



A Submission
on the Draft Redland CityPlan 2015
by
Coochiemudlo Island Coastcare Inc

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Coochiemudlo Island needs



1. Building height controls to preserve high scenic amenity

Coochiemudlo Island needs development controls to preserve the high value, unique scenic amenity that sets it apart from every other inhabited island in Moreton Bay.

From whatever direction you approach on water there's dense vegetation with no sign of habitation, no building above the treetops. However, this is at risk from multi-storey development in Medium Density zones on the highest elevations of the island which currently allow building up to 13 metres high.

We seek urgent assistance from Redland City Council planners to enact building height restrictions under **City Plan 2015** so that no built form appears above the vegetated ridgeline of Coochiemudlo Island thus destroying one of the city's prized areas of scenic amenity. The significance of this natural asset was recognised in the SEQ Scenic Amenity Project and also the Redland Open Space Strategy 2026 with a regional grading of the vegetated foreshore as a T1 Destination Park.

It's noted under **6.2.3.3.2** there are eight special MDR zones with varying heights from 8.5 metres. We believe **8.5 metres** should be the prescribed height for any MDR development on Coochie to blend with our low-key island way of life

2. Its own Character residential zone code

Just like the Southern Moreton Bay Islands, Coochiemudlo deserves special recognition with a character residential code as per **6.2.4.1**

It begs the question - Why was Coochiemudlo Island overlooked?

Under **6.2.4.2.** it's noted that development protects the environmental values of bushland landscapes, the islands, coast and Moreton Bay Marine Park and **(k) further subdivision of lots does not occur** This is crucial to safeguarding the low-key island way of life.

According to local resident, Peter Wear, Coochiemudlo's population density is 544 per sq. km - the same population as the average mainland suburb in Redland City.

The island supports four times more people, per hectare, than the Southern Moreton Bay Islands (Russell, Macleay, Lamb, Karragarra)

The island's population has increased by 3.5% pa over the last 20 years.

If this rate continues the island will have over 1,000 residents by 2021. This would yield a higher ratio of people to space than a Redland suburb like Thornlands, or Brisbane suburbs like Acacia Ridge & Ferny Grove.

It would represent the same balance of urban residential to open space as Brisbane North (SA4), but four times more people per hectare than the present average for Brisbane East.

It's important to see this considerable population density in the context of an island, which has no cross-suburb or out-of-town open spaces which residents can easily access."

"The outstanding housing statistic is the 'unoccupied' dwellings (mostly 'weekenders' 44% while the state average is 10.3%) This number is also much higher than on the nearby islands.

This 'surplus' housing questions any need for rezoning residential areas to medium density. With so many 'empty' houses, is high-rise of any kind viable or desirable?"

3. Strengthened Conservation zoning of the "Emerald Fringe"

The **2004 Coochiemudlo Island Land Management Plan**

http://web01.redland.qld.gov.au/robo/plans/Coochiemudlo_LMP/Coochiemudlo_LMP_final_Dale-dan_03-04.htm

articulated a clear vision for the conservation foreshore fondly referred to as the "Emerald Fringe" as a nature reserve in keeping with the Moreton Bay Marine Park surrounding it.

This conservation foreshore of bush can't be separated from the sandy beaches and western mangroves with its fragile vegetation and susceptibility to sea, wind and spray. It needs sensitive management and rehabilitation, particularly **Lot 23 SP144276** which needs to be restored to Conservation zoning in keeping with the rest of the "Emerald Fringe"

We do not support the current Open Space zoning nor the proposed Open Space and Recreation zoning for this fragile shoreline.

Please see Attachment A – a submission from members, **Rae and Peter Wear**



4. Correct recognition of Curlew Creek in overlay mapping

Under **OM-23, "Waterways, Wetlands and Moreton Bay"** there is no illustration of Curlew Creek. When the map is opened the Legend refers to "Waterway corridors and wetland overlay" (the proposed new name while "Waterways, Wetlands and Moreton Bay" is from 2006, the existing plan)

This needs clarification as there is an oversight in the recognition of Curlew Creek that runs along the Main Beach foreshore for several hundred metres from Elizabeth Street to Red Rock.

Coastcare concern relates to the need to have the correct designation of this mangrove lined estuarine Creek acknowledged as part of the Moreton Bay Marine Park .under CityPlan 2015

Please see **Attachment B** – an email trail regarding Council plans to correct the designation from Palustrine to Estuarine

5. Correct acknowledgement of Storm Tide Hazard Risk on island

The Cardno Storm Tide Hazard Study of 16 April 2015 mentioned all islands except Coochiemudlo. Considering the experience of the damage from the storm surge from ex-Tropical Cyclone Oswald in January 2013, this oversight is concerning. Especially so, as the Draft Redland City Coastal Adaption Strategy – Risk Assessment framework recently released shows seven of the city's 41 hazard sites identified on Coochiemudlo Island.

