



**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**Wednesday, 18 November 2015**

The Council Chambers  
35 Bloomfield Street  
CLEVELAND QLD

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The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

## 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9.31am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who are present.

The Mayor also welcomed our friends from Kani City, Mayor Shigeki Tomida and the delegation with him.

## 2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Cr K Williams	Mayor
Cr A Beard	Deputy Mayor & Councillor Division 8
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2
Cr K Hardman	Councillor Division 3
Cr L Hewlett	Councillor Division 4
Cr M Edwards	Councillor Division 5
Cr J Talty	Councillor Division 6
Cr M Elliott	Councillor Division 7 – entered at 9.40am
Cr P Gleeson	Councillor Division 9
Cr P Bishop	Councillor Division 10

## EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mr L Wallace	Group Manager Corporate Governance
Mrs L Rusan	General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mrs L Batz	Chief Financial Officer
Mr A Ross	General Counsel

**OFFICERS:**

David Jeanes	Group Manager City Planning & Assessment
Chris Vize	Service Manager Planning Assessment
Emma Martin	Senior Planner

**MINUTES:**

Mrs E Striplin                      Corporate Meetings & Registers

**3      DEVOTIONAL SEGMENT**

Neale Collier, Mount Cotton Community Church and member of the minister's fellowship led Council in a brief devotional segment.

Mayor Williams called for all in chambers to stand and offer one minute of silence, in remembrance of those who were killed in the terrible act of terrorism that took place recently in France and in reflection on how fortunate we are to live in Australia.

**4      RECOGNITION OF ACHIEVEMENT**

Nil

**5      RECEIPT AND CONFIRMATION OF MINUTES****5.1    GENERAL MEETING MINUTES 4 NOVEMBER 2015****COUNCIL RESOLUTION**

**Moved by:**              **Cr P Gleeson**

**Seconded by:**        **Cr A Beard**

**That the minutes of the General Meeting of Council held 4 November 2015 be confirmed.**

**CARRIED    10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.

**6      MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES****6.1    MAKING OF LOCAL LAWS – KOALA AREA MAPPING**

This item was withdrawn from the agenda (refer Item 9 *Order of Business* for details) and will be discussed at General Meeting of Council 9 December 2015.

## 7 PUBLIC PARTICIPATION

### MOTION TO ADJOURN MEETING AT 9.40AM

Moved by: Cr A Beard

Seconded by: Cr P Bishop

That Council adjourn the meeting for a 45 minute public participation segment.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Mayor Williams welcomed today's international guests who are visiting from Kani City Japan:

*I would like to welcome today's international guests, who are visiting from Kani City, Japan. Redland City Council values its strong relationship with Japan and has shared a close friendship with Kani City since 2012. For those who are unfamiliar with Kani, the city is located in the heart of Japan's economic powerhouse prefecture of Gifu in the Chubu region, the central part of Honshu, Japan's main island.*

*I had the privilege of visiting Kani in 2013 with Cr Craig Ogilvie. During this visit, I was afforded the honour of being the first person other than an Assembly member to address the Kani City Assembly. This remains a highlight of my term as Mayor.*

*Redland City Council is delighted to host your delegation this week and welcome your interest in educational and cultural opportunities in our City. We believe the Redlands is the best place to live, work, play and do business. We also believe the Redlands is an ideal location for Japanese students to study and know that cultural exchange is mutually beneficial for our cities, both socially and economically.*

*I understand that you will visit Cleveland District State High School, Carmel College, Indigiscapes and North Stradbroke Island this week. This tour will provide a glimpse of our city's highlights including our beautiful bushland, bay and beaches. I hope you enjoy your time in our city and also hope that you have the opportunity to see some of our unique Australian wildlife.*

*I look forward to further exchanges between the people of Kani and the Redlands, and to further strengthening ties between our regions and our nations, particularly in education and cultural exchange.*

*Student exchange programs provide invaluable and life-changing education for both international students and the host community. With outstanding schools and spectacular natural surroundings, international students visiting the Redlands experience a quality education enhanced by our location and idyllic lifestyle.*

*A number of schools in the Redlands have thriving Japanese language programs and student exchange opportunities that are highly sought after. For example, Cleveland District State High School is well-known as a friendly and welcoming school for international students. Its sister-school agreement with Kani Technical High School has resulted in invaluable cultural exchange for students from both countries through video classes, study trips and student exchange.*

*In August, I met 10 students and two students from Kani Technical High School while they were visiting the Redlands. During their visit, a plaque to commemorate the sister-school agreement was laid in the school's Japanese garden. A Japanese maple tree was also planted in the school grounds to signify the growing relationship that the two schools will enjoy for many years. I look forward to watching this tree blossom in years to come.*

*The Redlands is honoured to welcome your delegation. I would like to thank our City's Honourary ambassador Mr Tetsuo (Teoh) Mizuno, who has been instrumental in fostering cultural exchange between our cities, particularly for the students of Cleveland District High and Kani Technical High.*

*I now invite Kani City Mayor Shigeki Tomida to address the meeting.*

1. **Mr Shigeki Tomida (Mayor of Kani City Japan) addressed Council** giving thanks for the warm welcome and the great honour he has been afforded of being the first overseas Mayor to speak in the Redland City Council chambers.

Mayor Tomida gave the rest of his address in Japanese, interpreted as follows:

*I would like to give my heartfelt thanks to everyone who has supported and prepared for our visit and given us this marvellous opportunity - Mayor Williams, the Councillors of the Chamber and all the people who have worked hard towards this.*

*As a primary school student, I had the opportunity to look at a photographic album of Australia and was completely captivated. And so I made a vow to myself then, that as an adult I would visit Australia, which I did when I came to Australia for my honeymoon. I was very impressed with the beautiful and natural environment and culture I encountered.*

*Kani City is about 7000km away from Redland City. Kani City is about half way between Tokyo and Osaka, right in the middle of Japan. If all of the people in Japan spread out across the country and if everyone weighed approximately the same, Kani City would be the point of balance in Japan. Kani City is geographically and culturally at the heart of Japan. Kani is located in the midst of beautiful mountains and clear streams, but is also nearby the 3<sup>rd</sup> largest city in Japan - Nagoya, so it is a very easy city to live in as it has the conveniences of the factories, of large corporations, of industrial zones and many commercial facilities. The population of Kani City is about 100,000 people and its area is only one sixth of the size of Redlands, so it is a very compact city and resembles the shape of Australia. Many of Kani's residents work in the industrial and service sectors and Kani is a relatively affluent city compared to other cities in Japan. The administrative arm of the city has a wide variety of responsibilities and duties, covering citizens welfare, environmental policy, education and culture.*

*Japan is currently facing the very difficult issues of declining birth rate, ageing population and a declining population overall. Australia, as I understand, has an aged population of about 12% according to figures in 2010 so perhaps the issue is not confronting you in quite the same way. In Japan in 2013, one in 4 people were over the age of 65. Our population is ageing at a rate not seen elsewhere in the world and so these issues of declining birth-rate, ageing population and declining population overall are serious issues we are facing. Kani City is no exception. 25% of our population approximately, is an aged*

*population and so as the Kani Government, that is one of the greatest issues we face.*

*At the time of the great east Japan earthquake, people from around the world extended their help and they also got the opportunity to see the close ties between Japanese people. Kani City is an area where we have very close ties between our citizens and it is our job and our role and our pleasure in government, to work hard towards creating a community where people can happily rear children, Where children, where the elderly, can live together in happiness and peace. And this is being achieved through volunteer work and the links with volunteers in our community. We are trying various policies to achieve this and to overcome the issues that we face and for the last 7 years the population has been declining in Kani but this year, we are one of the few cities in Japan where the population has increased.*

*We hope that the children of Kani will have a very broad perspective and we believe that the exchanges with Redland City are a very important part of making this happen. Kani is blessed with great culture and historical resources. In particular, pottery plays a very important role in the art of the tea ceremony which has been a tradition in Japan for 400 years and Kani is the place where the last two tea bowls designated as national treasures were made. There are many potters today who are creating new works of art and ceramics and I hope that if you come to Kani City you will get to experience the essence of the culture of Japan such as through the tea ceremony and our pottery. As I mentioned, Kani is in the middle of Japan and its traditional and very old streetscapes are very popular with overseas tourists. We have the very popular Takayama and the world heritage listed Shirakawa-go and we are close enough to visit Kyoto which has a history of 1000 years.*

*I would like to extend an invitation to all people of Redland City, to all people attending here today and to the other citizens of Redlands to please come to Kani City and experience the typical and wonderful traditional Japanese culture.*

*In closing, I would like to again express my gratitude for the warm welcome you have afforded us and also pray for the continued development of Redland City, the successful activities to the Councillors of the chamber and also to the health and happiness of the people of Redlands.*

*This is my third day into this visit and I have been speaking with various people and have come to have a great hope and strong belief that there can be strong ties between us in the areas of manufacturing which is one of the strengths of Kani City and also the areas of tourism and education which we are now focussing on.*

*I hope that as a result of the friendship agreement that Redlands and Kani City are concluding, that even though we are separated by 7000km that the people of Redland City and Kani City can be as close as close neighbours.*

Mayor Williams then invited Mr Toshimi Kawai (speaker of Kani City Council Assembly) to address Council:

2. **Mr Toshimi Kawai (Speaker of Kani City Council Assembly)** addressed Council in Japanese, interpreted as follows:

*Hello everybody. I am delighted to be able to continue on from Mayor Tomida and address the chamber. Thank you for the opportunity. Thank you very much for extending such a warm welcome to our delegation. I am truly moved. The Mayor has just given you a brief outline of Kani City so I would like to talk a little bit about our Council.*

*We have 22 councillors in our Council and they are elected directly by the citizens of Kani County and their term is four years. The National Government of Japan, and its representative, the Prime Minister, is selected from among the parliamentarians, however the regional councils of Japan are made up of the Mayor and the Councillors and they are each directly elected. So that means that municipal councils have both a mayoral representative and the council serving their interest and they each work from different viewpoints and have different roles as they work towards urban and community development. The administrative arm of the Council, with the Mayor at its head, compile and implement the budget that covers all of the areas relating to community development such as welfare, the environment, construction, education and culture. Our role in the Council is to check the details of those arrangements, to watch its progress and to give final approval. In recent years we have also provided draft policies to the administrative arm as well as suggesting ordinances to be enacted. In this way, the City has two types of representatives - the Mayor as well as the Council and they work hard to create the community that we aim for. The Council itself sometimes helps accelerate what is happening administratively and at other times applies the brakes. The basic principle that we function under is 'the people first'. In other words we have to always act in the best interest of the people and what they would choose.*

*As the Mayor mentioned, Japan is facing the problem of a declining birth-rate and an ageing population and we also have a disparity in that regard between the cities and the rural areas. So many young people after they have finished their education, head from the regions to Tokyo and other large municipal areas and that means that the regions lose their vitality. In the Council, being faced with this grave issue, we are working seriously on matters such as - how education should be conducted in our areas, what sort of career education is required. While students are in their high school and junior high school years, we have introduced policies whereby they'd learn about their own region, they'd learn about the delights and the strengths of the area they live in so that the adults and young people in the region can discuss the same issues and we as a Council can serve as a bridge between them.*

*As I mentioned, we are working very hard in the Council to be able to address these problems that we are facing. So whilst we are looking at local issues, we also think that our young people need to have an international and a global perspective and that is why we strongly believe that the exchanges between Redlands and Kani City are extremely important and significant. It is invaluable for people early in their lives to be able to experience the way other people live, other people think and cultures of different countries. It is an invaluable experience for young people to have that opportunity.*



*Councillor Ogilvie has visited us three times in Kani City and has put great efforts into fostering the exchanges between both cities. Thank you very much. And also thank you to you Mayor. And now it is our turn to act and we hope that we will see the deepening of relationship and friendship of our cities and that we can foster much deeper ties. It is already three days into our visit here and I am deeply moved by the beauty of this country, its nature and its culture.*

*And I truly believe that if there is anything I can do to help even one more Kani City child to experience this wonderful country then I would like to do that. It is truly wonderful and I would like again to express how important I feel the development of the exchange between us is. And in closing, I would like to thank you again for such a warm welcome and also to express my deep wish and hope that the exchanges between us and our relationship can continue to develop. Thank you very much.*

### **MOTION TO EXTEND PUBLIC PARTICIPATION SEGMENT AT 10.20AM**

Moved by: Cr P Bishop

Seconded by: Cr A Beard

That the Public Participation Segment be extended for a further 20 minutes

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

3. Mr D Tardent, resident of Karragarra Island and representing SMBI Food Growers Group, addressed Council regarding the City Plan and the SMBI Character Residential Zone and it's positive implications for SMBI.
4. Mr K Burmeister of East Coast Surveys and also representing the owner of 3 Seabreeze Court, addressed Council regarding MCU013418.
5. Mr M Robertson, resident of Rocky Passage Road, Redland Bay, addressed Council regarding an application from Gold Coast Council for a motor sport facility on the border of Redland City.
6. Mr B Mackay, resident of Rocky Passage Road, Redland Bay, addressed Council regarding an application from Gold Coast Council for a motor sport facility on the border of Redland City.
7. Ms Lynn Roberts, resident of Thornlands and President of the Eripath Creek Catchment Landcare Association, addressed Council regarding MCU013287.
8. Ms L Woods, resident of Thornlands and speaking on behalf of CARP, addressed Council regarding MCU013287.

### **MOTION TO RESUME MEETING AT 10.44AM**

Moved by: Cr A Beard

Seconded by: Cr M Edwards

That the meeting proceedings resume.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**8 PETITIONS AND PRESENTATIONS**

Nil.

**9 MOTION TO ALTER THE ORDER OF BUSINESS****9.1 MOTION TO WITHDRAW ITEM 11.2.2****COUNCIL RESOLUTION**

Moved by: Cr P Gleeson

Seconded by: Cr J Talty

That Item 11.2.2 *Local Laws Amendments* (as listed in the agenda) is withdrawn from today's agenda and will be re-listed for General Meeting 9 December 2015.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**9.2 MOTION TO ALTER THE ORDER OF BUSINESS****COUNCIL RESOLUTION**

Moved by: Cr P Gleeson

Seconded by: Cr M Edwards

That Confidential Items 16.1.1, 16.1.2, 16.2.1 and 16.3.1 (as listed in the agenda) are discussed as the first items of business consecutively.

CARRIED 6/5

Crs Hardman, Edwards, Talty, Beard, Gleeson and Williams voted FOR the motion.

Crs Boglary, Ogilvie, Hewlett, Elliott and Bishop voted AGAINST the motion.

**9.3 MOTION TO ALTER THE ORDER OF BUSINESS****COUNCIL RESOLUTION**

Moved by: Cr C Ogilvie

Seconded by: Cr W Boglary

That Items 11.3.1, 11.3.2, 11.3.3, 11.3.4 and 11.3.5 (as listed in the agenda) are discussed consecutively, after the confidential items.

CARRIED 8/3

Crs Boglary, Ogilvie, Hewlett, Edwards, Elliott, Beard, Gleeson and Bishop voted FOR the motion.

Crs Hardman, Talty and Williams AGAINST the motion.

**10 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS**

Cr Williams declared a conflict of interest in Item 12.1.3 (refer item for details)  
Cr Hardman declared a conflict of interest in Item 12.1.4 (refer item for details)  
Cr Hewlett declared a conflict of interest in Item 12.1.4 (refer item for details)  
Cr Williams declared a conflict of interest in Item 12.1.4 (refer item for details)  
Cr Boglary declared a conflict of interest on Item 12.1.4 (see item for details)  
Cr Ogilvie declared a conflict of interest in Item 12.1.4 (refer item for details)  
Cr Bishop declared as conflict of interest in Item 15.1.1 (refer item for details)

**COUNCILLOR ABSENCES DURING MEEITNG**

Cr Hardman left the meeting at 10.36am and returned at 10.39am (during Item 7)  
Cr Hardman left the meeting at 10.53am and returned at 11.20am (during closed session)  
Cr Boglary left the meeting at 10.53am and returned at 10.55am (during closed session)  
Cr Ogilvie left the meeting at 10.58am and returned at 11.00am (during closed session)  
Cr Beard left the meeting at 11.02am and returned at 11.04am (during closed session)  
Cr Elliott left the meeting at 11.05am and returned at 11.07am (during closed session)  
Cr Gleeson left the meeting at 11.06am and returned at 11.08am (during closed session)  
Cr Gleeson left the meeting at 11.12am and returned at 11.22am (during closed session)  
Cr Bishop left the meeting at 11.30am and returned at 11.33am (during closed session)  
Cr Ogilvie left the meeting at 11.41am and returned at 11.44am (during closed session)  
Cr Ogilvie left the meeting at 11.48am and returned at 11.56am (during Item 12.1.3)  
Mayor Williams left the meeting at 11.49am (before Item 12.1.3) and returned at 11.56am (before Item 12.1.3)  
Cr Elliott left the meeting at 12.46pm and returned at 12.50pm (during Item 12.1.4)  
Cr Gleeson left the meeting at 1.00pm and returned at 1.07pm (during Item 12.1.4)  
Cr Boglary left the meeting at 1.06pm and returned at 1.09pm (during Item 12.1.4)  
Cr Bishop left the meeting at 1.17pm and returned at 1.19pm (during Item 12.1.4)  
Cr Elliott left the meeting at 1.18pm and returned at 1.24pm (during Item 12.1.4)  
Cr Beard left the meeting at 1.35pm and returned at 1.40pm (during Item 12.1.4)  
Cr Elliott left the meeting at 3.22pm and returned at 3.25pm (during Item 12.1.4)  
Cr Gleeson left the meeting at 3.36pm and returned at 3.41pm (during Item 12.1.4)  
Cr Gleeson left the meeting at 3.41pm and returned at 3.43pm (during Item 12.1.4)  
Cr Elliott left the meeting at 4.27pm and returned at 4.30pm (during Item 12.1.4)  
Cr Hewlett left the meeting at 4.30pm and returned at 4.32pm (during Item 12.1.4)  
Cr Elliott left the meeting at 5.09pm and returned at 5.13pm (during Item 12.1.5)  
Cr Ogilvie left the meeting at 5.10pm (during Item 12.2.1) and returned at 5.16pm (during Item 12.2.3)  
Cr Elliott left the meeting at 5.41pm and did not return as he was unwell.

**11 CLOSED SESSION****MOTION TO CLOSE THE MEETING AT 10.53AM**

Moved by: Cr P Gleeson  
Seconded by: Cr J Talty

That the meeting be closed to the public pursuant to Section 275(1) of the *Local Government Regulation 2012*, to discuss the following items:

**11.1.1 Redland Investment Corporation Quarterly Report to Council****11.1.2 Resolutions for Toondah Harbour Priority Development Area****11.2.1 Banfield Lane Capalaba Road Opening****11.3.1 Proposed Environment Charge Property Acquisitions**

*The reason that is applicable in this instance is as follows:*

*(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage*

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**MOTION TO REOPEN MEETING AT 11.41PM**

Moved by: Cr A Beard  
Seconded by: Cr M Edwards

That the meeting be again opened to the public.

