

DA/2024/4695

On-Site Meeting 18-Nov-2024

An on-site meeting with Waves Redcliffe Committee members Ian Flint, John Dunn and John Griffiths was held on Monday 18th November. from Waves Redcliffe, City of Moreton Bay Councillor Karl Winchester, City of Moreton Bay Council Planning Officers Marco Alberti and Chris Bryant. .

The meeting commenced at 4:00pm and concluded about 4:50pm. Many thanks to all who attended and participated.

Discussion on PSP - Residential Design 3.2.1 Suburban neighbourhood, Next generation neighbourhood and Urban neighbourhood precincts

Waves representatives raised their issue with the non-adherence to the Typology-8 as shown as the upper limit of the typology range of available options applying to the subject property.

For a property in an Urban neighbourhood on a District Collector road with a Frontage of 21.5 metres the PSP shows the highest allowable building appropriate as a 2-3 level apartment building. The Development Application seeking to allow a 25 metre tall high-rise apartment building on the small 554 m² property with small frontage is a significant deviance from Council's Planning Scheme Instruments.

PSP Guide or Policy

Planning Coordinator, Marco Alberti pointed out the single sentence within Section 3 *"The below tables are a guide to demonstrate how these factors can be considered to determine the best location for each residential typology."*

However, the Section-3 first paragraph more fully describes the need for the Section-3 within the PSP - Residential Design.

There it states (emphasis added) :-

"Acknowledging that residential typologies are always changing and the distinction between attached and detached dwellings is becoming blurred, this section of the policy describes the residential typologies expected in the General residential zone. These typologies are utilised to demonstrate the variety of dwelling options available."

The Section 3 of the PSP - Residential Design is 15 pages long. To summarily discount its importance and applicability by resting on that one sentence claiming it is a guide only, is strongly disputed. The opening paragraph for the Section 3 states it uses typologies to define the various dwelling options available. Then the section 3.2.1 does the work of describing the range of typologies for each circumstance, based upon precinct, road type and property frontage.

If it were to be a true guide, it would not be a significant portion within an important Policy Design Instrument. A Guide would be expected to be in a separate document, external to the Planning Scheme Instruments. For it to be simply a guide, it should not appear within the Policy Instrument.

The section 3 heading statement itself states it shows the available options. A high rise built form on the 554 m² property with a 21.5m frontage is not one of the available options for the subject property.