



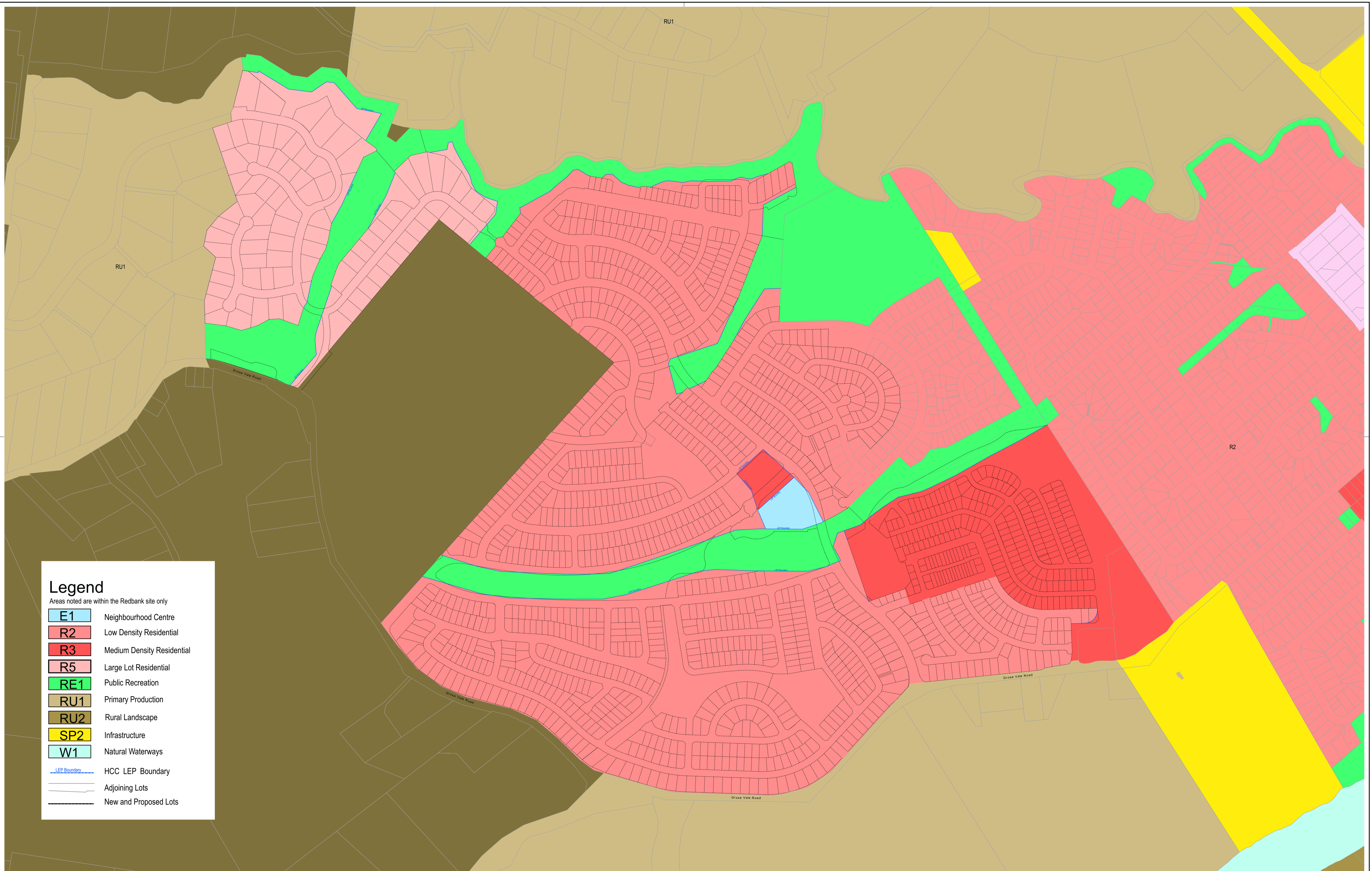
Attachment 11 to Item 4.1.2

Plans Demonstrating Change from Existing to
Proposed Land Zoning

Date of meeting: 12 December 2023

Location: Council Chambers

Time: 6:30 p.m.



Legend

Areas noted are within the Redbank site only

- E1** Neighbourhood Centre
- R2** Low Density Residential
- R3** Medium Density Residential
- R5** Large Lot Residential
- RE1** Public Recreation
- RU1** Primary Production
- RU2** Rural Landscape
- SP2** Infrastructure
- W1** Natural Waterways
- LEP Boundary** HCC LEP Boundary
- Adjoining Lots**
- New and Proposed Lots**



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| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan
 Redbank Communities

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra

Scale: 1:4000 @ A1, 1:8000 @ A3

DRAWING TITLE
Existing Zoning Whole Estate

DRAWING NUMBER
LEP-001

REVISION
A

Plotted at: 10:31 am 13/11/2023



Legend

Areas noted are within the Redbank site only

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots



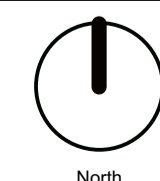
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| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

