent aviation activities are not located beneath operational airspace (eg parachuting, hot air ballooning, hang gliding etc).</p>
<b>3 For Sites within Brisbane Airport – Protection of Airspace- Overlay Map 11</b>		
SO3	No buildings or structures or activities adversely affect the operations or safety of the Brisbane Airport.	<p>PS 3.1 The height of buildings and structures does not enter into operational airspace indicated on Overlay Map 11; and</p> <p>PS 3.2 Uses involving temporary or permanent aviation activities are not located beneath operational airspace.</p>
<b>NOTE:</b> <ol style="list-style-type: none"> <li>Any proposals for buildings or structures within 20m of the heights indicated on Overlay Map 11 will be referred to Brisbane Airport Corporation and the Civil Aviation Safety Authority for consideration of air safety matters.</li> <li>Any proposals for buildings or structures 110m or higher above ground level will be referred to the Civil Aviation Safety Authority for consideration of air safety matters.</li> </ol>		