CARRIED 10/0

Crs Boglary, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Ogilvie was not present when the motion was put.

**11.1 ORGANISATIONAL SERVICES****11.1.1 REDLAND INVESTMENT CORPORATION QUARTERLY REPORT TO COUNCIL**

**Objective Reference:** A270073  
Reports and Attachments (Archives)

**Authorising Officer:**   
Nick Clarke  
General Manager Organisational Services

**Responsible Officer:** Peter Kelley  
CEO Redland Investment Corporation

**Report Author:** Grant Tanham-Kelly  
CFO Redland Investment Corporation

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**PURPOSE**

The purpose of this document is to report Redland Investment Corporation's (RIC) quarterly performance to Redland City Council (Council).

**BACKGROUND**

Each quarter RIC provides a quarterly report to Council to meet its obligation under the Constitution of Redland Investment Corporation Pty Ltd.

**ISSUES**

There are no issues to report

**STRATEGIC IMPLICATIONS****Legislative Requirements**

There is no unforeseen adverse risk to Council.

**Financial**

There are no foreseen adverse financial implications for Council.

**People**

There is no impact on people.

**Environmental**

There is no adverse environmental impact.

**Social**

There is no adverse social impact.

**Alignment with Council's Policy and Plans**

Aligns with Corporate Plan 2015-2020.

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**CONSULTATION**

Consultation with General Manager Organisational Services.

**OPTIONS**

1. That Council resolves to:
  1. Note the Redland Investment Corporation's Quarterly Financial Report to September 2015; and
  2. Publish that Report in the minutes of this meeting.
2. That Council resolves not to adopt the officer's recommendation.

**COUNCIL RESOLUTION**

**Moved by: Cr P Gleeson**

**Seconded by: Cr J Talty**

**That Council resolves to:**

- 1. Note the Redland Investment Corporation's Quarterly Financial Report to September 2015; and**
- 2. Publish that report in the minutes of this meeting.**

**CARRIED 10/1**


Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson and Williams voted FOR the motion.

Cr Bishop voted AGAINST the motion.

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**11.1.2 RESOLUTIONS FOR TOONDAH HARBOUR PRIORITY DEVELOPMENT AREA**

**Objective Reference:** A393443  
Reports and Attachments (Archives)

**Authorising Officer:**   
Nick Clarke  
General Manager Organisational Services

**Responsible Officer:** Peter Kelley  
CEO Redland Investment Corporation

**Report Author:** Anca Butcher  
Solicitor

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**EXECUTIVE SUMMARY**

A confidential report from General Manager Organisational Services was discussed during closed session.

**COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr A Beard

1. Transfer the freehold lots owned by Council in the Toondah Harbour PDA area to Redlands Investment Corporation ACN 603 164 503 (RIC) or a wholly owned subsidiary of RIC;
2. Note the formation of a wholly owned subsidiary of RIC for the purpose of owning and managing land in the Toondah Harbour PDA;
3. Delegate to the Chief Executive Officer pursuant to section 257(1)(b) of the *Local Government Act 2009*;
  - a. Power to surrender, revoke or transfer the non-freehold tenures in the Toondah Harbour PDA to the State;
  - b. Power to enter into leases, trusteeships and other non-freehold tenures with the State and with existing transport operators in the Toondah Harbour PDA;
  - c. Power to execute, amend or discharge the joint venture agreement at Annexure 1 of the report;
  - d. Power to execute, amend or discharge the venture administration agreement at Annexure of the report;
4. Support Walker Group's proposal to:
  - a. Close the Emmett Street boat launch facility at Toondah Harbour and to provide a new deep water pontoon and a new small recreational water craft launching facility with car and trailer parking within the PDA as a replacement of the existing facilities; and

**b. Provide a contribution at the William Street Boat Haven.**

**5. Note that this report and attachments remain confidential.**

**CARRIED 10/1**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson and Williams voted FOR the motion.

Cr Bishop voted AGAINST the motion.



**11.2 INFRASTRUCTURE & OPERATIONS****11.2.1 BANFIELD LANE CAPALABA ROAD OPENING**

**Objective Reference:** A389795  
Reports and Attachments (Archives)

**Authorising Officer:**



**Gary Soutar**  
General Manager Infrastructure & Operations

**Responsible Officer:**

**Bradley Salton**  
Group Manager Project Delivery

**Report Author:**

**Lauren MacNair**  
Surveyor

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**EXECUTIVE SUMMARY**

A confidential report from General Manager Organisational Services was discussed during closed session.

**COUNCIL RESOLUTION**

**Moved by:** Cr P Gleeson  
**Seconded by:** Cr M Edwards

**That Council resolve as follows:**

- 1. That the Chief Executive Officer be delegated authority under section 257(1)(b) of the *Local Government Act 2009* to:
  - a) Negotiate a nil purchase price pursuant to Division 3 of the *Acquisition of Land Act 1967*; and**
  - b) Make, vary, discharge and sign all necessary documentation.****
- 2. To acquire part of Lot 10 on SP171387 by negotiation in accordance with Section 5 of the *Acquisition of Land Act 1967* and dedicate as road pursuant to Section 51(2) of the *Land Title Act 1994*; and**
- 3. If negotiations with the owner are unsuccessful as per item 1, that Council abandon the resumption.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

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## 11.3 COMMUNITY & CUSTOMER SERVICES

### 11.3.1 PROPOSED ENVIRONMENT CHARGE PROPERTY ACQUISITIONS

**Objective Reference:** A406952  
**Reports and Attachments (Archives)**

**Authorising Officer:**



**Louise Rusan**  
**General Manager Community & Customer Services**

**Responsible Officer:**

**Gary Photinos**  
**Group Manager Environment & Regulation**

**Report Author:**

**Ben McMullen**  
**Service Manager Environment & Education**

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## PURPOSE

Council has been pursuing a strategy of protecting and restoring vital habitat using a number of tools. As part of that strategy Council regularly assesses properties for potential purchase using the Environment Separate Charge Acquisition funds to maintain our biodiversity and in particular strengthen wildlife corridors.

At this meeting held on 6 May 2015 Council resolved to acquire properties identified in the Confidential Environment Separate Charge Acquisition List March 2015. One of the properties identified in that list is referred to in an attachment to this report. The purpose of this report is to seek Council direction in respect to the purchase price of the subject property.

## BACKGROUND

- Following the Council resolution of 6 May 2015, negotiations were conducted through the Agent acting on behalf of the owner. As a consequence, a contract of sale was executed by the owner of the property for the sale of the site in the amount indicated in attachment 1 of this report.
- A counter offer was made to the owner in accordance with the independent evaluations that Council had received, and which was not accepted by the owner.
- Negotiations have been ongoing over a period of months without satisfactory resolution.

## ISSUES

### **Environment Charge Acquisition and Management Policy POL-3077**

Council has approved a land acquisition program to support the Environment Charge Acquisitions and Management Policy to achieve the following objectives:

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1. To protect environmentally significant properties through selective acquisition as part of the broader strategy of methods for protecting, maintaining and rehabilitating environmental values and biodiversity;
2. To manage environmentally significant properties for existing and future generations and to protect the environmental significance of the site in both the short term and long term; and
3. To protect and enhance koala habitat, both urban and rural, through selective acquisition and rehabilitation, and to facilitate effective and safe Koala movement.

The property has previously undergone evaluation against these criteria and is considered worthy of acquisition.

### **Land Assessment Guidelines for Proposed Acquisitions using Environmental Charge Acquisition Funds**

Council has also adopted a guideline for rapid assessment of properties which become available for acquisition to be considered. This guideline allows for additional properties not previously assessed for acquisition to be proposed and added to the program. A large number of properties have been assessed with this guideline where property owners approach Council to have their land considered for acquisition.

This property has been assessed against the 15 criteria in the guidelines.

### **STRATEGIC IMPLICATIONS**

#### **Legislative Requirements**

Local Government under state legislation has a general environment duty and responsibility to protect and maintain significant vegetation and biodiversity.

#### **Risk Management**

The property is located at key breaks in wildlife corridors, as shown in the Confidential Greenways Corridor Map attachment. If the block is retained in private ownership then there is an increased risk of degradation in wildlife corridor values and loss of koala habitat negatively impacting upon wildlife movement.

#### **Financial**

Independent valuations have been obtained for costing purposes and provisions had been made in the 2014/2015 financial year to acquire the property – funds carried over to 2015/2016 financial year. The Environmental Separate Charge funds will be used to meet the acquisition costs for the property, and initial management works (such as pest management, remediation, fencing, signage, waste removal and track works). This may include removal of the house on site which has asbestos containing material, removal of other debris including tyres and other domestic materials. Estimated costs have been provided by City Spaces in order of \$200,000. This cost may be reduced if volunteer groups can be recruited to assist with low risk activities.

#### **People**

There are no staff implications. The existing contiguous conservation estate is currently under active management by the City Spaces group.

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## **Environmental**

The attached Confidential Greenways Corridor map clearly illustrates the role of these properties in enhancing and strengthening existing wildlife corridors.

The proposed acquisition sites have important positive environmental values including proximity to an internally listed Ramsar area. The sites also contain endangered regional ecosystems (12.5.2 and 12.1.1) and koala habitat identified in the koala habitat mapping. These values are further described in confidential attachment to the report.

## **Social**

Strengthening corridor connections also allows for enhanced visitor experiences by enabling movement through these areas.

## **Alignment with Council's Policy and Plans**

Should Council proceed with acquisition of the property mentioned in confidential attachment it will promote the intent of the Corporate Plan Healthy Natural Environment theme and the objectives of the Council's Environment Charge Acquisitions and Management Policy.

## **CONSULTATION**

The following Council officers have been consulted in the preparation of this report and its attachments:

The Principal Property Consultant has provided information from the property owner/agent and history of previous informal negotiations. In addition, the Principal Property Consultant will source independent valuations for the properties.

The Environment and Education Unit has confirmed the environmental and corridor values associated with the properties.

The City Spaces Group has provided information regarding the contiguous conservation estate and site establishment works required.

The Strategic Planning Unit has provided advice on the current Redlands Planning Scheme as it applies to the identified sites.

## **DISCUSSION**

Council has obtained an independent valuation by Savills Australia. The owner has had 3 valuations undertaken by Crane and Company (1&2) and CRISP Valuation Services. The report conclusions are contained within the confidential attachment 1.

## **OPTIONS**

1. That Council resolves to:
    1. Acquire the property identified in the confidential attachment;
    2. Delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to acquire this property at the figure recommended by Council's Principal Property Consultant and execute all associated documents; and
    3. That the attachments to this report remain confidential.
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2. That Council resolves not to acquire the property referred to in the attachment.

### **OFFICER'S RECOMMENDATION**

That Council resolves to:

1. Acquire the property identified in the confidential attachment;
2. Delegate the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009*, to acquire this property at the figure recommended by Council's Principal Property Consultant and execute all associated documents; and
3. That the attachments to this report remain confidential.

### **COUNCIL RESOLUTION**

**Moved by: Cr W Boglary**

**Seconded by: Cr P Bishop**

**That Council resolves to:**

1. **Acquire the property identified in the confidential attachment;**
2. **Delegate the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to acquire the property at the figure recommended and execute all associated documentation; and**
3. **That the attachments to this report remain confidential**

**CARRIED 9/2**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson and Bishop voted FOR the motion.

Crs Elliott and Williams voted AGAINST the motion.

**12 ORDINARY REPORTS TO COUNCIL****12.1 PORTFOLIO 3 (CR JULIE TALTY)****CITY PLANNING AND ASSESSMENT****12.1.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS**

**Objective Reference:** A322718  
Reports and Attachments (Archives)

**Attachment:** [Decisions Made Under Delegated Authority 18.10.2015 to 31.10.2015](#)

**Authorising Officer:**



**Louise Rusan**  
General Manager Community & Customer  
Services

**Responsible Officer:** David Jeanes  
Group Manager City Planning & Assessment

**Report Author:** Debra Weeks  
Senior Business Support Officer

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**PURPOSE**

The purpose of this report is for Council to note that the decisions listed below were made under delegated authority for Category 1, 2 and 3 development applications.

This information is provided for public interest.

**BACKGROUND**

At the General Meeting of 27 July, 2011, Council resolved that development assessments be classified into the following four Categories:

Category 1 – Minor Complying Code Assessments and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and Minor Impact Assessments;

Category 3 – Moderately Complex Code & Impact Assessments; and

Category 4 – Major and Significant Assessments

The applications detailed in this report have been assessed under:-

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- Category 1 criteria - defined as complying code and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- Category 2 criteria - defined as complying code assessable and compliance assessable applications, including operational works, and Impact Assessable applications without submissions of objection.

Also includes a number of process related delegations, including issuing planning certificates, approval of works on and off maintenance and the release of bonds, and all other delegations not otherwise listed.

- Category 3 criteria that are defined as applications of a moderately complex nature, generally mainstream impact assessable applications and code assessable applications of a higher level of complexity. Impact applications may involve submissions objecting to the proposal readily addressable by reasonable and relevant conditions. Both may have minor level aspects outside a stated policy position that are subject to discretionary provisions of the Planning Scheme. Applications seeking approval of a plan of survey are included in this category. Applications can be referred to General Meeting for a decision.

#### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

**Moved by: Cr J Talty**

**Seconded by: Cr P Gleeson**

**That Council resolves to note this report.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015**

<b>Application</b>	<b>Description</b>	<b>Category</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Application Type</b>	<b>Decision Date</b>	<b>Decision</b>	<b>Division</b>
<b>Category 1</b>								
BWP003177	Design & Siting - Additions	Category1	Bartley Burns Certifiers & Planners	10 Douro Road, Wellington Point QLD 4160	Concurrence Agency Response	23/10/2015	Approved	1
BWP003206	Design & Siting - Dwelling House	Category1	Casey Jackson Homes Pty Ltd	19 Conochie Place, Ormiston QLD 4160	Concurrence Agency Response	21/10/2015	Approved	1
MCU013527	Multiple Dwelling x 3	Category1	Building Code Approval Group Pty Ltd	144 Russell Street, Cleveland QLD 4163	Impact Assessment	22/10/2015	Development Permit	2
MCU013581	Dwelling House	Category1	Castle Glenn Homes	22 Voyagers Court, Cleveland QLD 4163	Code Assessment	20/10/2015	Development Permit	2
BWP003185	Building over or near Relevant Infrastructure	Category1	Michael Tyrrell	Spinnaker Cove, 45/136 Princess Street, Cleveland QLD 4163	Concurrence Agency Response2	23/10/2015	Approved	2
BWP003207	Design & Siting - Carport	Category1	All Approvals Pty Ltd	31 Sharven Avenue, Cleveland QLD 4163	Concurrence Agency Response	20/10/2015	Approved	2
OPW001901	Operational Works - ROL 1 into 4 LOTS (Smart EDA)	Category1	Geoffrey Hamilton	22-24 South Street, Thornlands QLD 4164	Code Assessment	20/10/2015	Development Permit	3
BWP003176	Retaining Wall	Category1	Moore Landscape Construction Pty Ltd As Trustee	10 Parkside Street, Cleveland QLD 4163	Code Assessment	20/10/2015	Development Permit	3
BWP003200	Design and Siting - Pool House	Category1	Brett Daryl Archer Karlene Jane Archer Total Building Consult Pty Ltd	67 Waterville Drive, Thornlands QLD 4164	Concurrence Agency Response	23/10/2015	Approved	3
BWP003202	Design and Siting	Category1	Impact Homes Pty Ltd	3A Moore Street, Victoria Point QLD 4165	Concurrence Agency Response	22/10/2015	Approved	4



Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015								
ROL005954	Standard Format: 1 into 3 lots	Category1	Gavin John Buhse	22-28 Dart Street, Redland Bay QLD 4165	Code Assessment	22/10/2015	Development Permit	5
MCU013571	Dwelling	Category1	Bay Island Designs	55-57 Attunga Street, Macleay Island QLD 4184	Code Assessment	19/10/2015	Development Permit	5
BWP003205	Design and Siting - Dwelling House	Category1	Matrix Certification Services Pty Ltd	251 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	21/10/2015	Approved	6
BWP003208	Design & Siting - Gable Carport	Category1	All Approvals Pty Ltd	37 Intrepid Drive, Victoria Point QLD 4165	Concurrence Agency Response	20/10/2015	Approved	6
BWP003211	Design & Siting - Carport	Category1	Noel Gregory Jones Veronica Kaye May	7 Bandana Street, Mount Cotton QLD 4165	Concurrence Agency Response	19/10/2015	Approved	6
BWP003213	Design & Siting - Dwelling	Category1	Bartley Burns Certifiers & Planners	81 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	20/10/2015	Approved	6
OPW001926	Operational works - Renaissance Retirement village - Stage 31	Category1	Renaissance Victoria Point Pty Ltd	36-40 Bunker Road, Victoria Point QLD 4165	Compliance Assessment	21/10/2015	Approved	6
BWP003222	Design & Siting - Dwelling house	Category1	Professional Certification Group	3 Europa Court, Redland Bay QLD 4165	Concurrence Agency Response	19/10/2015	Approved	6
BWP003151	Design & Siting - Dwelling House	Category1	Bartley Burns Certifiers & Planners	23 Lawn Terrace, Capalaba QLD 4157	Concurrence Agency Response	19/10/2015	Approved	8
BWP003203	Design & Siting - Gable Carport	Category1	All Approvals Pty Ltd	14 Caston Court, Birkdale QLD 4159	Concurrence Agency Response	19/10/2015	Approved	10
Category 2								
OPW001912	Combined Operational and Landscaping Works - Multiple Dwelling x 10	Category2	DEQ Consulting Engineers	13 North Street, Cleveland QLD 4163	Compliance Assessment	20/10/2015	Compliance Certificate	2