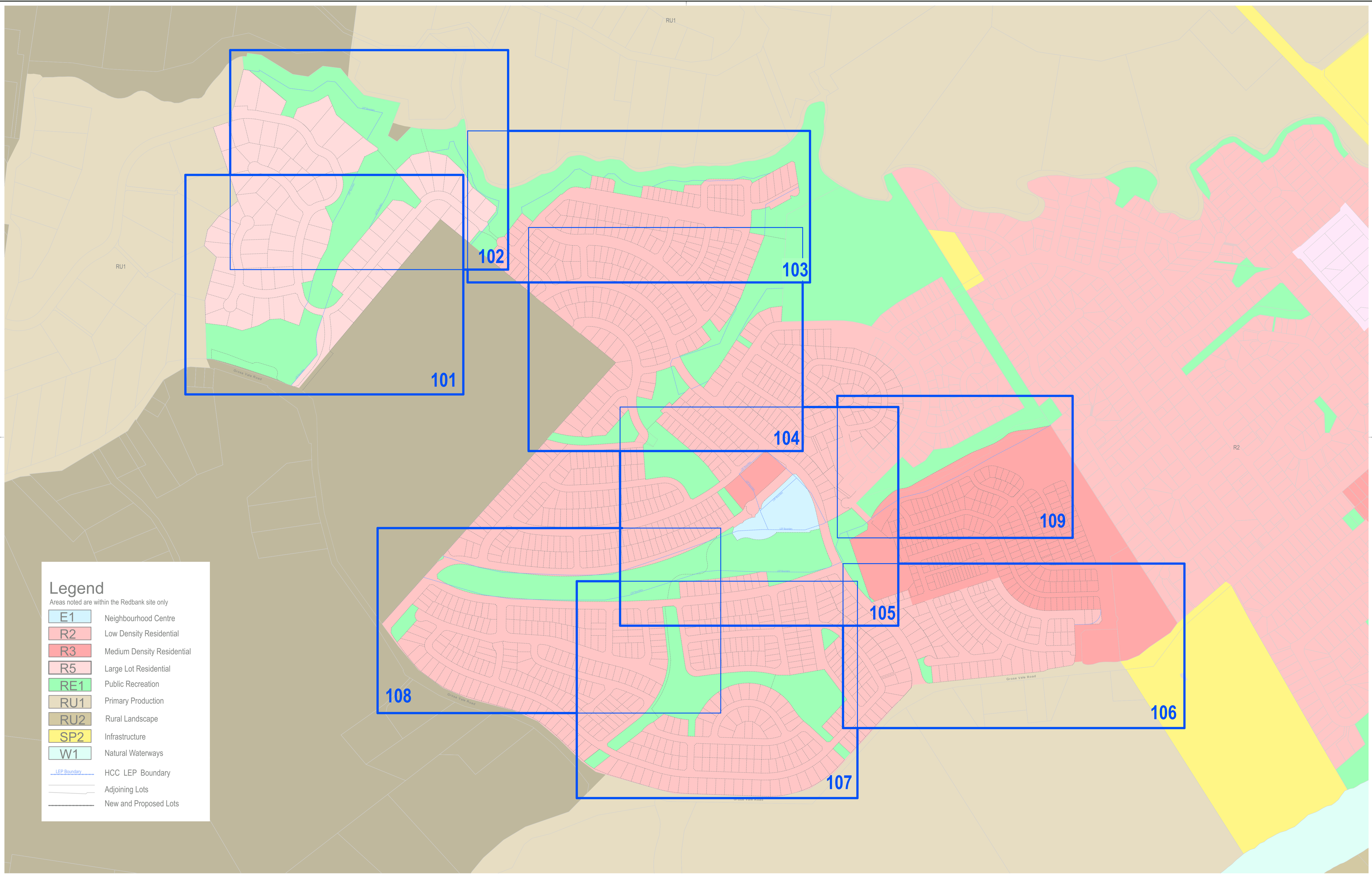
DRAWING TITLE
Proposed Zoning Whole Estate



Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:4000 @ A1, 1:8000 @ A3

DRAWING NUMBER
LEP-002
 REVISION
A

Plotted at: 10:31 am 13/11/2023



Legend

Areas noted are within the Redbank site only

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots



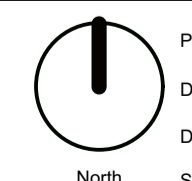
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|----------|-------------|------|------------|
| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