**Decisions Made Under Delegated Authority 18.10.2015 to 24.10.2015**


OPW001593.8B	Operational Works - ROL 1 into 21	Category2	Sheehy & Partners Pty Ltd	320-330 Redland Bay Road, Thornlands QLD 4164	Code Assessment	22/10/2015	Development Permit	4
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Decisions Made Under Delegated Authority 25.10.2015 to 31.10.2015								
Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
<b>Category 1</b>								
BWP003195	Design & Siting - Extensions to Dwelling House	Category1	Silverbrook Investments Pty Ltd	19 Bambara Street, Point Lookout QLD 4183	Concurrence Agency Response	27/10/2015	Approved	2
ROL005981	Standard Format 1 into 2 Lots	Category1	East Coast Surveys Pty Ltd	87 Thornlands Road, Thornlands QLD 4164	Code Assessment	26/10/2015	Development Permit	3
BWP003201	Setback	Category1	GMA Certification Group Pty Ltd	19 Seawater Street, Thornlands QLD 4164	Concurrence Agency Response	29/10/2015	Approved	4
BWP003210	Design & Siting - Shed	Category1	Alan Sydney Glindemann Serrica Lee Glindemann	51 Wilson Esplanade, Victoria Point QLD 4165	Concurrence Agency Response	26/10/2015	Approved	4
MCU013554	Dwelling	Category1	Reliable Certification Services	1 Barramundi Street, Macleay Island QLD 4184	Code Assessment	28/10/2015	Development Permit	5
BWP003218	Design & Siting - House Entry	Category1	The Certifier Pty Ltd	7 St Clair Court, Redland Bay QLD 4165	Concurrence Agency Response	29/10/2015	Approved	5
BWP003198	Design & Siting - Carport	Category1	Fastrack Building Certification	10 Kuranda Close, Capalaba QLD 4157	Concurrence Agency Response	28/10/2015	Approved	7
BWP003217	Design & Siting - Carport	Category1	The Certifier Pty Ltd	34 Sallows Street, Alexandra Hills QLD 4161	Concurrence Agency Response	29/10/2015	Approved	7
<b>Category 2</b>								
ROL005969	Standard Format: 1 into 5 Lots	Category2	AJFM Enterprises Pty Ltd	18-26 Duke Street, Wellington Point QLD 4160	Code Assessment	30/10/2015	Development Permit	1
MCU013384	Multiple Dwelling x 4	Category2	Javica Investments Pty Ltd	13 Channel Street, Cleveland QLD 4163	Permissible Change	27/10/2015	Development Permit	2

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
OPW001913	Mixed Use - Apartment Building Commercial Office Refreshment Establishment	Category2	AAD Design Pty Ltd	12-14 Wharf Street, Cleveland QLD 4163	Compliance Assessment	27/10/2015	Compliance Certificate	2
OPW001937	Dwelling House (Footing)	Category2	Heisig Constructions (QLD) Pty Ltd	5 Anchorage Drive, Cleveland QLD 4163	Compliance Assessment	29/10/2015	Compliance Certificate	2
OPW001691.3	Operational Works - Stage 3 of 6 - ROL 37 Lots (known as Esperance Stage 3)	Category2	Sheehy & Partners Pty Ltd	376-386 Boundary Road, Thornlands QLD 4164	Code Assessment	29/10/2015	Development Permit	3
OPW001593.8 A	Operational Works - ROL - 1 into 29 (Stage 8A)	Category2	Sheehy & Partners Pty Ltd	320-330 Redland Bay Road, Thornlands QLD 4164	Code Assessment	29/10/2015	Development Permit	4
C87	Conv- CARAVAN PARK	Category2	Suzanne Kate Hembrow	22-34 Collingwood Road, Birkdale QLD 4159	Permissible Change	26/10/2015	Development Permit	10
<b>Category 3</b>								
MCU013431	Multiple dwelling x 70 units (across 7 stages)	Category3	G W Clegg & Company Sutgold Pty Ltd	212 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	30/10/2015	Development Permit	4

**12.1.2 APPEALS LIST CURRENT AS AT 3 NOVEMBER 2015**

**Objective Reference:** A322703  
**Reports and Attachments (Archives)**

**Authorising Officer:**   
**Louise Rusan**  
**General Manager Community & Customer Services**

**Responsible Officer:** David Jeanes  
**Group Manager City Planning & Assessment**

**Report Author:** Chris Vize  
**Service Manager Planning Assessment**

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**PURPOSE**

The purpose of this report is for Council to note the current appeals.

**BACKGROUND**

Information on appeals may be found as follows:

**1. Planning and Environment Court**

- a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: <http://www.courts.qld.gov.au/esearching/party.asp>
- b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: <http://www.sclqld.org.au/qjudgment/>

**2. Department of Infrastructure, Local Government and Planning (DILGP)**

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) that may be searched for past appeals and declarations heard by the Planning and Environment Court.

The database contains:

- A consolidated list of all appeals and declarations lodged in the Planning and Environment Courts across Queensland of which the Chief Executive has been notified.
  - Information about the appeal or declaration, including the appeal number, name and year, the site address and local government.
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**ISSUES**

<b>1.</b>	<b>File Number:</b>	Appeal 2675 of 2009. (MC010624)
<b>Applicant:</b>		<b>L M Wigan</b>
<b>Application Details:</b>		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		The appellant has submitted further amended plans for the consideration of the parties. The matter is listed for review on 4 November 2015.

<b>2.</b>	<b>File Number:</b>	Appeal 4802 of 2014 (OPW001288)
<b>Applicant:</b>		<b>Birkdale Flowers Pty Ltd</b>
<b>Application Details:</b>		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
<b>Appeal Details:</b>		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
<b>Current Status:</b>		Matter progressing, set down for 5 day hearing starting 9 November 2015.

<b>3.</b>	<b>File Number:</b>	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
<b>Applicant:</b>		<b>Villa World Development Pty Ltd</b>
<b>Application Details:</b>		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
<b>Appeal Details:</b>		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
<b>Current Status:</b>		A directions Order was issued by the Court on 2 September. Parties will be attending mediation on 4 November 2015. The matter is listed for a two day hearing in December 2015.

<b>4.</b>	<b>File Number:</b>	Appeal 795 of 2015 (MCU013316)
<b>Applicant:</b>		<b>James Tovey Wilson</b>
<b>Application Details:</b>		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
<b>Appeal Details:</b>		Submitter appeal against development approval.
<b>Current Status:</b>		The applicant has undertaken a new round of public notification of the application, and the parties have considered the submissions received. The parties attended mediation on 30 October 2015. The matter is listed for review on 18 November 2015.

<b>5.</b>	<b>File Number:</b>	Appeals 1610 of 2015 (MCU011532)
<b>Applicant:</b>		<b>Skyhope Developments</b>
<b>Application Details:</b>		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
<b>Appeal Details:</b>		Applicant appeal against Infrastructure Charges Notice.
<b>Current Status:</b>		Parties are to attend mediation. Listed for review on 13 November 2015.

<b>6.</b>	<b>File Number:</b>	Appeals 3118 of 2015 (ROL005923)
<b>Applicant:</b>		<b>W Stone</b>
<b>Application Details:</b>		Reconfiguring a Lot (1 into 2) 35-37 Clive Road, Birkdale
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		On 26 August 2015 received directions Order from the Court. The matter is listed for a two day hearing in November 2015.

<b>7.</b>	<b>File Number:</b>	Appeal 3441 of 2015 (MCU013378)
<b>Applicant:</b>		<b>Urban Potentials Pty Ltd</b>
<b>Application Details:</b>		Material Change of Use for a Service Station 4 – 6 Government Rd, Redland Bay
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Appeal filed in Court on 2 September 2015. No directions orders have been made by the Court.

<b>8.</b>	<b>File Number:</b>	Appeal 3474 of 2015 (ROL005815)
<b>Applicant:</b>		<b>Palacio Property Group Pty Ltd</b>
<b>Application Details:</b>		Reconfiguring a Lot (1 into 5 Lots) 188 – 200 Waterloo Street, Cleveland
<b>Appeal Details:</b>		Applicant appeal against refusal of conversion application.
<b>Current Status:</b>		Appeal filed in Court on 4 September 2015. No directions orders have been made by the Court.

<b>9.</b>	<b>File Number:</b>	Appeal 3641 of 2015 (MCU012812)
<b>Applicant:</b>		<b>King of Gifts Pty Ltd and HTC Consulting Pty Ltd</b>
<b>Application Details:</b>		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Appeal filed in Court on 16 September 2015.

<b>10.</b>	<b>File Number:</b>	Appeal 3703 of 2015 (MCU013447)
<b>Applicant:</b>		<b>Hometown Villas</b>
<b>Application Details:</b>		Material Change of Use for 16 Multiple Dwelling Units 41 – 45 Benfer Rd, Victoria Point
<b>Appeal Details:</b>		Applicant appeal against refusal.
<b>Current Status:</b>		Appeal filed in Court on 18 September 2015. The parties attended mediation on 27 October 2015.

11.	<b>File Number:</b>	Appeal 3988 of 2015 (MCU013389)
<b>Applicant:</b>		<b>Yajoc Pty Ltd</b>
<b>Application Details:</b>		Material Change of Use for 12 Multiple Dwelling Units 48 - 50 Little Shore St Cleveland
<b>Appeal Details:</b>		Applicant appeal against conditions.
<b>Current Status:</b>		Appeal filed in Court on 13 October 2015.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

**Moved by:** Cr J Talty  
**Seconded by:** Cr A Beard

**That Council resolves to note this report.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.




Mayor Williams declared a conflict of interest in the following item stating that the applicant is on her gift register. Mayor Williams chose to leave the room, although not required to do so.

The Mayor left the room at 11.59am and Deputy Mayor Cr Beard presided as chair.

### **12.1.3 MCU013418 – 3 SEABREEZE COURT, ORMISTON – MULTIPLE DWELLING X 5**

**Objective Reference:** A277176  
Reports and Attachments (Archives)

**Attachments:** [Site & Ground Plan](#)  
[Units 3-5 West & North Elevations](#)  
[Units 3-5 East & South Elevations](#)  
[Proposed Streetscape Perspective](#)  
[Locality Map](#)

**Authorising Officer:**   
Louise Rusan  
General Manager Community and Customer Services

**Responsible Officer:** David Jeanes  
Group Manager City Planning & Assessment

**Report Author:** Sharee Shaw  
Planning Officer

---

## **PURPOSE**

This application is referred to the Council for determination.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme. While it is considered that the proposed multiple dwelling use is consistent with the zoning intent, the density of units proposed is considered not to be consistent with the character and amenity of the local area. As such, it is recommended that the development be granted a preliminary approval only, subject to appropriately addressing these issues.

## **ISSUES**

### **DEVELOPMENT PROPOSAL AND SITE DESCRIPTION**

#### **Proposal**

The application is for a Material Change of Use for a Multiple Dwelling with 5 units.

The design incorporates three (3) separate buildings, two (2) buildings that are single storey (Units 1 and 2) and one (1) building that is two-storey with three (3) units (Units 3, 4 and 5).

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The single storey dwelling units consist of a single garage which incorporates the laundry, three (3) bedrooms (main with ensuite), bathroom, lounge/kitchen/dining areas and covered patio.

The two-storey units consist of a single garage that incorporates the laundry, living/kitchen/dining area and covered patio on the ground floor. The second storey consists of three (3) bedrooms (main with ensuite), bathroom, study nook and balcony off the main bedroom.

The maximum height of the buildings is 7.5m above natural ground level. Vehicular access is provided from Seabreeze Court. Each unit will have a single lock-up garage and there will be an additional 5 visitor car parking spaces and a separate boat park space. Each unit is provided with alfresco areas, accessible from the living areas. The development will have a separate communal open space area available at the rear right-hand corner of the block, including a barbeque area. Service facilities have been provided for each unit, including bin allocation. There is sufficient space for clothes drying areas. Appropriate room is available along the street frontage for waste collection.

### **Site and Locality**

The site has an area of 1644m<sup>2</sup> and is currently developed with a single detached dwelling and ancillary outbuildings. The site has several trees on the property most being exotics i.e. many palm trees, hibiscus and weeping figs, along with two native lilly pilly trees. These trees are generally located around the boundaries of the lot. The site slopes from the north-west corner to the south-east corner with a fall from 19.5m to 18.4m AHD.

The site is located at the end of a cul-de-sac and adjoins other urban residential zoned properties. The surrounding neighbourhood is an established residential area, predominantly comprising dwelling houses on standard residential lots.

### **APPLICATION ASSESSMENT**

#### ***Sustainable Planning Act 2009***

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for Material Change of Use under the Redlands Planning Scheme.

#### **SEQ Regional Plan 2009-2031**

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031. The proposal is consistent with the intent of the regional plan.

### **State Planning Policies & Regulatory Provisions**

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is within an area classified as High Value Other. Under Table 6 Column 2 Item 3 of the SPRP, there is a requirement to maintain movement opportunities for koalas with regard to the development type and scale. The site design does not result in the clearing of non-juvenile koala habitat trees and provides safe koala movement opportunities, as the rear of the property will have an open area and there are no obvious barriers.

State Planning Policy / Regulatory Provision	Applicability to Application
	There is no requirement under the SPRP to replant or pay offsets for this classification.
<b>SPRP (Adopted Charges)</b>	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
<b>State Planning Policy July 2014</b>	There are no parts of the policy that apply to this application.

### **Redlands Planning Scheme**

The application has been assessed under the Redlands Planning Scheme version 7.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme, including Desired Environmental Outcomes. However, it is recognised that the following codes are particularly relevant to the application:

- Urban Residential Zone Code
- Multiple Dwelling Code
- Domestic Driveway Crossover Code
- Erosion Prevention and Sediment Control Code
- Excavation and Fill Code
- Infrastructure Works Code
- Landscape Code
- Stormwater Management Code
- Acid Sulfate Soils Overlay

It is considered that the development complies with the applicable codes, with the exception of the Multiple Dwelling Code, as discussed below.

### **Consistency of Use**

Within the Urban Residential Zone, multiple dwellings are code assessable, where within UR1 and UR2 sub-areas. The subject site is not within a sub-area, and therefore the development is subject to impact assessment.

As per Specific Outcome S1.1 of the Urban Residential (UR) Zone Code uses and other development identified as inconsistent in Table 1 are not established in the zone.

Table 1 of the code states that a Multiple Dwelling is a consistent use if complying with the following:

- The building height is 8.5metres or less above ground level
- Is two-storey or less;
- The premises is 1200m<sup>2</sup> or more in area;
- Has a frontage of 20 metres or more.

The proposal complies with all of the above requirements and is therefore a consistent use in this zone.

The specific outcomes in the UR Zone Code do not give guidance for anticipated residential uses in the UR Zone Code where not within a sub-area. Having regard to this, consideration is then given to the Multiple Dwelling Code.

Specific outcome S1 of the Multiple Dwelling Code states that multiple dwellings are located:

- (a) In areas zoned for mid-rise residential development;*
- (b) Within close proximity to centres, community services and facilities and public transport*

The UR Zone Code clearly identifies that the zone is intended for low-rise residential development, and not mid-rise development. There is therefore non-compliance with this specific outcome. It is recognised that there is an internal conflict between the Multiple Dwelling Code and the UR Zone Code in this regard, as multiple dwellings are contemplated in the UR Zone, even being code assessable in UR1 and UR2. In any case, in addressing the non-compliance with this specific outcome Council then needs to consider the overall outcomes of the Multiple Dwelling Code, which seek the following:

*(a) to ensure the use -*

- (i) provides a greater range of housing types to the community;*
- (ii) ensures the design and siting of the use provides for a high quality living environment;*
- (iii) maintains a high standard of residential amenity;*
- (iv) complements the character of the surrounding area.*

It is considered that the proposal does meet overall outcomes (a)(i) and (ii). It does provide a different housing type to the local area, which is predominantly characterised by dwelling houses, and it is designed to achieve a high quality living environment for occupants.

However, it is not considered to complement the character of the surrounding area, not maintain a high standard of residential amenity for some neighbouring lots to the development. This is discussed in more detail below.

### **Built Form and Density**

Probable Solution P2 of the Multiple Dwelling Code seeks compliance with the density as detailed in the relevant zone code. Probable Solution P2.4 of the UR Zone Code identifies a density of not greater than 1 dwelling unit per 400m<sup>2</sup> as a deemed to comply solution. The density proposed is one unit per 328m<sup>2</sup>.

An assessment is then required against Specific Outcome S2 of the Multiple Dwelling Code, which specifies that the use is on a lot or premises that is consistent with the amenity of the locality, and Specific Outcome S2.4 of the UR Zone Code, which identifies that the dwelling unit density is compatible with the detached low-rise character of the zone.

In determining whether a proposed development is compatible with the character of the local area, Council must consider the proposal against existing developments –

- Are the proposal's physical impacts on surrounding development acceptable?

- Is the proposal's appearance in harmony with the buildings around it and the character of the street?

The surrounding area is an existing residential neighbourhood characterised by a range of lot sizes, generally between 600m<sup>2</sup> and 800m<sup>2</sup> in size, and each containing a single dwelling house. The subject site itself is at the head of a cul-de-sac that accesses five allotments. Similar to the surrounding area, the other four allotments in Seabreeze Court are between 600m<sup>2</sup> and 800m<sup>2</sup> in size and contain single dwelling houses.

The proposal presents as three separate buildings; two single storey dwellings and one two-storey building containing 3 units. The two-storey building is considered to not be compatible with the detached character of the locality, in terms of its bulk and scale. Additionally, it is considered that the three proposed units adjoining the eastern boundary will unduly impact on the amenity of the neighbouring lots to the east. These impacts relate to the bulkiness of the building, balconies on the first floor facing the eastern boundary and retaining walls along this boundary that lift the level of these units above the neighbouring lots.

While it is considered that a multiple dwelling development could be designed to fit on this block and comply with the planning scheme, it is considered that the current layout does not meet Specific Outcome S2 and Overall Outcome (a)(iii) and (iv) of the Multiple Dwelling Code and Specific Outcome S2.4 of the UR Zone Code.

### **Access and Parking Code**

Probable Solution P1(1)(a) requires that the development complies with Part 9 – Schedule 1 – Access and Parking – Table 1 minimum on-site vehicle parking requirements. The development has proposed 5 visitor car parking spaces and 1 boat park. The minimum on-site vehicle parking required for this development as per Table 1 is as follows:

Use	Dwelling Unit size or number of rooms	Car parking spaces per dwelling unit	
		A	B
Multiple Dwelling	Small (<75m <sup>2</sup> ) or 1 bedroom	1.0	1.5
	Other	1.0	2
	Visitor spaces	0.25	0.5
	Dwelling Unit location – A = any part of the site is within 800 metres of a pedestrian entry to a railway station, or within 400 metres of a bus stop that provides a minimum of 10 return services per day including Saturdays, during normal business hours. Both distances are walking distance.  B = any other circumstances.		

As per the above requirements, the development complies with Table A, as the Multiple Dwelling is located within 400m of a bus stop. (220m to a bus stop in Wellington Street). 0.25 x 5 units = 1.5 visitor car parking spaces required. With the development proposing 5 car parking spaces, this is over and above the requirements of the code.

### **Waste Collection**

There are 5 waste and 5 recycling bins proposed for the development. Planning Scheme Policy 9 – Infrastructure Works – Chapter 16 – 9.16.9 states that on-street servicing can be provided if there is sufficient kerbside space and one metre of unobstructed kerbside length per wheelie bin. There is kerbside space of 12 metres that is of sufficient area to accommodate the bins.

### **Infrastructure Charges**

If approved, the proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provision (adopted charges). The infrastructure charge applicable to this development is \$112,000.00.

The proposed development is subject to infrastructure charges in accordance with the State Planning Regulatory Provisions (adopted charges). The total charge applicable to this development is:

Redland Water:	\$23,520.00
Redland City Council:	\$88,480.00
<b>Combined charge:</b>	<b>\$112,000.00</b>

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.2\) September 2015](#):

#### **Redland Water (Notice# 001117)**

Residential Component	
((5 X 3 bedroom multiple dwelling X \$28,000) X 0.21 (RW Split)) =	\$29,400.00
Demand Credit	
((1 X 3 bedroom dwelling X \$28,000) X 0.21 (RW Split)) =	\$5,880.00
<b>Total Redland Water Charge:</b>	<b>\$23,520.00</b>

#### **Redland City Council (Notice# 001117)**

Residential Component	
((5 X 3 bedroom multiple dwelling X \$28,000) X 0.79 (RCC Split)) =	\$110,600.00
Demand Credit	
((1 X 3 bedroom dwelling X \$28,000) X 0.79 (RCC Split)) =	\$22,120.00
<b>Total Council Charge:</b>	<b>\$88,480.00</b>

Offsets

There are no offsets that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

Refunds

There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

**State Referral Agencies**

The application did not trigger any State referral requirements.

**Public Consultation**

The proposed development is impact assessable and required public notification. The application was publicly notified for 15 business days from 23 April 2015 to 15 May 2015. A notice of compliance for public notification was received on 19 May 2015.

**Submissions**

There were 52 properly made submissions and 1 proforma with 145 signatories, received during the notification period. A further ten (10) submissions were received which were not properly made but which were accepted under s305(3) of the *Sustainable Planning Act 2009*. The matters raised within these submissions are outlined below:

1.	<b>Issue:</b> Privacy and overlooking
	<b>Officer's Comment:</b> <i>The setbacks comply with the Redlands Planning Scheme and would be no different to a standard setback for a dwelling under the Queensland Development Code for a single storey structure. The setbacks for the two storey building exceed that required under QDC for a detached house and comply with the probable solution P4 of the Multiple Dwelling Code being that the dwelling units are not directly adjacent to habitable rooms and are not within a distance of 6 metres or within an angle of 45 degrees.</i>
2.	<b>Issue:</b> Over density.
	<b>Officer's Comment:</b> <i>Density issues have been addressed within this report.</i>
3.	<b>Issue:</b> The building bulk, height and setbacks are not consistent with the existing streetscape.
	<b>Officer's Comment:</b> <i>These issues have been addressed within this report.</i>
4.	<b>Issue:</b> There will be more traffic and car parking issues given the location at the head of a cul-de-sac.
	<b>Officer's Comment:</b> <i>Traffic and car parking issues have been addressed within this report.</i>
5.	<b>Issue:</b> Pedestrian safety in the street will be compromised by the additional vehicle movements and on street parking.

	<p><b>Officer's Comment:</b> <i>This has been addressed within this report.</i></p>
6.	<p><b>Issue:</b> There is insufficient space for bin collection and there will be access difficulties for service vehicles.</p> <p><b>Officer's Comment:</b> <i>Measurements have been taken and there is sufficient kerb space for bin collection.</i></p>
7.	<p><b>Issue:</b> A traffic impact report should be undertaken to determine the impact on the street and surrounding road network and address on site manoeuvring of vehicles.</p> <p><b>Officer's Comment:</b> <i>Manoeuvring templates were provided that demonstrate vehicles can turn-around and leave in a forward gear.</i></p>
8.	<p><b>Issue:</b> This development will set an unwanted precedent for town houses in the area.</p> <p><b>Officer's Comment:</b> <i>Precedent is not a planning issue. All development is assessed on its merits against the relevant planning instruments applying at the time.</i></p>
9.	<p><b>Issue:</b> Impact to stormwater drainage and stormwater quality in the area.</p> <p><b>Officer's Comment:</b> <i>A concept stormwater plan has been provided that demonstrates that stormwater can be directed to a lawful point of discharge via a proposed internal stormwater drainage to the kerb and channel in Seabreeze Court. The existing stormwater pipe network has adequate capacity to convey the minor flows from the developed site and surrounding area. A civil engineering investigation has been prepared for this development.</i></p>
10.	<p><b>Issue:</b> Water pressure</p> <p><b>Officer's Comment:</b> <i>The capacity of the reticulated supply has been included in the design from the engineering report received from the applicant, for the future expected demand on the system.</i></p>
11.	<p><b>Issue:</b> Noise impacts on adjoining development.</p> <p><b>Officer's Comment:</b> <i>This form of development is consistent with the intent of the zone – residential development. An acoustic report is not required.</i></p>
12.	<p><b>Issue:</b> There will be undesirable impacts from the construction stage.</p> <p><b>Officer's Comment:</b> <i>Construction is a temporary activity and all measures are taken to reduce any impacts that may occur. In addition, construction activity is required to comply with the Environmental Protection Act.</i></p>
13.	<p><b>Issue:</b> The present building may contain asbestos and if so any future demolition work should be carried out under the rules pertaining to asbestos removal to safeguard the health of the surrounding residents.</p> <p><b>Officer's Comment:</b> <i>This will be a matter addressed at the demolition/removal stage. All relevant measures would be undertaken by professionals undertaking this task.</i></p>



**DEEMED APPROVAL**

The approval of this application has not been issued under Section 331 of the *Sustainable Planning Act 2009*.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

The request has been assessed in accordance with the *Sustainable Planning Act 2009*. This development application has been assessed against the Redlands Planning Scheme V7 and other relevant planning instruments.

**Risk Management**

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse.

**Financial**

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges) and Council's Adopted Infrastructure Charges Resolution.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

**People**

Not applicable. There are no implications for staff.

**Environmental**

Environmental implications are detailed within the assessment in the "issues" section of this report.

**Social**

Social implications are detailed within the assessment in the "issues" section of this report.

**Alignment with Council's Policy and Plans**

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

**CONSULTATION**

The Planning Assessment Team has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application.

A copy of the original proposal was provided to the divisional Councillor. The Councillor has requested that the application be brought to Council for determination.

## OPTIONS

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments and it is therefore recommended that the application be approved subject to conditions.

Council's options are to:

1. That Council resolves to issue a preliminary approval for the Material of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:
  1. Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code; or
  2. Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code.

*Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.*

2. That Council resolves to approve the application, with or without conditions; or
3. That Council resolves to refuse the application (grounds of refusal would need to be established).

## OFFICER'S RECOMMENDATION

That Council resolves to issue a preliminary approval for the Material Change of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:

1. Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code; Or
2. Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code.

*Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.*

## COUNCIL RESOLUTION

Moved by: Cr J Talty  
Seconded by: Cr P Gleeson

**That Council resolves to issue a preliminary approval for the Material Change of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:**

1. **Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code; Or**
2. **Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code.**

*Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.*

#### **AMENDMENT MOTION**

**Moved by: Cr W Boglary**

**Seconded by: Cr J Talty**

**That a new point 3 be added which reads:**

3. **That any request for a negotiated decision notice is decided by Council at the appropriate General Meeting.**

#### **CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson and Bishop voted FOR the motion

Cr Williams was not present when the motion was put.

Cr Boglary's motion with the amendment became the motion and was put as follows:

**That Council resolves to issue a preliminary approval for the Material Change of Use for Multiple Dwellings x 5 on land described as Lot 30 on RP 178178 and situated at 3 Seabreeze Court, Ormiston, subject to the following requirements:**

1. **Provide a revised layout and design that demonstrates compliance with Specific Outcome S2 of the Multiple Dwelling Code and Specific Outcome S2.4 of the Urban Residential Zone Code;**
2. **Demonstrate that a revised design and layout complies with the Overall Outcomes for the Multiple Dwelling Code and Urban Residential Zone Code; and**
3. **That any request for a negotiated decision notice is decided by Council at the appropriate General Meeting.**

*Advice: This requirement could be achieved by reducing the number of units to meet Probable Solution P2.4(2)(a) of the Urban Residential Zone Code.*

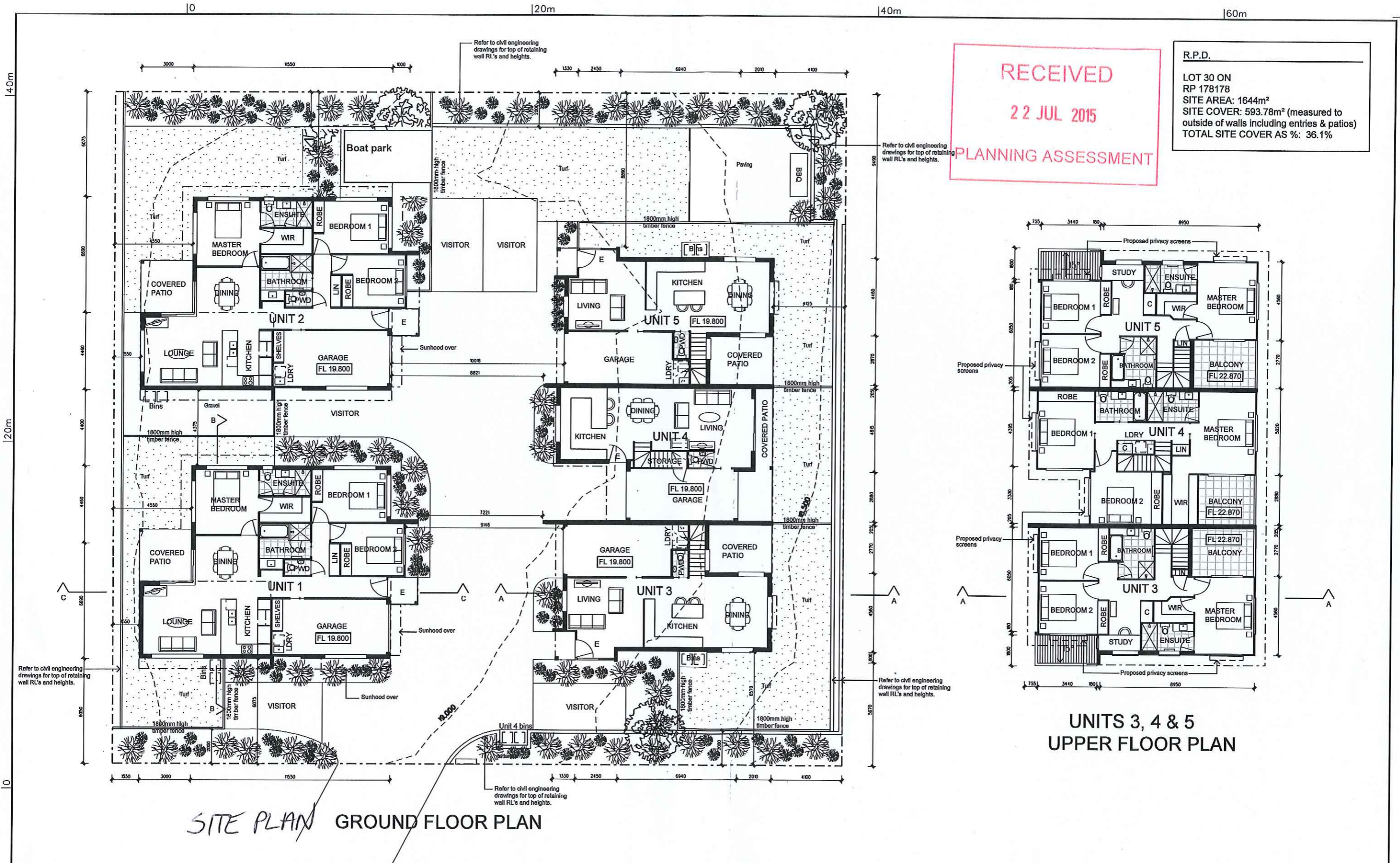
#### **CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson and Bishop voted FOR the motion

Cr Williams was not present when the motion was put.

---





RECEIVED  
22 JUL 2015  
PLANNING ASSESSMENT

R.P.D.  
LOT 30 ON  
RP 178178  
SITE AREA: 1644m<sup>2</sup>  
SITE COVER: 593.78m<sup>2</sup> (measured to  
outside of walls including entries & patios)  
TOTAL SITE COVER AS %: 36.1%

**UNITS 3, 4 & 5  
UPPER FLOOR PLAN**

*SITE PLAN* GROUND FLOOR PLAN

VERIFY ALL  
DIMENSIONS,  
LEVELS AND  
SETOUT  
ON SITE

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PROPOSED 5 MULTIPLE UNIT DWELLINGS  
AT  
3 SEABREEZE COURT, ORMISTON QLD 4160  
FOR  
LANDMART QUEENSLAND

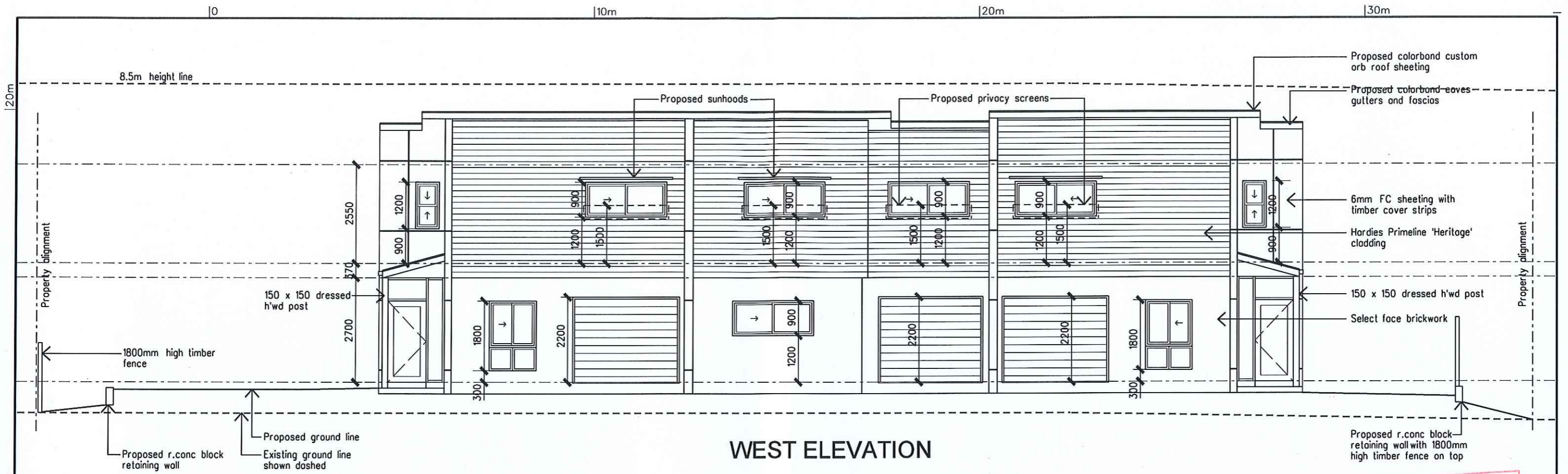
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DATE: 22/07/201	DRAWN: B.R.A.	PROJECT No.:
SCALE: 1:200	ISSUE: PRELIMINARY ISSUE	Q14316

SD01

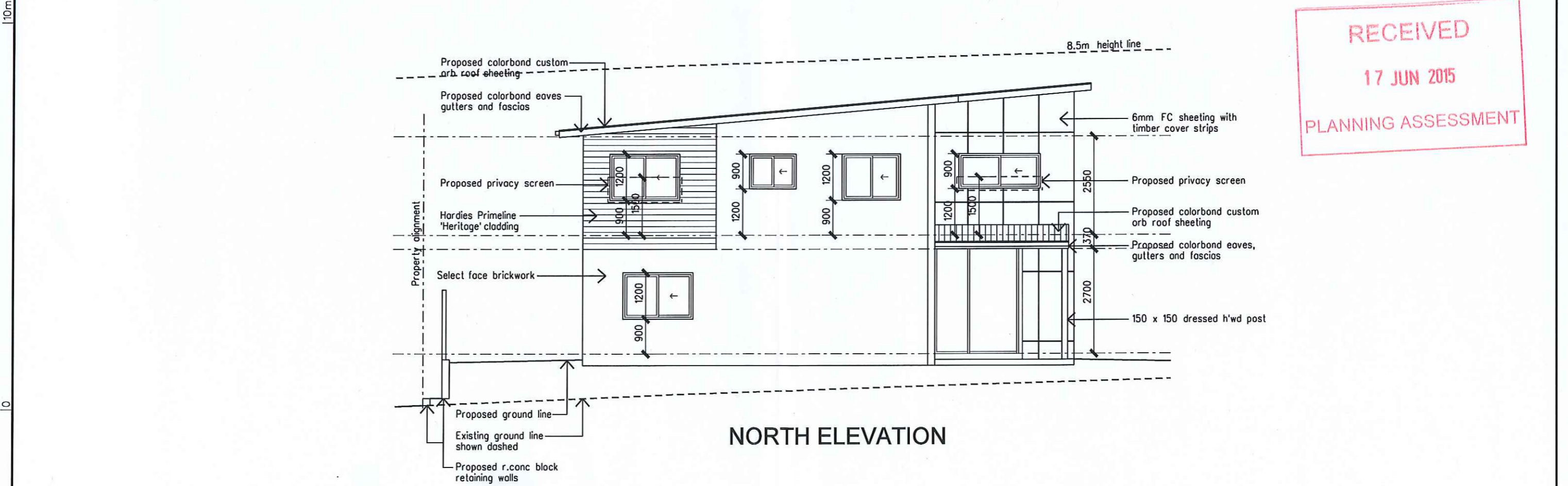
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1





WEST ELEVATION



NORTH ELEVATION

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17 JUN 2015  
PLANNING ASSESSMENT

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

**NORTH**

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PROPOSED 5 MULTIPLE UNIT DWELLINGS  
AT  
3 SEABREEZE COURT, ORMISTON QLD 4160  
FOR  
LANDMART QUEENSLAND