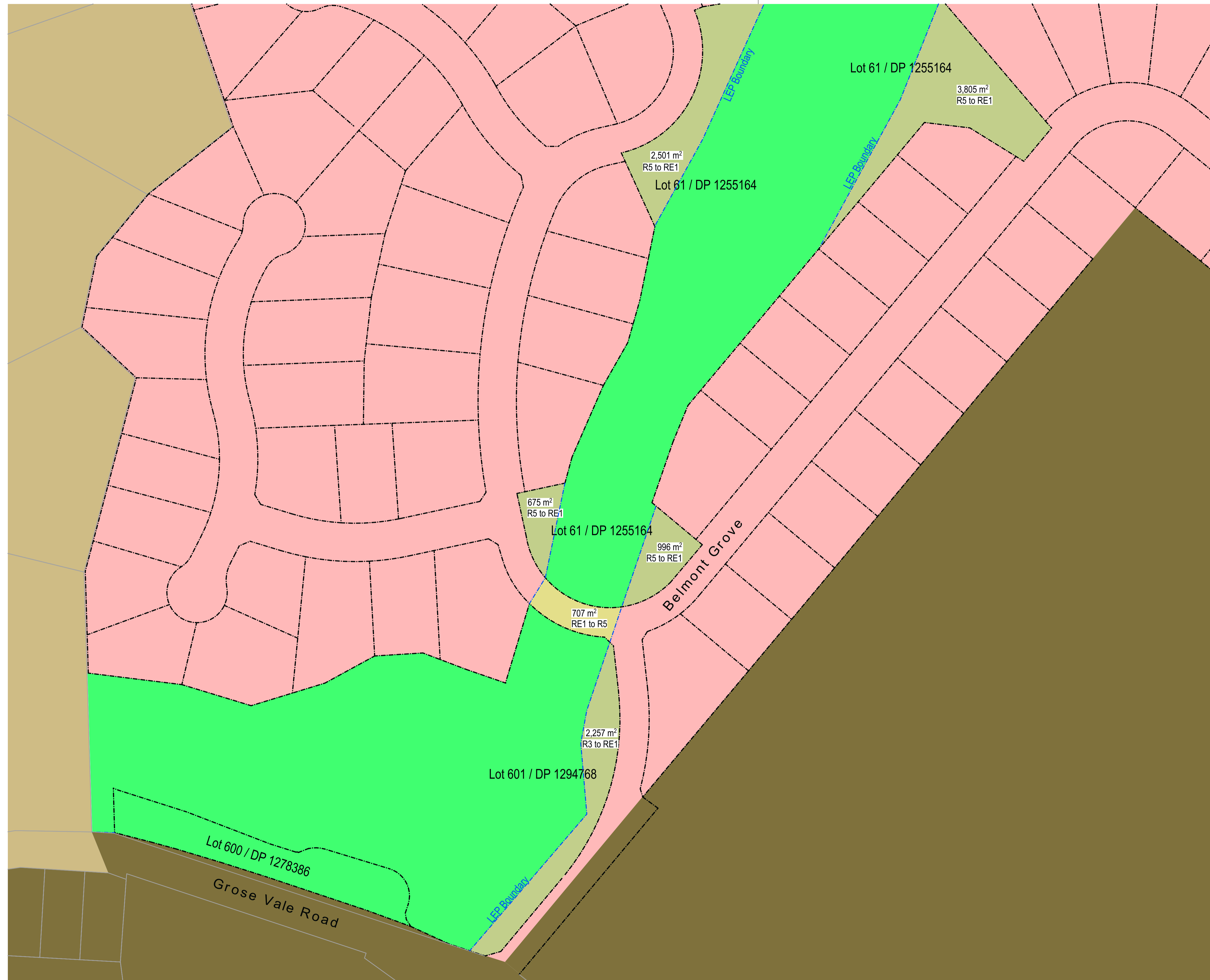
DRAWING TITLE
Staging Key Plan



Project No: 13.10
 Designed: Arterra
 Drawn: Arterra

Scale: 1:4000 @ A1, 1:8000 @ A3
 DRAWING NUMBER: LEP-003
 REVISION: A

Plotted at: 10:31 am 13/11/2023



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



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PROJECT & CLIENT
 Redbank Masterplan