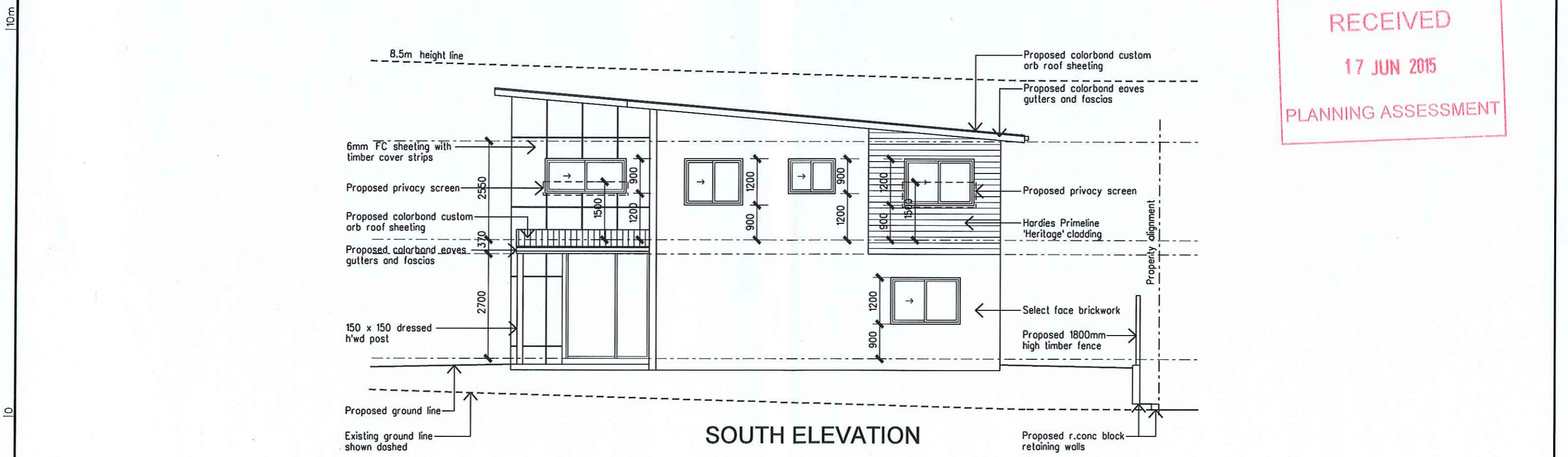
TITLE: <b>PROPOSED ELEVATIONS - UNITS 3-5</b>		
DATE: 12.06.15	DRAWN: B.R.A.	PROJECT No.:
SCALE: 1:100	ISSUE: PRELIMINARY ISSUE	Q14316

**SD03**





EAST ELEVATION



SOUTH ELEVATION

RECEIVED  
 17 JUN 2015  
 PLANNING ASSESSMENT

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

**NORTH**

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PROPOSED 5 MULTIPLE UNIT DWELLINGS  
 AT  
 3 SEABREEZE COURT, ORMISTON QLD 4160  
 FOR  
 LANDMART QUEENSLAND

TITLE:  
**PROPOSED ELEVATIONS - UNITS 3-5**

DATE:	12.06.15	DRAWN:	B.R.A.	PROJECT No.:
SCALE:	1:100	ISSUE:	PRELIMINARY ISSUE	Q14316

**SD04**

1



0

20m

40m

60m

40m



PERSPECTIVE 1

PROPOSED 5 MULTIPLE UNIT DWELLINGS  
 AT  
 3 SEABREEZE COURT, ORMISTON QLD 4160  
 FOR  
 LANDMART QUEENSLAND

RECEIVED  
 17 JUN 2015  
 PLANNING ASSESSMENT

20m




PERSPECTIVE 2

10



PERSPECTIVE 3

VERIFY ALL DIMENSIONS, LEVELS AND SETOUT ON SITE

 NORTH

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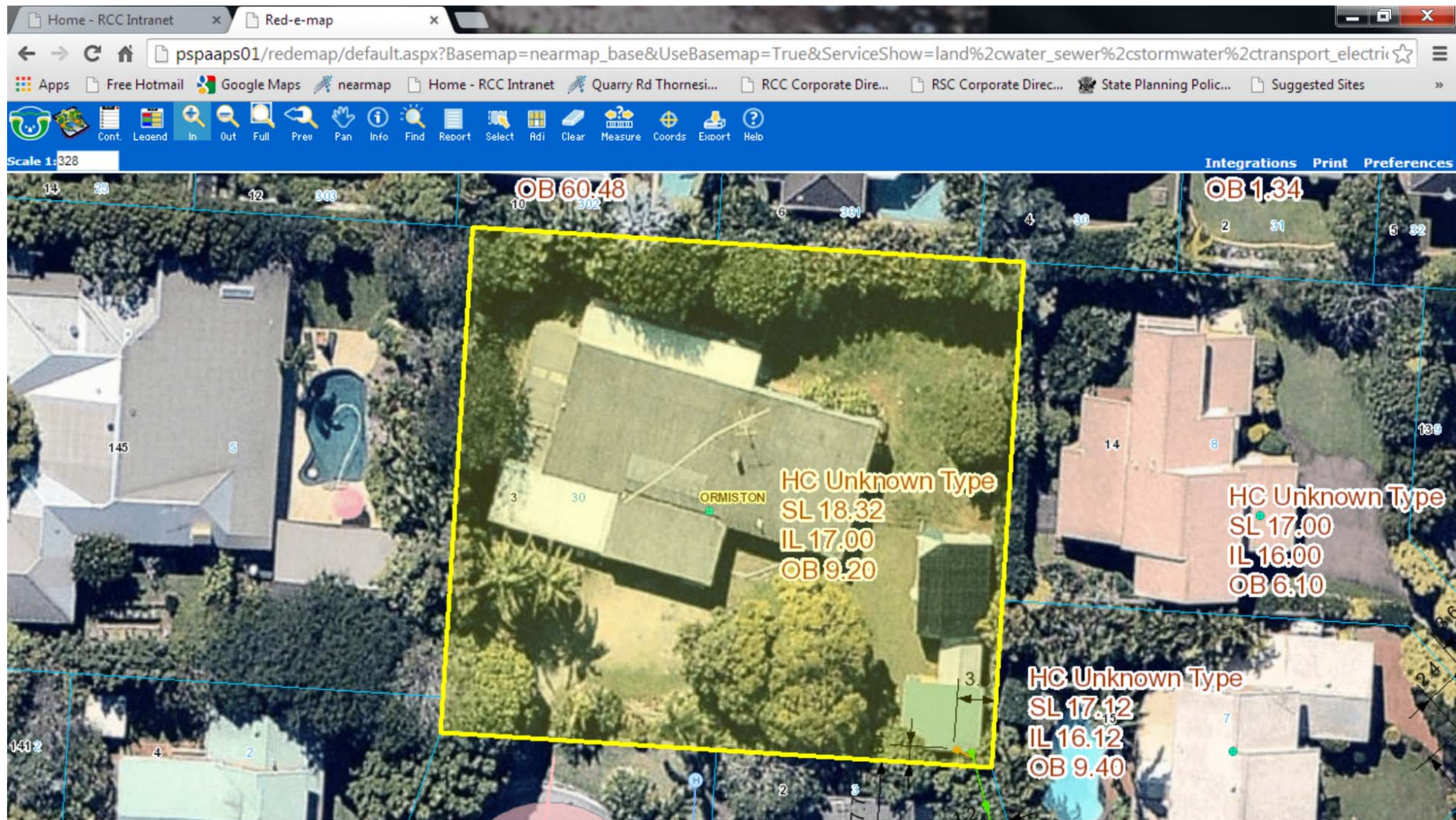
PROPOSED 5 MULTIPLE UNIT DWELLINGS  
 AT  
 3 SEABREEZE COURT, ORMISTON QLD 4160  
 FOR  
 LANDMART QUEENSLAND

TITLE: PROPOSED IMAGES		
DATE: 12.06.15	DRAWN: B.R.A.	PROJECT No.:
SCALE: 1:200	ISSUE: PRELIMINARY ISSUE	Q14316

SD00

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Cr Hardman declared a perceived conflict of interest in the following item stating that her husband is part of a locally based law firm to which comes across community members and development groups, although the developer did not use her husband's law firm in relation to this application. Cr Hardman chose to remain in the room and vote in the best interest of the community

Cr Hewlett declared a perceived conflict of interest in the following item stating that he is personal friends with some of the applicants and when he was chair of the LNP branch at Redlands they attended functions in support. Cr Hewlett chose to remain in the room and vote in the best interest of the community.

Cr Williams declared a perceived conflict of interest in the following item stating that although the applicant is not on her gift register, there have been grumblings in social media forums about her perceived relationship with the applicant. Cr Williams chose to remain in the room and vote in the best interest of the community.


Cr Boglary declared a perceived conflict of interest in the following item stating that at the last election of 2012, a community group (CRRRA), which she believes the applicants were involved in, was hostile toward her and ran a campaign to not get her re-elected. Cr Boglary chose to remain in the room and vote in the best interest of the community.

Cr Ogilvie declared a perceived conflict of interest in the following item stating that a community group (CRRRA), at least one of whom is either an applicant or landowner in this matter, campaigned against him in the 2012 election. Cr Ogilvie chose to remain in the room and vote in the best interest of the community.

#### **12.1.4 MCU013287 – SERPENTINE CREEK ROAD, REDLAND BAY – MASTER PLANNED URBAN COMMUNITY (SHORELINE)**

**Objective Reference:** A325072  
Reports and Attachments (Archives)

**Attachments:** [Shoreline Plan of Development](#)  
[Aerial photograph of the site](#)  
[Infrastructure Agreement](#)  
[Zone Comparison Table](#)  
[SEQ Koala Conservation SPRP Map](#)  
[Assessment of request under Division 9 of the SEQ Koala Conservation SPRP](#)  
[SPP Mapping Extracts](#)  
[Planning Study 2008 – Summary](#)  
[State concurrence agency conditions](#)  
[Habitat Protection Overlay – Extract](#)  
[Protection of Poultry Industry Overlay – Extract](#)  
[Assessment of Shoreline whole of life costs for Council](#)

**Authorising Officer:**   
Louise Rusan  
General Manager Community & Customer Services

**Responsible Officer:** David Jeanes  
Group Manager City Planning & Assessment

**Report Author:** Emma Martin  
Acting Senior Planner

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## **PURPOSE**

This development application is referred to Council for determination.

The development application involves a preliminary approval under Section 242 of the *Sustainable Planning Act 2009* (SPA) for a material change of use to vary the effect of the Redlands Planning Scheme (RPS) for a master planned urban community, including town centre, town centre frame, residential and open space precincts. The application has been assessed against the relevant planning instruments and the proposed development is considered to comply with the Redlands Planning Scheme subject to conditions, as detailed in the assessment under the issues heading of this report. It is therefore recommended that the application be approved.

## **BACKGROUND**

The following timeline details the planning history of the subject land:

- A development application (MC008684) was lodged with Council in October 2004 by Redland Bay Southpark Corporation Pty Ltd and Medallist Developments Pty Ltd for a Preliminary Approval (Overriding the Planning Scheme) Material Change of Use for a Master Planned Residential Community (including Low and Medium Density Residential Uses {approximately 3,500 tenements}, Associated Commercial and Retail Uses, Associated Community Service Uses, Associated Environment Protection, Open Space and Recreational Uses {including a Greg Norman designed golf course}) over 698.76ha of land. Discussions were held with the applicants regarding the supporting information and the necessary application fee, however the application was withdrawn in December 2006 before an Acknowledgement Notice was issued.
- Version 1 of the Redlands Planning Scheme (RPS) was adopted in March 2006 in which 310ha of the 699ha, subject of the 2004 application, was zoned Investigation and the South East Queensland Regional Plan 2005 was adopted, which also identified the land within the Southern Redland Bay Investigation Area. Both Investigation designations stipulated that further work would be required to assess the potential impacts of development, the infrastructure requirements and the most appropriate use/layout of the land.
- In June 2007 Council resolved to adopt a draft Local Growth Management Strategy (LGMS) and submitted it for first state review, this recognised that studies were underway to investigate the most appropriate use of the Southern Redland Bay Investigation Area. The subject land was included in the population and dwelling estimates for the city, although the State later required the land be removed from the calculations.

- In October 2007 Council resolved to endorse the draft Planning Study and associated background reports (the result of the aforementioned studies), for public display.
- In January 2008, following the completion of a community engagement exercise, Council resolved to submit the Planning Study and supporting work to the Minister for Infrastructure and Planning in support of the area's inclusion in the urban footprint as part of the 2009 review of the SEQ Regional Plan.
- In April 2008 the newly elected Council resolved to withdraw the LGMS and the Planning Study to reconsider its growth strategy. It was decided that further community engagement was required following the concern expressed during the election regarding the forecast population growth, the identified new development areas and the timing of that growth.
- In July 2008, Council resolved to submit a revised Redlands LGMS to the State Government for consideration as part of the SEQ Regional Plan review. This included the removal of the Southern Redland Bay Investigation Area on the basis that it was not considered necessary to meet the dwelling target in the SEQ Regional Plan and the lack of infrastructure to service the development. The submission encouraged the State to include the subject land in the Regional Landscape and Rural Production Area in the 2009 SEQ Regional Plan.
- The new SEQ Regional Plan was adopted in 2009 having removed the subject land from the Investigation Area and included it in the Regional Landscape and Rural Production Area. The consultation report provided to Council at the time noted that the decision was made based on Council's request and also based on wider koala policy matters and outcomes.
- The Investigation zoning of the land however remains extant in the Redlands Planning Scheme v6.2.
- The current development application was lodged with Council by Shoreline Redlands Pty Ltd on 30<sup>th</sup> June 2014. The application was considered properly made on 11<sup>th</sup> July 2014 following the amendment of IDAS form 31. The statutory timeframes prescribed under the *Sustainable Planning Act 2009* stipulate that a decision is due by 20 November 2015.

## ISSUES

### **Development Proposal & Site Description**

#### **Proposal**

The proposal comprises a preliminary approval to vary the effect of the Redlands Planning Scheme for a material change of use for a master planned urban community, including Shoreline town centre core, Shoreline town centre frame, Shoreline residential and Shoreline open space precincts.

These precincts function in the same way as zones under the Redlands Planning Scheme. They are supported by tables of assessment that detail the level of assessment and assessment criteria for various uses and other development, and by codes that contain the overall outcomes, specific outcomes and probable solutions. In order to provide an overview of these areas a summary of the key

intent of each precinct, as well as examples of code assessable development in each area, is listed below:

- **Shoreline Town Centre Core Precinct**

This precinct is modelled on the District Centre Zone in the Redlands Planning Scheme. It is intended to provide for the daily needs of the local community, providing a supermarket, speciality stores, commercial and leisure activities as well as community services. The town centre will also accommodate medium to high density residential development.

Code assessable uses within this precinct are:

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	• if less than 14m height
Apartment Building	• if less than 14m height
Bulk Goods Showroom	
Caretakers Dwelling	
Child Care Centre	
Commercial Office	
Community Facility	
Display Dwelling	
Drive Through Restaurant	
Education Facility	
Emergency Services	
Estate Sales Office	
Funeral Parlour	
Health Care Centre	
Home Business	
Indoor Recreation Facility	
Multiple Dwelling	• if less than 14m height
Park	
Passenger Terminal	
Place of Worship	
Refreshment Establishment	
Retail Warehouse	
Service Industry	
Shop	• if 6,000m <sup>2</sup> or less; and • does not result in total GFA for this use in the town centre being above 6,000m <sup>2</sup>
Telecommunications Facility	
Temporary Use	
Tourist Accommodation	
Utility Installation	
Vehicle Parking Station	
Veterinary Surgery	

- **Shoreline Town Centre Frame Precinct and Town Centre Frame (Reduced Density) Sub-precinct**

This precinct is modelled on the Medium Density Residential Zone in the Redlands Planning Scheme. It is intended to provide a variety of medium density mid-rise housing options within close proximity of the centre, with the predominant land use being Apartment Buildings, Aged Persons and Special

Needs Housing and Multiple Dwellings. The precinct is also expected to comprise some mixed use development to provide small scale employment opportunities.

The Sub-precinct will provide lower-density housing options, predominantly dwelling houses and dual occupancies. The sub-precinct will also accommodate a service node close to Serpentine Creek Road that will comprise a service station and associated commercial tenancies.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	<ul style="list-style-type: none"> <li>• Excluding sub-precinct; and if less than 14m height; or</li> <li>• In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Apartment Building	<ul style="list-style-type: none"> <li>• Excluding sub-precinct; and if less than 14m height; or</li> <li>• In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Caretakers Dwelling	
Commercial Office	<ul style="list-style-type: none"> <li>• Excluding the sub-precinct; and</li> <li>• Part of a mixed use development; and</li> <li>• 400m<sup>2</sup> or less</li> </ul>
Display Dwelling	
Dual Occupancy	<ul style="list-style-type: none"> <li>• if in sub-precinct; and</li> <li>• on 700m<sup>2</sup>+ lot; and</li> <li>• 9.5m height</li> </ul>
Dwelling House	<ul style="list-style-type: none"> <li>• Self-assessable if in sub-precinct</li> </ul>
Education Facility	
Estate Sales Office	
Health Care Centre	<ul style="list-style-type: none"> <li>• excluding sub-precinct; and</li> <li>• Part of a mixed use development</li> </ul>
Home Business	
Indoor Recreation Facility	<ul style="list-style-type: none"> <li>• excluding sub-precinct; and</li> <li>• Part of a mixed use development</li> </ul>
Multiple Dwelling	<ul style="list-style-type: none"> <li>• Excluding sub-precinct; and if less than 14m height; or</li> <li>• In the sub-precinct within 100m of a bus stop; and less than 14m height</li> </ul>
Park	
Refreshment Establishment	<ul style="list-style-type: none"> <li>• excluding the sub-precinct; and</li> <li>• Part of a mixed use development; and</li> <li>• 400m<sup>2</sup> or less</li> </ul>
Shop	<ul style="list-style-type: none"> <li>• excluding the sub-precinct; and</li> <li>• Part of a mixed use development; and</li> <li>• 250m<sup>2</sup> or less</li> </ul>
Tourist Accommodation	<ul style="list-style-type: none"> <li>• excluding the sub-precinct</li> </ul>
Utility Installation	

### • Shoreline Residential Precinct

This precinct is modelled on the Urban Residential Zone in the Redlands Planning Scheme. It is intended to establish walkable neighbourhoods with a mix of housing choice and access to leisure opportunities within the open space network. The precinct incorporates a Tourism/Recreation Activity Area in the north of the site close to the coastline that will provide opportunities for medium density living and mixed use development focused at leisure, recreation and tourism. Development within 100m of a bus stop will also provide medium density housing options.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Aged Persons and Special Needs Housing	<ul style="list-style-type: none"> <li>• If 9.5m height;</li> <li>• 2 storeys or less</li> </ul>
Apartment Building	<ul style="list-style-type: none"> <li>• Within 250m of Tourism / Recreation Activity Area or 100m of a bus stop; and</li> <li>• 14m height</li> <li>• 3 storeys or less</li> <li>• 800m<sup>2</sup>+ lot</li> </ul>
Bed and Breakfast	
Caretakers Dwelling	
Display Dwelling	
Dual Occupancy	<ul style="list-style-type: none"> <li>• On a lot 700m<sup>2</sup>+; and</li> <li>• 9.5m height</li> </ul>
Dwelling House	<ul style="list-style-type: none"> <li>• Self-assessable</li> </ul>
Estate Sales Office	
Home Business	
Multiple Dwelling	<ul style="list-style-type: none"> <li>• Within 250m of Tourism / Recreation Activity Area or 100m of a bus stop; and</li> <li>• 14m height</li> <li>• 3 storeys or less</li> <li>• 800m<sup>2</sup>+ lot</li> </ul>
Park	

### • Shoreline Open Space Precinct

This precinct is modelled on the Open Space Zone in the Redlands Planning Scheme. It is intended to provide a network of environmental and open space corridors that will incorporate improved habitat connectivity for safer fauna movement, a community and destination park, district sports parks and local neighbourhood parks. The network will also accommodate stormwater management facilities, cycleways and footpaths.

Uses that are Code assessable (or less) within this precinct include (but are not limited to):

Use	Limitations on development being code assessable
Caretakers Dwelling	
Community Facility	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council;</li> <li>• Otherwise – code assessable</li> </ul>
Emergency Services	
Outdoor Recreation Facility	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council;</li> <li>• Otherwise – code assessable</li> </ul>
Park	<ul style="list-style-type: none"> <li>• Self-assessable; or</li> <li>• Code assessable</li> </ul>
Refreshment Establishment	<ul style="list-style-type: none"> <li>• Exempt if undertaken by Council; or</li> <li>• Code assessable if not exempt and 150m<sup>2</sup> or less</li> </ul>
Temporary Use	
Utility Installation	

The application seeks approval for a Plan of Development (PoD) to guide the assessment of future development applications on the subject land. (Attachment 1 – Shoreline Plan of Development)

The PoD comprises the following:

- Shoreline Master plan;
- Shoreline Precinct Plan;
- Desired Environmental Outcomes for Shoreline  
(these are to be read in addition to those set out in the RPS);
- Overall Outcomes for each precinct;
- The tables of assessment for each precinct, including the level of assessment and assessment criteria;
- Precinct codes (in their amended form);
- Details of the proposed variations to the overlays, use, other development and general codes and schedules in the RPS; and
- Appendices:
  - A list of addresses subject to the planning application;
  - The full suite of RPS parts varied by the PoD (in their amended form); and
  - Shoreline Redlands' Water Sensitive Urban Design Strategy
  - Open Space Landscape Strategy
  - Bushfire Management Plan
  - Biting Insect Management Plan

### Changes to the application

In accordance with Section 351 of SPA the applicant lodged a number of minor changes to the application (16 October 2015), these are summarised below:

- a) Relocation of the main access road serving the town centre (approximately 80m north) to Lot 73 on S31102, the subsequent realignment of the intersection of this road with Serpentine Creek Road and finally the location

of the corresponding road across Serpentine Creek Road to the west. All internal roads were renamed as “conceptual”;

- b) Relocation of the Open Space Corridor to the north;
- c) Northern boundary of the Town Centre Core precinct moved north;
- d) The removal of the Town Centre Core precinct, and the reduction of the Town Centre Frame precinct, on Lot 1 on RP133830;
- e) Creation of the Town Centre Frame (Reduced Density) Sub-precinct on Lot 11 on SP268704;
- f) Creation of Sub-area 1 to trigger compliance with a new building design code to address the impact of biting insects; and
- g) Amendments to the Residential Precinct code to ensure development appropriately considers the Energex future substation at Lot 1 on SP226358 (in accordance with the Energex advice agency comments)

Section 351 of SPA requires that a change cannot be made to an application that would lead to it not being properly made or involving prohibited development, the above changes do not result in either. Section 353 of SPA states that provided the change meets the definition of “minor change” it has no effect on the IDAS (Integrated Development Assessment System) process, meaning the assessment of the application can continue without the need to repeat any parts of the IDAS process (e.g. public notification). The definition of minor change is detailed under Section 350 of SPA. It includes:

- a) Correcting mistakes about the name/address of the owner/applicant;
- b) A change of applicant;
- c) Correcting spelling or grammatical errors; or
- d) A change that –
  - i. Does not result in substantially different development; and
  - ii. Does not require the application to be referred to any additional referral agencies; and
  - iii. Does not change the type of development approval sought; and
  - iv. Does not require impact assessment for any part of the changed application, if the original application did not involve impact assessment.

The changes made to the application do not involve a), b) or c), nor do they trigger additional referral agencies, change the type of development or the level of assessment (the original application was impact assessable) (d) ii-iv). In relation to d)i, *Statutory Guideline 06/09 Substantially different development when changing applications and approvals* identifies the following as examples of changes that should be considered to result in substantially different development:

- Dramatically changes the built form in terms of scale, bulk and appearance.

Officer comments: The application does not seek approval for built development and as such does not dramatically change the built form in terms of scale, bulk and appearance. Moreover, whilst the creation of the Town Centre Frame (Reduced Density) Sub-precinct does change the intent for that



part of the subject site from that envisaged in the original proposal, the area remains a residential precinct with the change reducing the anticipated density and scale of development. The impact of the change will therefore be less than that proposed. In this regard the changes are considered minor.

- Changes the ability of the proposal to operate as intended

Officer comments: The changes do not affect the operation of the development.

- Removes a component that is integral to the operation of the development.

Officer comments: The only component of the development proposed for removal is the Town Centre Frame Precinct on Lot 11 on SP268704. The other changes related to precincts that had been relocated rather than removed. The sub-precinct still provides for residential development, as such the operation of the development is not affected.

- Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.

Officer comments: The changes to the application will result in minor alterations to the location of the signalised intersection for the main access road to the town centre, however the proposed altered location is still generally in accordance with the original location. Further, the Department of Transport and Main Roads identified during the assessment process that the preferred separation between signalised intersections on their network is 800m. The previous location of this intersection did not achieve this separation with the intersection of Serpentine Creek Road / Scenic Road, however the changed position does. The change is therefore likely to improve the efficiency of the state road network in this location.

- Introduces new impacts or increases the severity of known impacts.

Officer comments: The creation of the Town Centre Frame (Reduced Density) sub-precinct to reduce the density of development on Lot 11 on SP268704 is likely to reduce the impact of development on that lot. In relation to the altered roads, these are generally considered to result in no new or increased impacts of development. It is noted that a submission received during the notification period raised safety concerns with the proximity of residential precincts on Lot 11 on SP268704 to Lot 1 on RP89514 (that is not part of the development application and contains a number of mature eucalypts close to the boundary). The proposed realignment of the road to the west of Serpentine Creek Road would address this potential impact by increasing the setback of properties in the sub-precinct to these trees. It is considered that the changes will not result in new or increased impacts of development.

- Removes an incentive or offset component that would have balanced a negative impact of the development.

Officer comments: No incentives or offsets have been removed.

- Impacts on infrastructure provision, location or demand.

Officer comments: Although the change does include an alteration to the location of infrastructure with respect to the road layout and open space corridor, it is noted that the necessary infrastructure is still provided. Given the

application is for a Preliminary Approval under Section 242 of the Act the location of such infrastructure is generally conceptual and the altered location is still generally in accordance with the original locations (especially given the scale of development). Finally as discussed above, the change is not expected to result in an increase in traffic impacts as a result of the change.

It is acknowledged that the above list is not exhaustive however given the scale of the development it is considered that the alterations made to the proposal are minor and are considered to meet the requirements under Section 350 and 353 of SPA.

### **Site & Locality**

The development is proposed on land described as Lot 2 on RP149309, Lot 8 on R1291, Lots 69, 70, 71, 72, 73, 74 on S31102, Lot 1 on RP133830, Lots 1, 3 and 4 on RP105915, Lot 11 on SP268704, Lot 2 on SP226358, Lot 1 on RP212251, Lot 1 on RP103265, Lots 1 and 2 on RP140163, Lot 1 on RP71630, and Lots 83, 84, 86, 247, 252, 255, 256, 257, 259 on S312432 and situated at 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 446-486 Serpentine Creek Road; 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road; and 91-111 Orchard Road, Redland Bay (Attachment 2 – Aerial photograph of the subject site)

The subject site covers some 279.5ha of land to the south of the Redland Bay urban area, less than 2km from the boundary with Logan City Council. The site extends across both sides of Serpentine Creek Road. Approximately 101.4ha of the total land area is located on the western side with 1km of Serpentine Creek Road frontage. The remaining 178.1ha of land is located on the eastern side of Serpentine Creek Road with approximately 3km of road frontage. Scenic Road bisects the land on the eastern side of Serpentine Creek Road, with Orchard Road serving as the south-eastern boundary to the site.

The land has approximately 2km of frontage to Moreton Bay, which forms the eastern boundary of the site) and generally slopes eastward towards the bay with a ridge line crossing the site from the north-west to the south east. The land is undulating with a number of natural drainage lines and associated artificial dams related to the various rural uses of the land. It is largely cleared for a variety of agricultural uses including arable and poultry farming, grazing, plant nurseries and rural residential living with a number of isolated areas of dense vegetation.

To the south east the site is bounded by an existing residential community located at the end of Scenic Road comprising a mix of Urban Residential, Conservation, Environmental Protection and Investigation zoned land. Lots within this neighbourhood vary in size from 675m<sup>2</sup> to 2ha lots and have access to reticulated water but not reticulated sewer.

To the south the site is bounded by farming uses, another small residential community at the end of Lagoon View Road and estuarine wetlands associated with the mouth of the Logan River located further to the south.

Land to the west is heavily vegetated Council owned land zoned Conservation, comprising dense bushland.

To the north the site is separated from the Redland Bay urban area by 4 lots on the eastern side of Serpentine Creek Road. This includes:

- 2 x Conservation zoned lots that comprise single detached dwellings on large lots (Lot 1 on SP125999 and Lot 1 on RP222423);
- Sandy Cove Park which is zoned Environmental Protection (Lot 800 on SP125999); and
- Community Purposes (CP7: Infrastructure) zoned land owned by Council that comprises the SEQ water main from North Stradbroke Island and is also used by Council as a base for mosquito control operations (Lot 3 on RP222423).

On the western side of Serpentine Creek Road the northern site boundary is adjoined by large rural lots and a poultry farm. The poultry farm (lots 2 and 3 on RP89514) also accommodates a telecommunications tower in the south eastern corner of the site.

### Application Assessment

#### **Sustainable Planning Act 2009**

The application has been made in accordance with the *Sustainable Planning Act 2009* (SPA) Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application under Section 242 of SPA for a Material Change of Use under the Redlands Planning Scheme.

#### **State Planning Policies & Regulatory Provisions**

State Planning Policy/Regulatory Provision	Applicability to Application
SEQ Regional Plan SPRP	The site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031. Table 2E - <i>Residential development and rural residential development</i> in Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions (SPRP) therefore applies. A full assessment of the application against these criteria is included under the associated heading in this report.
SEQ Koala Conservation SPRP	<p>The majority of the site is within the Priority Koala Assessable Development Area under the SEQ Koala Conservation SPRP and includes Bushland Habitat and High, Medium and Low Value Rehabilitation. The subject land is not considered to be in an area specified for open space, conservation, rural or rural residential purpose. It is not therefore considered to be prohibited development under the SPRP.</p> <p>The application must be assessed against the provisions of column 2 Table 6 – <i>Development in a Priority Koala Assessable Development Area</i>. This assessment is contained under the SEQ Koala Conservation SPRP heading in this report.</p> <p>Additionally, the applicant, under Division 9 of the SPRP, has requested that Council determine whether parts of the habitat mapping are erroneous. This matter is also discussed under the SEQ Koala Conservation SPRP heading in this report.</p>

State Planning Policy/Regulatory Provision	Applicability to Application
State Planning Regulatory Provision (Adopted Charges)	<p>The development is subject to infrastructure charges in accordance with the SPRP (adopted charges), however, the land is located outside of Council's Priority Infrastructure Area so under Section 650 of SPA Council can require additional work / levy charges for the provision of required trunk infrastructure where necessary.</p> <p>The appropriate contributions relating to infrastructure provision are therefore detailed within the Infrastructure Agreement between Council and the Applicant. The content is summarised under the Infrastructure Provision heading in this report and the full Agreement is attached at Attachment 3 – Infrastructure Agreement.</p>
State Planning Policy (SPP) July 2014	<p>Sections 314 and 316 of SPA stipulate that the assessment manager must have regard to the SPP to the extent its policies are not reflected in the planning scheme. Given the RPS was adopted in 2006 before the SPP (2014) commenced and it has not been amended to address these policies, it is considered that the SPP policies are not appropriately reflected in the RPS. The assessment of the application must therefore have full regard to the SPP.</p> <p>Part E: <i>Interim Development Assessment Requirements</i> of the SPP outlines the considerations that must be taken into account when assessing a development application.</p> <p>The SPP mapping for development assessment identifies the following relevant matters for consideration in determining this planning application:</p> <ul style="list-style-type: none"> <li>• Transport noise corridor</li> <li>• Biodiversity: <ul style="list-style-type: none"> <li>○ MSES – Wildlife Habitat</li> <li>○ MSES - Regulated Vegetation</li> <li>○ MSES - Regulated vegetation intersecting a watercourse</li> <li>○ MSES - High Ecological Significance - wetlands</li> <li>○ Coastal Management District</li> <li>○ Stormwater Management Design Objectives</li> </ul> </li> <li>• Hazards and Safety: <ul style="list-style-type: none"> <li>○ Bushfire Hazard Area</li> <li>○ Potential Bushfire Impact Buffer</li> <li>○ Coastal Hazard Area – Erosion Prone</li> <li>○ Coastal Hazard Area – Medium Storm Tide</li> </ul> </li> </ul> <p>These are assessed under the heading State Planning Policy in this report.</p>

***SEQ Regional Plan State Planning Regulatory Provisions (SEQRP SPRP)***

The site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031. Table 2E - *Residential development and rural residential development* under Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions therefore applies. The table identifies that the development requires impact and referral agency assessment and must demonstrate compliance with the following criteria:

- a) the locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint;*
- b) there is an overriding need for the development in the public interest.*

The Chief Executive of the *Sustainable Planning Act 2009* is identified under Schedule 7, Table 3, Item 12 of the *Sustainable Planning Regulations 2009 (SPR)*, as a concurrence agency for this matter. At the time of lodgement this was the Department of State Development, Infrastructure and Planning (DSDIP). It is noted that following a change of State Government during the assessment period and a subsequent departmental restructure, the Chief Executive of the *Sustainable Planning Act 2009* at the time of Council's general meeting is the Department of Infrastructure, Local Government and Planning.

**Background**

Paragraph (1)(a) of Section 1.5 of the SEQRP SPRP states that if the premises the subject of an application is in an urban area under a planning scheme the criteria in Section 2.1 (detailed above) does not apply.

The applicant argued that Section 2.1 does not apply in this case. The development application was supported by legal advice highlighting that the Investigation zone should be considered a future urban area in the Redlands Planning Scheme, similar to the Emerging Urban Community zone, with the key difference being the timing of delivery.

Neither Council officers, nor officers at the Department of State Development, Infrastructure and Planning (DSDIP), as concurrence agency on this matter, accepted this view and considered the development was not exempted from the SEQRP SPRP assessment criteria. Council officers subsequently issued an Acknowledgement Notice on 14 July 2014 identifying this matter as a referral trigger, requiring the assessment of DSDIP. DSDIP subsequently issued an information request asking the applicant to address Table 2E of the SEQRP SPRP, with particular reference to Schedule 3, which the applicant responded to on 16<sup>th</sup> October 2014 (the content of this response is discussed under the assessment subheading below).

The State Assessment Referral Agency (SARA) issued a formal response on 18 February 2015. The response did not direct Redland City Council to refuse the application, to only approve part of it, to approve different variations from those proposed, nor to attach any conditions relating to the SEQRP SPRP.

This should be considered in the context of the role of a concurrence agency under the SPA:

- Section 4 of SPA requires that if a power is conferred on a referral agency in assessing and deciding a matter they must have regard to the purpose of the

- Act, including for example, ensuring decision-making processes are accountable, coordinated, effective and efficient;
- The purpose of the referral stage of the assessment is, inter alia, to give “*concurrence agencies the opportunity to exercise their concurrence powers*” (Section 270)
  - The referral agency assessment (Section 282) must assess the application against the following (NB - this is not an exhaustive list):
    - the State planning regulatory provisions applied by the referral agency;
    - the regional plan for a designated region (to the extent it is not appropriately reflected in the planning scheme)
  - If a concurrence agency wants the assessment a manager to include concurrence agency conditions in the development approval, or to refuse the application, or to do something else in relation to the application, the concurrence agency must give a response to the assessment manager (Section 285).
  - In their response a concurrence agency may require the following actions that must be taken (Section 287) (NB - this is not an exhaustive list):
    - The conditions that must be attached to any development approval
    - That the approval must be for only part of the development;
    - That the concurrence agency has no requirements relating to the application; or
    - To refuse the application.
  - Conversely, the response powers of a referral agency that is identified as an advice agency, is limited to making a recommendation to the assessment manager to take particular action (Section 292). The assessment manager in this situation is not obliged to take those actions under SPA.
  - If an application is approved and a concurrence agency response stated an action however, then the assessment manager must take the action and if the concurrence agency’s response requires the application to be refused the assessment manager must refuse it (Section 328).

As previously mentioned, the concurrence agency response did not direct Redland City Council to refuse the application, to only approve part of it, to approve different variations from those proposed, nor to attach any conditions relating to the SEQRP SPRP, despite DSDIP having the powers under SPA to do so. It is clear that DSDIP did consider the SEQRP SPRP in their assessment as the concurrence agency response tells us they did (Page 2 identifies the respective trigger under *SPR*). In this case it is considered that DSDIP has demonstrated that they were satisfied that the proposed development is consistent with the criteria set out in the SEQRP SPRP.

Notwithstanding this, Sections 314 and 316 of SPA require Redland City Council, as assessment manager, to also assess the application against the State planning regulatory provisions to the extent relevant to the development. Section 327(3) further states that the assessment manager’s decision must not be inconsistent with a SPRP. Council is therefore also required to assess the application against

the SEQRP SPRP criteria detailed above whilst also 'having regard to', inter alia, any referral agency's response (Section 314(3)(c) of the SPA).

In the interest of clarity it is necessary to stipulate that significant weight should be afforded to the concurrence agency response for the following reasons:

- The SEQRP SPRP is a state planning instrument reflecting regional strategy and objectives, including the Urban Footprint;
- The referral trigger in the *Sustainable Planning Regulations 2009* (the Regulations) was drafted to ensure the Chief Executive of SPA could assess the application against these criteria;
- The Regulations identify the chief executive of SPA as a concurrence agency not an advice agency; and
- Under Section 287 of SPA the Chief Executive of SPA, as a concurrence agency, has the power to, inter alia, instruct Council to refuse the application, to apply conditions and to approve different variations than those proposed.