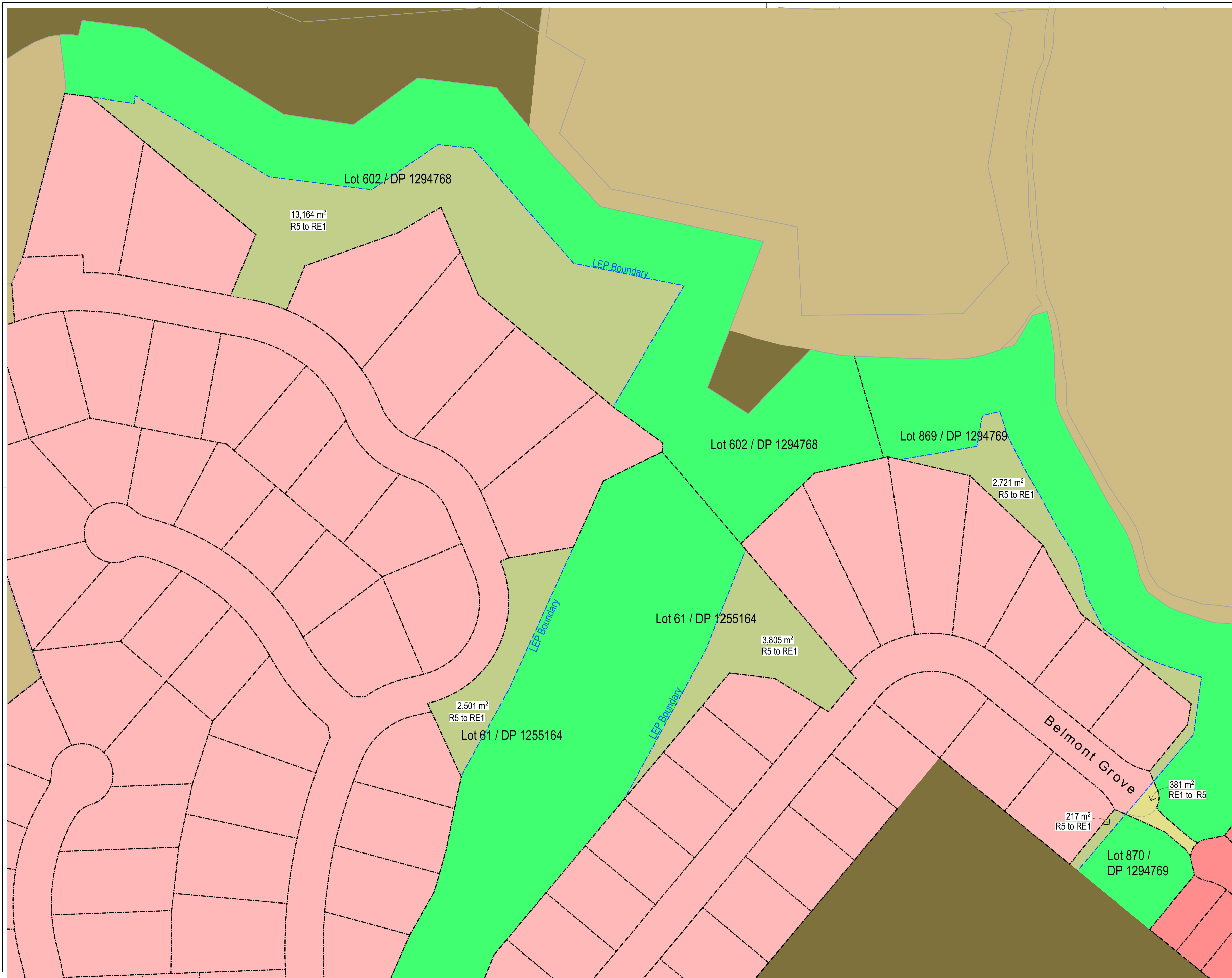
Redbank Communities

DRAWING TITLE
 Proposed Adjustments - Belmont South

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 North
 Scale: 1:1000 @ A1, 1:2000 @ A3

DRAWING NUMBER
 LEP-101
 REVISION
 A

Plotted at: 10:31 am 13/11/2023



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



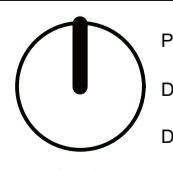
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| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities

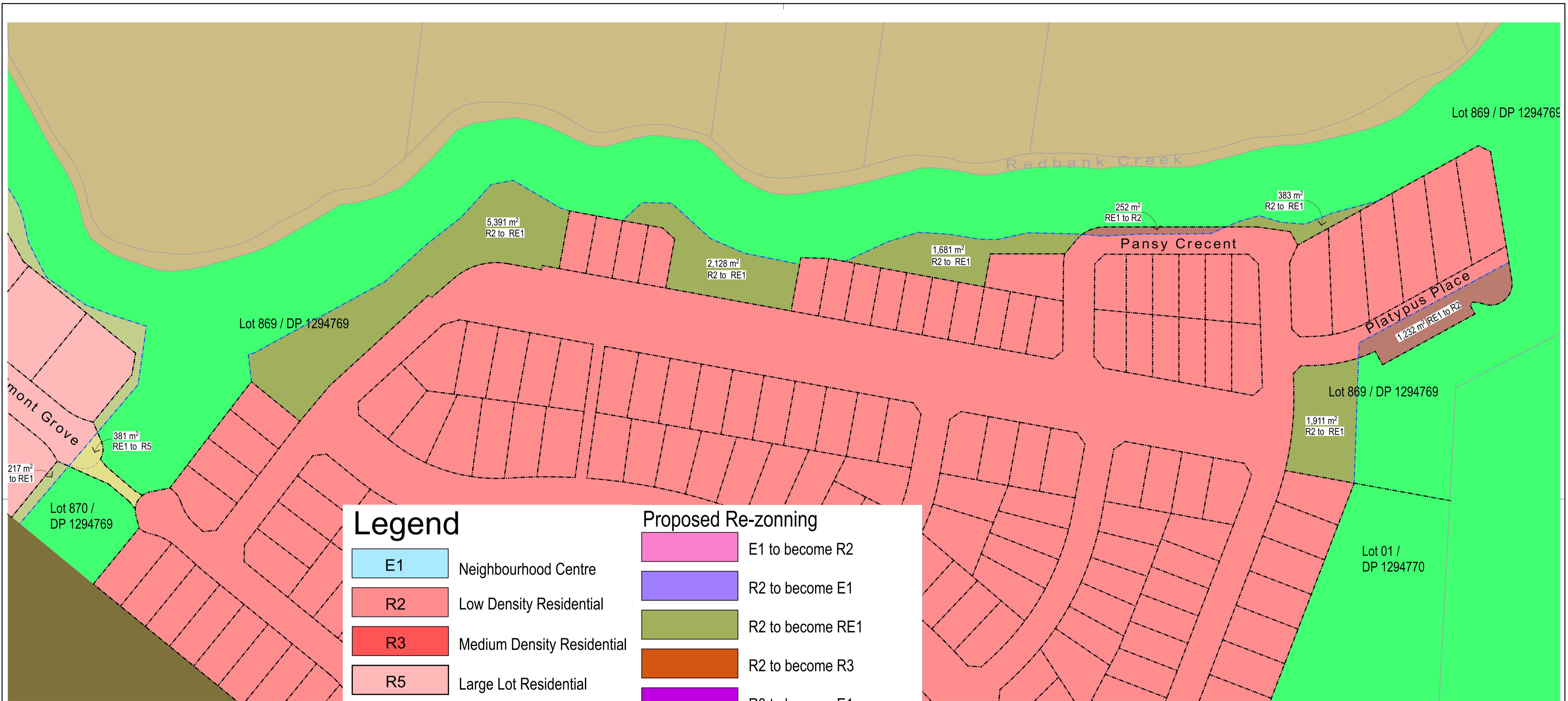
DRAWING TITLE
Proposed Adjustments - Belmont North