#### Assessment

In the first instance it should be noted that officers agree with the view of DSDIP that the proposed development is not located in an 'urban area' under the Redlands Planning Scheme. The Investigation Zone code clearly establishes that it is intended to restrict development and prevent land fragmentation that would otherwise frustrate future comprehensive development of the land *should* further investigations determine the land suitable for urban use.

The applicant, in their Information Request response to the state, compared the zone to an Emerging Community Zone and argued that the only difference is the timing of delivery. Council does not accept this is the case. In an Emerging Community Zone the suitability of the land for urban development has been established in principle (see the note in para 4.5.7 in the Emerging Urban Community Zone code), this is not the case for the Investigation Zone. As such Table 2E - *Residential development and rural residential development* in Section 2.1 of the SEQ Regional Plan 2009-2031 State Planning Regulatory Provisions is considered to apply.

#### *a) The locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint*

The proposed development is for a master planned urban community, with a town centre, residential neighbourhoods (comprising some 4000 dwellings), sports and recreation facilities, public cycling and pedestrian routes, public open space and environmental corridors. It is noted that Schedule 3 of the SEQRP SPRP recommends that in assessing the application against the SPRP criteria an assessment to determine if the material change of use could reasonably be located in the Urban Footprint may be necessary.

It is considered reasonable that this review only considers alternative locations that could accommodate the development as a whole. Master planned communities are generally considered to deliver superior planning and community outcomes through the ability to deliver increased infrastructure. This is a material consideration in the assessment of the application itself and as such a meaningful assessment of alternative provision should consider the entire context of the development.

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Additionally it is also pertinent to reflect on the case highlighted by the applicant of *Hymix Australia Pty Ltd v Brisbane City Council & Ors [2014] QPEC 35*, in which Judge Rackemann determined that the term “*necessitate*” in the SEQ Regional Plan SPRP criteria is taken to mean ‘practically reasonable’, rather than absolutely necessary or a mere preference.

During the preparation of the draft City Plan Council explored other potential growth areas, all of which are located outside the Urban Footprint. It is not therefore considered necessary to review these. In itself this demonstrates a lack of alternative development land within the Urban Footprint to accommodate this size of development. A review of the Urban Footprint has reaffirmed this and it is considered that there are no alternative locations that are deliverable, large enough or less environmentally constrained than the subject site.

It is considered that the development does meet the locational requirements.

*b) There is an overriding need for the development in the public interest*

*Schedule 2 - Dictionary* of the SPRP identifies that “overriding need in the public interest” has the meaning provided for by *Schedule 3 - How to determine overriding need for the development in the public interest*.

It states:

*To determine an overriding need for the development in the public interest an application must establish—*

- a) the overall social, economic and environmental benefits of the material change of use weighed against—*
  - i. any detrimental impact upon the natural values of the site; and*
  - ii. conflicts with the desired regional outcomes of the SEQ Regional Plan, especially in relation to promoting the consolidation of development within the Urban Footprint and preventing land fragmentation in the Regional Landscape and Rural Production Area; and*
- b) that the community would experience significant adverse economic, social or environmental impacts if the material change of use proposal were not to proceed.*

*This may require an assessment to determine if the material change of use could reasonably be located in the Urban Footprint.*

In relation to (a)(i) it is noted that the proposed development will attract considerable investment to the southern Redland Bay area of the City. Although much of the investment will provide for the establishment of the new community and facilities designed to support this community it is important to acknowledge that the development will also deliver infrastructure serving a wider catchment, including much needed district sports facilities, a new destination park along the foreshore of the site, a new district community facility, extensions to Council’s cycleway network and a reticulated sewer network that could enable nearby residents to access the network. The development will also provide medium-term employment opportunities during the construction period (estimated at 15 years), long-term employment opportunities within the town centre as well as some employment opportunities within the town centre frame precinct.



Finally, the proposed development will establish a network of habitat corridors, with two fauna underpasses and one fauna overpass that will greatly improve fauna movement within the site and particularly between the isolated areas of remnant vegetation to the east of Serpentine Creek Road with larger conservation areas to the west. It is acknowledged that a development of this scale cannot be without environmental impact and this matter is considered in greater detail under the relevant headings in this report, however it is considered that the social, economic and environmental benefits to be delivered by the proposed development do outweigh any detrimental impact to the natural values of the site.

In relation to (a)(ii) a detailed assessment of the proposed development against the desired regional outcomes of the SEQ Regional Plan is included under the associated heading in this report. It is considered that the proposed development can be made to comply with the SEQ Regional Plan desired regional outcomes through the application of appropriate conditions, including compliance with the Infrastructure Agreement.

In relation to (b) the applicant has argued that there is an 'overriding need' for more housing land within Redland City and if the proposed development were refused the community would experience significant adverse economic and social impacts through increased land values caused by an undersupply of housing land to versus demand. They argue that the imbalance would substantially decrease affordability.

In the first instance the land supply reviews (2012 and 2014) prepared by Urbis Pty Ltd as part of Council's background studies for the draft City Plan identified a 'potential' shortfall of housing land supply of up to 5,061 detached dwellings and an oversupply of attached dwellings (up to 12,874). The report acknowledges that the City "*theoretically*" has sufficient land appropriately zoned to accommodate the population growth predicted by Queensland Treasury and Trade to 2041; however it advises that "*In reality... the region is unlikely to be able to accommodate this population in the form of dwellings they will require and in the locations they wish to reside*". This is based on the distinct preference in the City for detached housing demonstrated by the City's current dwelling profile, which comprises 87% detached dwellings and 13% attached dwellings.

Additionally it is noted in the report that this preference also manifests in new development approvals, which for the last three years has comprised only 16.7% attached dwellings. In order to accommodate the predicted population growth within the areas already zoned for residential development this figure would need to increase to 53%. It is considered unlikely that policy measures alone could reverse these trends with immediate effect. For example this would also need to be supported by significant investment in infrastructure and services.

In the *Redland Land Supply Review 2014* Urbis identified an alternative, perhaps more realistic target, of 35% attached dwellings / 65% detached dwellings. In this scenario the City would experience an undersupply of detached dwellings of between 4,397 and 5,061. Considering the identified supply (8,879 detached dwellings) and the review period of 27 years (2014-2041) this means it is unlikely that the undersupply would occur until after 2031. This provides Council sufficient time to address this potential undersupply through the City Plan drafting process in consultation with the local community, which is currently underway.

It is acknowledged that the proposed development is one means by which this unmet 'need' could be addressed, however it is not accepted that the community would experience significant adverse social and economic impact if this application were not approved, given that Council has the ability to address this potential shortfall and sufficient time to do so.

In assessing the application against criteria a), it was determined that the development would provide social and economic benefits beyond the subject site through the provision of infrastructure and employment opportunities. It is therefore necessary to also consider whether the refusal of the application and the loss of this investment would cause the community to experience significant adverse economic and social impacts. Although the City would indeed benefit from the community and destination park there is not an established unmet need or shortfall of such facilities. Likewise, although the reticulated sewer network could provide an opportunity for the existing residents neighbouring the subject site to connect to this service, this has not been identified as a Council objective and is unlikely to be Council funded in the near future (this is reaffirmed by the fact that it is not identified in Council's Priority Infrastructure Plan).

It is therefore better described as an added benefit of development rather than addressing an unmet need. A new community facility is currently needed in the southern part of the City, however it is understood that this need is expected to be accommodated within the Weinam Creek Priority Development Area, which is more centrally located in relation to the community it needs to serve. This means the facility proposed by Shoreline is an additional benefit rather than a critical provision. The two district sports facilities proposed by Shoreline would address a significant unmet need in the south of the City, however Council's City Spaces team has advised that a community of 10,000 residents would generate the need for district sports facilities in its own right. It is therefore considered that although the proposed development would temporarily relieve an existing community need it would eventually reproduce it. So whilst a refusal would result in the current need remaining unmet this is considered a short term disadvantage and given the development would ultimately regenerate the need for more facilities it is not considered that the loss of these facilities could be described as having a significant adverse impact.

Based on the above assessment, it is considered that the development does not comply with criteria b) of the SEQRP SPRP.

Finally, Schedule 2 makes some additional qualifications regarding the overriding need criteria that should also be considered, specifically that the following do not establish overriding need in the public interest:

- a) *activities with relatively few locational requirements such as residential development and shopping centres; or*
- b) *interests in or options over the site; or*
- c) *the site's availability or ownership.*

In relation to a) it is considered that this requirement is targeted at incremental development on the edge of the urban footprint that put significant strain on existing infrastructure networks rather than master planned communities that deliver their own infrastructure. This is supported by the assessment of the application against the Desired Regional Outcomes of the SEQ Regional Plan, in which the key area of conflict relates to the impact on infrastructure (see the

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relevant section of this report). Criteria b) and c) are not applicable in this case, as weight has not been applied to these factors in the assessment.

In conclusion, it is considered that the proposed development does not comply with the criteria contained in the SEQRP SPRP, however before concluding that this constitutes a conflict with the instrument it is important to reflect on its intent and purpose and have regard to the concurrence agency response issued by DSDIP. In relation to the former, Section 1.3 clarifies the relationship of the SPRP to the SEQ Regional Plan, stating that the instrument implements the regional plan. It is therefore considered appropriate to also reflect on the assessment of the proposed development against the policies contained in the Regional Plan. This is detailed under the relevant heading in this report, however it concludes that the application, through conditions, is able to comply with the SEQ Regional Plan policies. It is reasonable to therefore consider that the development upholds the intent and purpose of the SEQRP SPRP. Finally, in relation to the latter, it has been established under the background subheading for this section that significant weight should be afforded to the concurrence agency response on this matter, being that the development is considered to comply with the assessment criteria of these provisions.

When these additional matters are taken into account, the balance of the assessment shifts such that the application is considered to comply with the SEQRP SPRP.

### ***SEQ Koala Conservation SPRP***

The development application is for a Material Change of Use of premises and the subject land is mostly located within an area identified as being a “priority koala assessable development area”. Division 6 of the SEQ Koala Conservation SPRP therefore applies.

#### Prohibited Development

Division 6, section 6.2 identifies prohibited development under the SPRP as:

*Development to which this division applies, that is a material change of use of premises, is prohibited development to the extent that:*

- a. it is for an urban activity, other than rural residential development; and*
- b. is in an area specified under a local planning instrument as having an open space, conservation, rural or rural residential purpose.”*

The proposed development is a material change of use comprising residential and town centre precincts, it is therefore considered to propose urban activities. It is not however considered by officers as having an open space, conservation, rural or rural residential purpose in the Redlands Planning Scheme (v6.2). Notwithstanding this, officers sought legal advice from one of its panel law firms. After considering that advice, officers formed a view that there was an argument that the proposed development may constitute prohibited development. Accordingly, Council requested that the developer provide separate, independent legal advice on that issue.

The developer engaged Mr Christopher Hughes QC and Mr Michael Williamson of Counsel – two leading planning and environment law barristers in Queensland. Their joint opinion asserts that the proposed development does not constitute prohibited development.

In the interest of clarity it is therefore necessary to detail the arguments for and against the interpretation of the Investigation Zone having a rural purpose.

*Argument that the Investigation Zone has a rural purpose*

Under the Redlands Planning Scheme the land is zoned Investigation. Clause 4.8.7 of the Investigation Zone code states that the Overall Outcomes are the purpose of the zone code. The Overall Outcomes comprise, inter alia:

- a) *Uses and Other Development*
  - i. *Provide for a limited range of uses that-*
    - a. *Protect the productive traditional rural activities that rely on the use of the land;*
    - b. *Maintain the current low-intensity and open character of the land;*
    - c. *Provide for a rural lifestyle with detached housing on existing individual lots;*
    - d. *Restrict development, including reconfiguration, until such time as the suitability or otherwise of the land for possible future urban purposes is established.*
- b) *Built Form and Density*
  - i. *The scale of uses and other development contributes positively to the maintenance of a rural landscape setting by -*
    - a. *limiting building height to maintain a low-rise appearance;*
    - b. *protecting the open landscape and Moreton Bay setting;*
    - c. *ensuring buildings have recognisable elements in relation to siting, width, depth and bulk that are consistent with lot size and the rural landscape setting;*
  - ii. *The density of uses and other development are characterised by a predominance of land being used for rural purposes and associated structures on large lots;*
- c) *Amenity*
  - i. *Uses and other development achieve a high standard of rural amenity by -*
    - a. *protecting and enhancing places of cultural significance or landscape value;*
    - c. *providing a landscape setting that complements the rural nature of development;*
    - d. *mitigating impacts associated with light, noise, air and traffic to a level commensurate to a rural environment.*
  - ii. *Uses are compatible with the maintenance of a high standard of rural amenity that is characterised by -*
    - a. *the retention of scenic landscapes and vistas, including productive rural land, bushland, waterways and Moreton Bay;*
    - b. *buildings and other structures minimising visual impacts on the rural landscape setting.*

These Overall Outcomes indicate a strong preference for development that protects and maintains the rural character and amenity of the local area. Given that clause 4.8.7 highlights these overall outcomes as the purpose of the zone code it can be argued that the zone has a rural purpose.

Further, a recent case in the Planning and Environment Court (*Jimboomba Lakes Pty Ltd v Logan City Council and Ors* [2014] QPEC 61) considered the interpretation of “purpose” of a zone under a planning scheme. The Judge concluded that the criteria in that case did not explicitly refer to the predominant purpose and as such to determine the purpose of the zone consideration should be given to whether the land is favoured for a particular use. Critically the Judgment also identified that an area could have more than one purpose. Whilst it is noted that this Judgment relates to criteria contained in the SEQ Regional Plan SPRP that exempts development from its provisions if “*the premises are in - an urban area under a planning scheme...*” its conclusions on “purpose” are pertinent to the consideration of this application against the SEQ Koala Conservation SPRP criteria. When consideration is given to the conclusions of the aforementioned Judgment it could be argued that the Overall Outcomes of the Investigation Zone and the identification of rural uses (e.g. Agriculture and Animal Keeping) as consistent in the zone, demonstrate that the area favours rural uses and can therefore be said to have a rural purpose. Moreover, given the criteria in this case refers to a “specified” purpose it could also be argued that less is required to establish a rural purpose than in the Jimboomba Lakes case. The Macquarie Concise Dictionary defines the word specified as “1. *to mention or name specifically or definitely; state in detail.* 2. *to give a special character to.*” On this basis it could be said that rural purposes merely have to be named or mentioned to give the area a rural purpose.

Finally, although the Overall Outcomes of the Investigation Zone code do identify that the ultimate intent of the area is not established, the language is decisively uncertain on this matter, relying on terms such as “*until such time*” and “*future*”. It could be argued that although the ultimate purpose of the area is not established the current purpose, based on the above analysis, is rural and therefore the development could be considered prohibited under the SEQ Koala Conservation SPRP.

*Argument that the Investigation Zone does not have a rural purpose, nor an open space, conservation or rural-residential purpose*

It is important to point out that Section 4.8.7(1) stipulates that “*the overall outcomes are the purpose of the Investigation Zone Code*”. It does not specify that the overall outcomes are the purpose of the zone/or area. The function of a code is focused at the assessment of development applications and the consideration of whether a proposal aligns with the outcomes sought for that area. It is therefore limited in the context of determining the purpose of an area for the SEQ Koala Conservation SPRP criteria. It is considered that in order to determine the specific purpose of the area under the Redlands Planning Scheme it is appropriate to consider the planning scheme as a whole. On this basis it is necessary to have regard to the following:

- a) the Investigation Zone code, including
  - i. the name of the zone;
  - ii. the Table of Assessment in the Investigation Zone, which describes the level of assessment for various uses within the zone;
  - iii. the list of development considered to be inconsistent in the zone;

- iv. a comparison to other zones, particularly the Rural Non-Urban and Emerging Urban Community zones;
  - v. the Overall Outcomes of the zone code; and
- b) the Strategic Framework.

In relation to a)i it is noted that the applicable zone is named Investigation, this provides the first intimation to the purpose of the zone, namely the investigation of strategic options for the land.

In relation to a)ii, iii and iv it is necessary to review the Table of Assessment and Inconsistent Uses table in the Investigation Zone Code alongside the corresponding tables in the Emerging Urban Community Zone code (EUC) and the Rural Non-Urban Zone code (RNU) (Attachment 4 – Zone Comparison Table). The RNU zone identifies land that has a rural purpose. The EUC zone identifies land that has generally been identified as suitable for urban development, but within which development should be restricted until it has been structure planned. A comparison of these zone codes to the Investigation Zone will provide the broader context of the whole planning scheme.

Although prima facie the tables of assessment merely outline a list of uses, it is considered that through analysing the lowest levels of assessment for each use and the uses that are identified as being inconsistent in the zone, then comparing them across the above three zones a clearer picture of their purpose and intent emerges. When considering the lowest levels of assessment for the listed uses it is noted that the Emerging Urban Community and Investigation zones are identical. Specifically, 8 of the 20 uses listed have a higher level of assessment in both the EUC and Investigation zones than the RNU zone. 5 of these are rural; Agriculture, Forestry, Intensive Agriculture, Produce Shop and Rural Enterprise. The remaining three have a generally more urban nature; Dwelling House, Display Dwelling and Estate Sales Office.

Additionally, the EUC and Investigation zones have identical lists of inconsistent uses comprising 43 uses in total (urban and rural in nature) as well as Reconfiguring a Lot. All of these are inconsistent throughout the zone with no exceptions. Conversely the RNU zone identifies only 25 uses that are inconsistent throughout the zone, with 20 uses and Reconfiguring a Lot inconsistent and only in some instances/areas. This demonstrates that considerably more control is applied to all development in the EUC and Investigation zones, applying to rural, urban and recreation uses alike. The reason for this is that both zones are intended to restrict development that could otherwise prejudice the ultimate intent for the land (whether that is urban or rural).

In relation to a)v it is also considered appropriate to compare the Overall Outcomes of the Investigation Zone code with those contained in the EUC and RNU zone codes. Whilst the Overall Outcomes of the Investigation Zone code focus on rural objectives, as already explained, it is considered this is due to the existing rural uses of the land. The Investigation Zone code must continue to regulate development on the land until the ultimate purpose of the area is established. On the basis that the ultimate purposes of the area could be rural these provisions must ensure that any interim development is compatible with the current character and uses of the land.