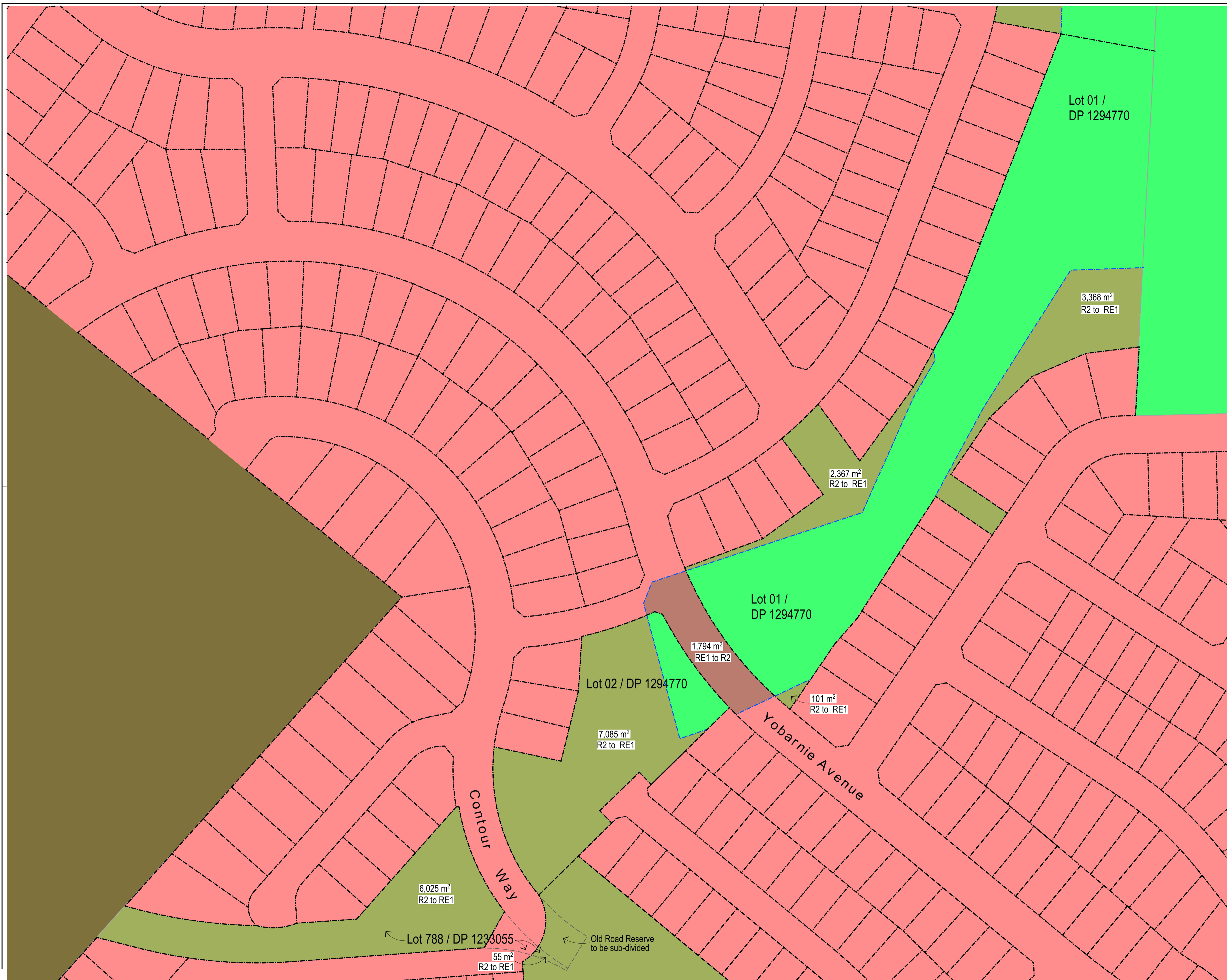
Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3

| DRAWING NUMBER | REVISION |
|----------------|----------|
| LEP-102 | A |

Plotted at: 10:31 am 13/11/2023



| Legend | | Proposed Re-zoning | |
|--|----------------------------|---|------------------|
| E1 | Neighbourhood Centre | | E1 to become R2 |
| R2 | Low Density Residential | | R2 to become E1 |
| R3 | Medium Density Residential | | R2 to become RE1 |
| R5 | Large Lot Residential | | R2 to become R3 |
| RE1 | Public Recreation | | R3 to become E1 |
| RU1 | Primary Production | | R3 to become RE1 |
| RU2 | Rural Landscape | | R3 to become R2 |
| SP2 | Infrastructure | | R5 to become RE1 |
| W1 | Natural Waterways | | RE1 to become E1 |
| | HCC LEP Boundary | | RE1 to become R2 |
| | Adjoining Lots | | RE1 to become R3 |
| | New and Proposed Lots | | RE1 to become R5 |
| | Lots to be Sub-divided | | |



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



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| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities
 DRAWING TITLE
Proposed Adjustments - Yeomans North

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3
 DRAWING NUMBER
LEP-104
 REVISION
A
 Plotted at: 10:31 am 13/11/2023



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



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PROJECT & CLIENT
 Redbank Masterplan

Redbank Communities

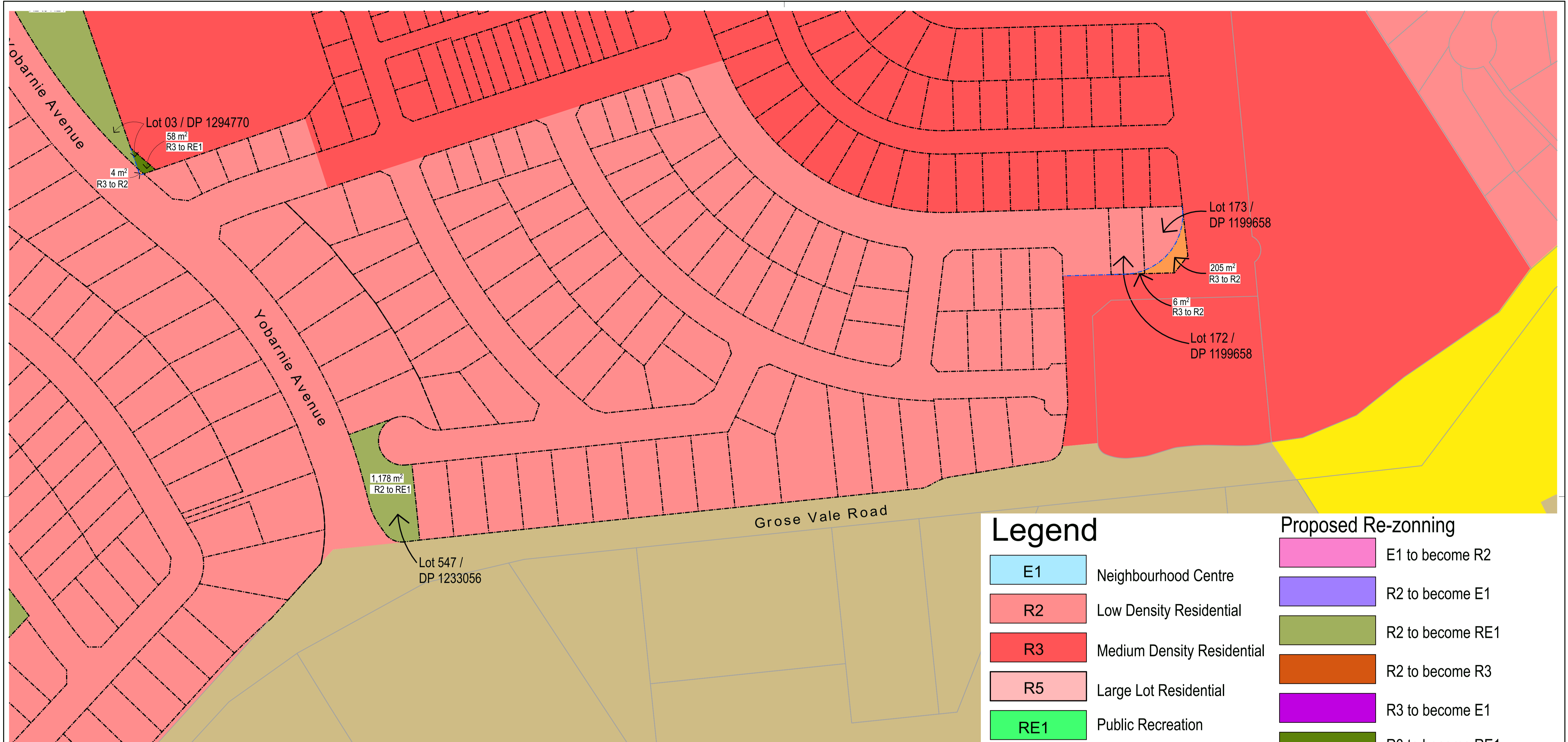
DRAWING TITLE
 Proposed Adjustments - Neighbourhood Centre

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3

DRAWING NUMBER
 LEP-105

REVISION
 A

Plotted at: 10:31 am 13/11/2023



Legend

| | |
|-----------|----------------------------|
| E1 | Neighbourhood Centre |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| - - - - - | HCC LEP Boundary |
| - - - - - | Adjoining Lots |
| - - - - - | New and Proposed Lots |
| - - - - - | Lots to be Sub-divided |

Proposed Re-zoning

| | |
|--------------------|------------------|
| [Pink Box] | E1 to become R2 |
| [Purple Box] | R2 to become E1 |
| [Green Box] | R2 to become RE1 |
| [Orange Box] | R2 to become R3 |
| [Purple Box] | R3 to become E1 |
| [Dark Green Box] | R3 to become RE1 |
| [Light Orange Box] | R3 to become R2 |
| [Light Green Box] | R5 to become RE1 |
| [Cyan Box] | RE1 to become E1 |
| [Brown Box] | RE1 to become R2 |
| [Red Box] | RE1 to become R3 |
| [Yellow Box] | RE1 to become R5 |



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PROJECT & CLIENT
Redbank Masterplan
 Redbank Communities
 Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3

DRAWING TITLE
Adjustments - Yeomans Entry + Mountain View
 LEP-106

REVISION
A

Plotted at: 10:31 am 13/11/2023



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



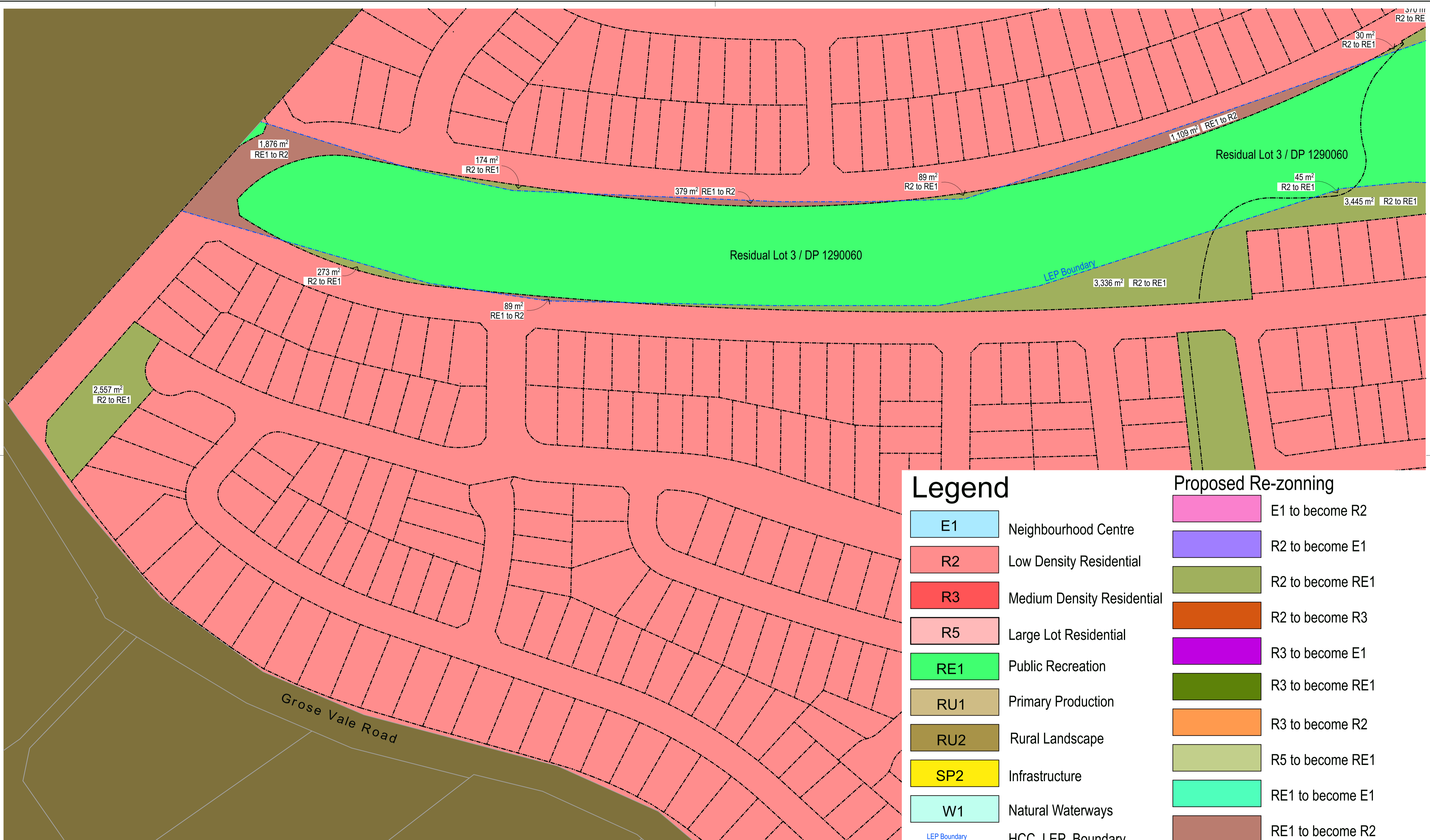
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|----------|-------------|------|------------|
| A | Draft | DSO | 13.11.2023 |

PROJECT & CLIENT
Redbank Masterplan

Redbank Communities
 DRAWING TITLE
Adjustments - Southern Heights

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3
 DRAWING NUMBER
LEP-107
 REVISION
A
 Plotted at: 10:31 am 13/11/2023



Legend

| | |
|-----|----------------------------|
| E1 | Neighbourhood Centre |
| R2 | Low Density Residential |
| R3 | Medium Density Residential |
| R5 | Large Lot Residential |
| RE1 | Public Recreation |
| RU1 | Primary Production |
| RU2 | Rural Landscape |
| SP2 | Infrastructure |
| W1 | Natural Waterways |
| --- | HCC LEP Boundary |
| --- | Adjoining Lots |
| --- | New and Proposed Lots |
| --- | Lots to be Sub-divided |

Proposed Re-zoning

| | |
|-------------------------|------------------|
| [Pink Box] | E1 to become R2 |
| [Purple Box] | R2 to become E1 |
| [Olive Green Box] | R2 to become RE1 |
| [Orange Box] | R2 to become R3 |
| [Purple Box] | R3 to become E1 |
| [Dark Olive Green Box] | R3 to become RE1 |
| [Light Orange Box] | R3 to become R2 |
| [Light Olive Green Box] | R5 to become RE1 |
| [Cyan Box] | RE1 to become E1 |
| [Brown Box] | RE1 to become R2 |
| [Dark Red Box] | RE1 to become R3 |
| [Yellow-Green Box] | RE1 to become R5 |

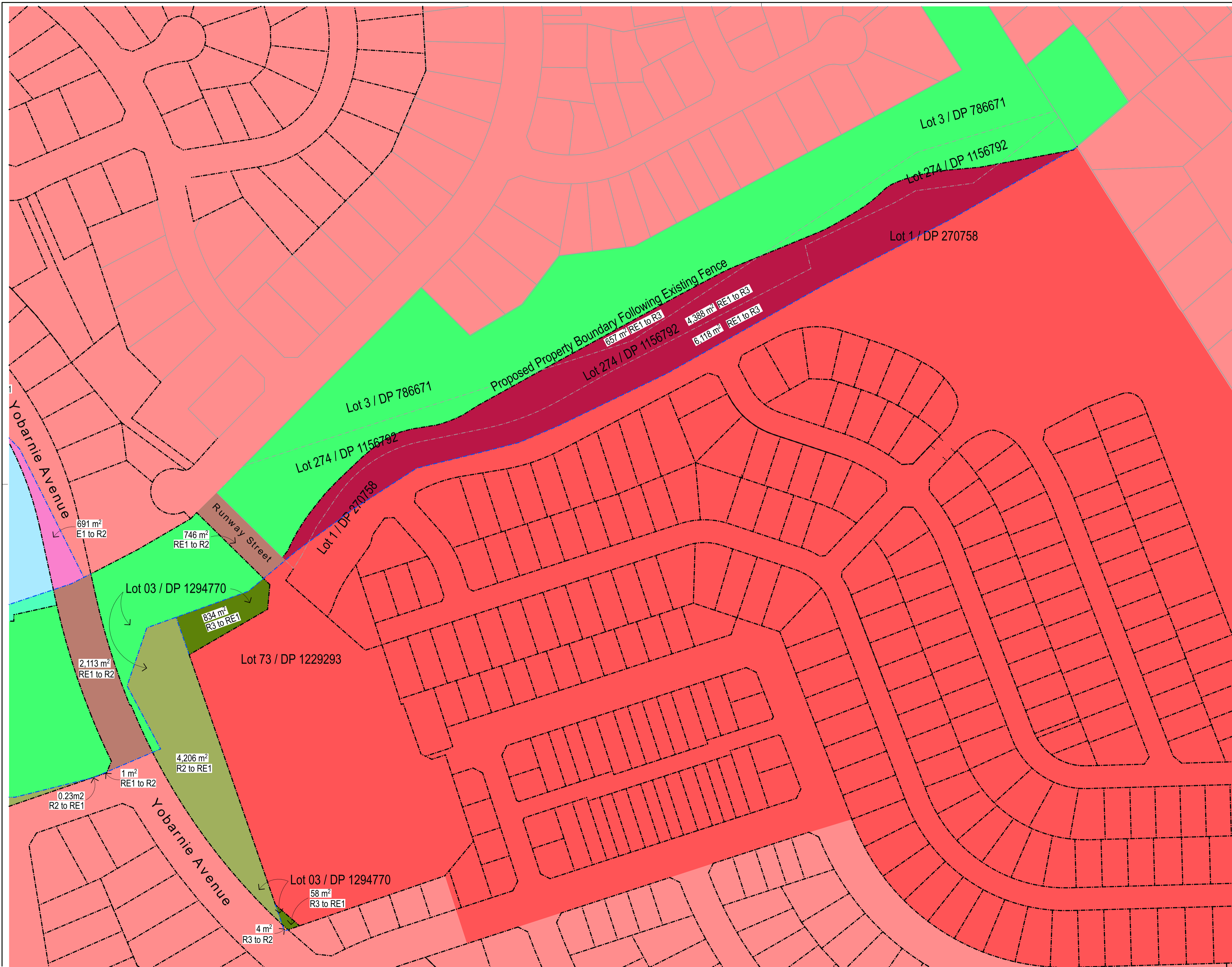


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PROJECT & CLIENT
 Redbank Masterplan
 Redbank Communities
 DRAWING TITLE
 Adjustments - Southern Valley

Project No: 13.10
 Designed: Arterra
 Drawn: Arterra
 Scale: 1:1000 @ A1, 1:2000 @ A3
 DRAWING NUMBER
 LEP-108
 REVISION
 A
 Plotted at: 10:31 am 13/11/2023



Legend

- E1 Neighbourhood Centre
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU2 Rural Landscape
- SP2 Infrastructure
- W1 Natural Waterways
- LEP Boundary HCC LEP Boundary
- Adjoining Lots
- New and Proposed Lots
- Lots to be Sub-divided

Proposed Re-zoning

- E1 to become R2
- R2 to become E1
- R2 to become RE1
- R2 to become R3
- R3 to become E1
- R3 to become RE1
- R3 to become R2
- R5 to become RE1
- RE1 to become E1
- RE1 to become R2
- RE1 to become R3
- RE1 to become R5



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PROJECT & CLIENT
Redbank Masterplan
 Redbank Communities

PROJECT NO: 13.10
 Designed: Arterra
 Drawn: Arterra

Scale: 1:1000 @ A1, 1:2000 @ A3

DRAWING TITLE
Adjustments - RSL Aged Care + Gallery

DRAWING NUMBER
LEP-109

REVISION
A

Plotted at: 10:31 am 13/11/2023