This is further supported when the language of the Overall Outcomes is analysed and compared to that contained in the EUC and RNU zone codes. In both the Investigation and EUC zones the language in the Overall Outcomes is heavily limiting, using words such as “*protect*” “*maintain*” and “*restrict*” allowing in both instances only for a “*limited range of uses*”. Conversely, the language of the Overall Outcomes of the RNU Zone focus on enabling appropriate uses, with more active words such as “*provide for uses that...promote... encourage... [and]... generate*”. It is only in relation to residential uses that it stipulates “*Provide a limited range of residential uses...*” This further compounds the argument that the purpose of the Investigation Zone is to hold the land, restricting development until the ultimate strategic intent is determined.

Additionally, the Overall Outcomes of both the EUC and Investigation Zones comprise substantial explanatory notes that further clarify the purpose of these zones. The EUC Zone identifies that land within it is generally considered suitable for urban development and the restrictions on the land apply until Council completes the necessary structure planning to determine the best use and layout of the area. The Investigation Zone note identifies that the suitability of the land for potential urban use has not been established and that further investigative work needs to be undertaken. Notwithstanding the differences, the review of the Tables of Assessment, Inconsistent Uses tables and the wording of the Overall Outcomes demonstrates that the specific purpose of both zones is to limit development that would otherwise frustrate the strategic purpose of the land being realised.

Finally, it is also important to review the Strategic Framework of the Redlands Planning Scheme. Although this part of the scheme does not have a statutory role in development assessment (as referenced in para 3.2.1(2) of the RPS), it is considered that in determining the purpose of an area in the context of the SEQ Koala Conservation SPRP criteria the Strategic Framework provides critical understanding of the purpose of all areas in the City. The pertinent parts of the strategic framework are contained under clause 3.2.3 *Strategies for the City*, which identifies the following subheadings that are of particular relevance:

- (1) Urban Settlement Pattern and Population Growth
- (5) Rural Areas
- (6) Natural Environment
- (7) Recreation and Open Space

Subheading (1), as indicated by its name, highlights the urban settlement and population growth strategies for the City. Paragraph (g) in this section identifies the subject land as being included in the Investigation Zone. It clarifies that “*The Investigation Zone will protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies and investigations as required by the Regional Plan are conducted and completed.*” This reaffirms previous conclusions that the purpose of the Investigation Zone is to protect the land. Relevantly a review of sub-headings (5), (6) and (7) also highlights that the areas of the city that are specified as having a rural, conservation and open space purpose are zoned accordingly:

(5) *Rural Areas*

*“Redlands Planning Scheme recognises the economic, character and scenic amenity and environmental value of the City’s rural areas and provides for the protection of these values through the inclusion of such*

*areas in the Rural Non-Urban Zone and in some cases the Environmental Protection and Conservation Zones.”*

*(6) Natural Environment*

*“The protection of areas of ecological, habitat and/or biodiversity significance is facilitated by the inclusion of such areas within the Conservation Zone or Environmental Protection Zone.”*

*(7) Recreation and Open Space*

*“The City’s key recreational resources are identified and protected for recreational purposes through complementary inclusion generally in the Open Space and Conservation Zones.”*

Neither the Rural Areas, Natural Environment nor Recreation and Open Space strategies specify that the Investigation Zone has any of these purposes, nor do they even mention that the zone supports the objectives of these strategies. The only reference to the Investigation Zone in the Strategic Framework is under the *Urban Settlement Pattern and Population Growth* strategy heading as discussed above. It is clear that in drafting the Redlands Planning Scheme Council could have included the land in any of the above zones if the purpose of the subject site was rural, conservation or open space. Likewise, if it was considered as having a rural residential purpose it could have been included in the Park Residential Zone. Additionally, if the purpose of the Investigation Zone was truly rural and the investigation components only a reference to the land’s strategic potential, Council could have zoned it Rural Non-Urban and simply identified this in the Strategic Framework. Instead it was decided that the land be allocated its own zone, the only purpose of doing so is to ensure the land is protected from inappropriate development with heavy restrictions on all types of development, with very few uses identified as appropriate.

In conclusion, when the Redlands Planning Scheme is considered as a whole it is officers’ opinion that the purpose of the Investigation Zone is to protect the subject land from inappropriate development until such time as the suitability (or otherwise) of the land for urban development is determined. For this reason, it is considered that the proposed development does not constitute prohibited development under Section 6.2 of the SEQ Koala Conservation SPRP.

Assessment

It is noted that the overarching intent of this SPRP is to achieve a “net benefit” for koala habitat in South East Queensland. This is intended to be achieved by ensuring the retention and protection of existing koala habitat, where practicable, and to offset the loss of any koala habitat through rehabilitation.

The SPRP breaks land up into different habitat designations, which identify the differing koala habitat values of the land (Attachment 5 - SEQ Koala Conservation SPRP map). The Shoreline land comprises a number of different designations:

- *Generally not suitable / not assessable* (shown in grey) – covers land in the south-west that accommodates a nursery, an area in the south-east of the site that is a large dam, land along the foreshore (including some areas of remnant vegetation). This designation identifies that the SPRP is not applicable to this portion of the site, and therefore clearing can occur without any need to offset koala habitat loss. Notwithstanding this it is noted that the areas of remnant



vegetation included within this classification are protected by vegetation clearing conditions imposed under the concurrence agency response issued by SARA.

- *Low Value Rehabilitation* (shown in very light pink) – covers part of the subject site to the west of Serpentine Creek Road. The area is a drainage corridor. This designation does not necessarily require offset planting where existing vegetation is lost.
- *Medium Value Rehabilitation* (shown in light pink) – covers the majority of the site. This designation requires offset planting where existing vegetation is lost, and represents areas that logically complement and expand the bushland designations.
- *High Value Rehabilitation* (shown in dark pink) – covers a very small area of the lot in the south western corner of the site (on Lot 252 on S312432). This designation requires offset planting where existing vegetation is lost, and represents areas that logically complement and expand the bushland designations.
- *High Value Bushland* (shown in dark green) – covers the balance of the site, the northernmost lot (Lot 2 on RP 149309), a large area at the centre of the site (across a number of lots) and a portion of the most easterly lot (Lot 2 on RP140163). This designation precludes all clearing of non-juvenile koala habitat trees and represents areas that currently play a role in providing koala habitat.

#### Request under Division 9 of the SPRP

As part of the development application the applicant has lodged a request that Council make a determination that parts of the subject site are of a different koala habitat type than that shown on the abovementioned map. The table below details the proposed amendments and the justification behind each.

A critical part of this assessment was the definitions of Bushland habitat and Rehabilitation habitat contained in Schedule 4 of the SPRP. These are:

*Bushland habitat means:*

- a. *an area that is mapped as bushland habitat on the Map of Assessable Development Area Koala Habitat Values; or*
- b. *an area:*
  - i. *that is either:*
    1. *greater than two hectares in size; or*
    2. *less than two hectares in size but is within 50 metres of surrounding bushland habitat; and*
  - ii. *that is characterised by intact contiguous native vegetation and may include remnant and non-remnant or regrowth vegetation; and*
  - iii. *that has a landcover composition of predominantly forest ranging from closed canopy to open woodland; and*
  - iv. *that contains an assortment of eucalypt species used by koalas for food, shelter, movement and dispersal; and*

- v. *that is not a plantation forest.*

*Rehabilitation habitat is an area that is:*

- a. *mapped as rehabilitation habitat on the Map of Assessable Development Area Koala Habitat Values; or*
- b. *an area of habitat other than intact, contiguous native vegetation on a lot equal to or larger than 0.5 hectares in size that:*
  - i. *has a land cover composition comprising of a mix of forest, scattered trees, grass and bare surfaces; and*
  - ii. *provides koala populations with food and shelter trees while allowing for day-to-day movement, dispersal and genetic exchange.*

Officers have reviewed the request lodged by the application under Division 9 of the SEQ Koala Conservation SPRP and considered whether the vegetation on the subject lot meets the definition for the corresponding habitat value as mapped. The agricultural and rural-residential uses that have occurred on the land have resulted in large amounts of vegetation being cleared, which has resulted in areas of habitat value becoming smaller and more isolated over time. Very little of what remains on site meets the definition of bushland habitat (as described above), the patches of vegetation are generally too small or separated from other areas of bushland habitat.

The majority of the subject site comprises a mix of forest, scattered trees and grassed areas in accordance with the definition of rehabilitation habitat however some areas do meet the bushland habitat definition and will therefore maintain that designation. Officers support the amendments proposed by the applicant. On this basis it is recommended that the application be assessed against the SPRP having regard to the recommended changes to the koala habitat type mapping.

The detailed assessment undertaken by officers is included in Attachment 6 (Attachment 6 – Assessment of request under Division 9 of the SEQ Koala Conservation SPRP).

Division 6 of the SPRP is applicable to the subject application, as it relates to “Development in a Priority Koala Assessable Development Area”. The following assessment criteria are from Division 6 of the SPRP.

Criteria from SPRP	Comments
Site design does not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat.	<p>The proposed Precinct Plan does identify areas of bushland habitat within the Town Centre Frame and Residential precinct. In order to ensure compliance with this criterion a condition is required to ensure there is no clearing of non-juvenile koala habitat trees in areas of bushland habitat.</p> <p>It is noted that the Town Centre Frame precinct proposed on Lot 1 on RP133830 is not recommended for approval and instead is subject to a requirement of the Infrastructure Agreement that the land be dedicated for conservation purposes.</p>

Criteria from SPRP	Comments
<p>Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat, with any unavoidable clearing minimised and offset in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy at a ratio of five new koala habitat trees for every one non-juvenile koala habitat tree removed or an equivalent cash contribution.</p>	<p>The majority of the subject site is identified as Medium Value Rehabilitation. There is sufficient cleared land to deliver the proposed development, however it is likely that some clearing will occur.</p> <p>The proposed layout comprises environmental / conservation / rehabilitation corridors. Given that large areas of the site are currently grassed grazing and cropping land, it is considered that the proposed layout will result in a net gain of koala habitat.</p> <p>Notwithstanding this it is noted that the criterion specifies that “unavoidable” clearing is minimised and offset. Given the high level of the proposed development it is difficult to determine this now. It will therefore be an assessment matter for the detailed development permit stage. It is however acknowledged that if the application is approved Division 2 of the SPRP will apply and these provisions will fall away. As such, to ensure the detailed applications appropriately address this criterion a condition will need to be applied consistent with these provisions, with the required offset rate aligning with the <i>Environmental Offsets Act 2014</i>.</p>
<p>Site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site determined through Schedule 2.</p>	<p>The main design feature that will provide for safe koala movement opportunities are the proposed rehabilitated corridors.</p> <p>Notwithstanding this it is acknowledged that there will be a number of barriers that will restrict koala movement, such as:</p> <ul style="list-style-type: none"> <li>• Serpentine Creek Road - increased width and traffic volumes;</li> <li>• Infrastructure within the corridors, particularly stormwater; and</li> <li>• Roads crossing the corridors</li> </ul> <p>It is recommended that a condition be applied requiring a conceptual layout plan of the environmental corridors to ensure that they are designed to maximise koala movement. This will need to address the detail of the three proposed fauna crossings at Serpentine Creek Road, the design of the corridors around stormwater and recreation facilities and the design of roads through the corridors to reduce vehicular speed.</p> <p>This condition will also require that the layout plan be in accordance with the strategic objectives of the approved Open Space and Landscape Strategy.</p> <p>Koala movement through the site is considered to be generally improved as the</p>

Criteria from SPRP	Comments
	increase in trees will permit easier progress from tree to tree rather than over extended areas of open grassland, and the overpasses/underpasses will allow safer movement across Serpentine Creek Road.
<p>During construction phases:</p> <p>a. measures are taken in construction practices to not increase the risk of death or injury to koalas; and</p> <p>b. native vegetation that is cleared and in an area intended to be retained for safe koala movement opportunities is progressively restored and rehabilitated.</p>	<p>It is considered that these matters will be assessed in detail at the development permit stage.</p> <p>It is noted that this requirement is also reflected in Division 2 and will therefore apply to future development application if this Preliminary Approval is approved.</p>
<p>Native vegetation clearing is undertaken as sequential clearing and under the guidance of a koala spotter where the native vegetation is a non-juvenile koala habitat tree.</p>	<p>No clearing is proposed as part of this application.</p> <p>This requirement is carried over in Division 2 of the SPRP. Future development applications will be required to demonstrate compliance with this criterion.</p>
<p>Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.</p>	<p>The application does not detail landscaping activities as part of this application. It is noted however that these provisions are not carried into Division 2 of the SPRP that will apply to the detailed application stages.</p> <p>It is considered necessary to condition this criterion to be included in the Plan of Development for each precinct. The Open Space Landscape Strategy identifies that koala food trees will be planted where appropriate within the open space corridors and foreshore open space. However for clarity it is considered necessary to ensure that these requirements are explicitly expressed. This will be a recommended conditioned amendment to the Open Space Landscape Strategy.</p>

The development is considered to result in a net increase in koala habitat and is considered to comply with SEQ Koala Conservation SPRP.

***State Planning Policy (SPP)*** (Attachment 7 - SPP mapping extracts)

The State Planning Policy came into effect in December 2013 and in accordance with Sections 314 and 316 of SPA applies to the assessment of this development application. The SPP is not considered to be appropriately reflected in the Redlands Planning Scheme given the adoption of the RPS preceded that of the SPP.

Transport noise corridor

It is noted that Serpentine Creek Road has an associated noise corridor for the entire length adjoining the site. There are no related policies in the SPP to be considered as part of this assessment. Further, Serpentine Creek Road is a State

controlled road and the concurrence agency response from SARA included a condition requiring the erection of an acoustic fence along the road frontage of the site.

The scale of the acoustic fence required by the concurrence agency condition is likely to cause unacceptable impacts to the streetscape along Serpentine Creek Road. It is therefore recommended that a new specific outcome is inserted for the precincts that will accommodate the acoustic fence, being the Town Centre Frame, Residential and Open Space precincts, requiring appropriate design and landscaping to reduce its visual impact:

*Acoustic barriers along Serpentine Creek Road –*

- a) Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
- b) Are designed for longevity; and*
- c) Are provided with maintenance access; and*
- d) Provide for pedestrian and fauna permeability and protection; and*
- e) Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
- f) Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

State interest – biodiversity

There are four matters of state environmental significance affecting the site: wildlife habitat (koala bushland and migratory birds), regulated vegetation, regulated vegetation intersecting a watercourse and high ecological significance (wetlands). As such the state interest for biodiversity applies and the application must be assessed against the following criteria:

*Development:*

- (1) enhances matters of state environmental significance where possible, and*
- (2) identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*
- (3) manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.*

Wildlife Habitat (koala bushland, migratory birds)

*Koala bushland*

The subject site has been extensively cleared over the previous fifty years to facilitate the agricultural activities that have occurred. This has caused significant damage to koala habitat causing fragmented and isolated habitat. The proposed development incorporates a network of open space corridors and conservation areas that will provide a net increase in koala habitat, improved connectivity between pockets of existing bushland habitat and will provide for safer koala movement over what presently exists.

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The application incorporates an Open Space Landscape Strategy that identifies the critical objectives of the various parts of the network. For the open space corridors and conservation area the critical objective is continuity of habitat and safe fauna movement. This strategy also requires that the design of the corridors ensure that infrastructure located in these areas does not inhibit safe fauna movement.

A condition requiring the submission of a master plan detailing corridor design including the proposed fauna overpass and underpasses across Serpentine Creek Road and how the various functions of the corridors can be achieved whilst maintaining the safe movement of koalas (and other fauna) through the site, is recommended.

#### *Migratory Birds*

All areas of the subject land identified in the SPP mapping as being habitat for migratory birds are located in the proposed open space precinct or adjoining the site to the east. This is reaffirmed by the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd (BAAM). Preliminary assessments undertaken by them identified that there were no significant high tide roosts for shorebirds within or adjacent to the development area. Moreover, they assessed the man-made dams located within the subject land and advise that whilst they may offer some habitat value for migratory species, none had significant habitat value to be considered critical for migratory birds. BAAM recommend that more detailed assessments be undertaken of high tide feeding areas for listed species to inform the detailed planning stages and the EPBC Act referral.

It is considered that for the purposes of this S.242 preliminary approval the assessment undertaken by BAAM is sufficient to address the state interest. However, it will be necessary to condition the undertaking of further assessment in accordance with the recommendations of BAAM to ensure that the uses proposed within the vicinity of the mapped habitat are suitable and do not pose a significant adverse impact.

#### *Regulated vegetation*

The site contains two patches of regulated vegetation (reflecting Not of Concern Remnant Ecosystem under the Vegetation Management Act 1999).

- A section of the proposed central waterway / habitat corridor east of Serpentine Creek Road; and
- a patch of vegetation east of the “circular dam” in the north which will become part of the foreshore Open Space precinct.

Development is not proposed in these two areas, with rehabilitation and enhancement where required. Both are required to be dedicated to Council for Conservation purposes in the Infrastructure Agreement and are subject to State conditions controlling any clearing activities.

#### *Regulated vegetation intersecting a watercourse and Wetlands (Palustrine and Lacustrine)*

The historic agricultural land uses of the subject site have substantially altered the landscape and waterways from their natural state, particularly through the creation of multiple dams throughout the site. The land is predominantly cleared of wetland

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areas with much of the mapped vegetation being grassland used for grazing. The proposed open space corridors are located along natural drainage lines, the restoration and revegetation of which will enhance their environmental values.

It is noted that all areas of high ecological significance (wetlands) are located on land proposed to be included within the Open Space precinct within the development. No clearing or disturbance to this vegetation is proposed. The applicant lodged the *Shoreline Ecological Assessment* prepared by BAAM and *Preliminary Advice with respect to Aquatic Ecology* prepared by FRC Environmental, both of which confirm that the areas mapped will be protected by the Open Space precinct and will result in improvements in water quality as part of the proposal.

#### State interest – coastal environment

The coastal management district affects approximately 73ha of land on the eastern side of Serpentine Creek Road adjoining Moreton Bay. The proposed development is likely to impact on the views to the bay currently available at some parts of Serpentine Creek Road, however it is considered that public access to a new destination park along the foreshore, an area currently in private ownership, will offer a substantially improved view of the bay and to a greater number of people. It is considered that this benefit is sufficient to outweigh the impact to the existing views along parts of Serpentine Creek Road.

It should be noted that the proposed development is not considered to constitute an adverse impact to an important natural coastal landscape. This area has been extensively farmed for more than 50 years and as such very little remains of the 'natural' coastal landscape. The areas of vegetation below the Highest Astronomical Tide, including mangroves along the coast and clusters of remnant vegetation will be retained and are not included in the developable areas of the proposal.

Finally, the development application does not comprise any private marine development, canals, dry land marinas, artificial waterways, reclamation of tidal land or provide for the handling and disposal of ship source pollutants.

The proposal is considered to comply with the requirements for the coastal environment state interest.

It is also pertinent to note that the matter of the coastal management district was a concurrence agency referral matter. The response received from SARA included a condition requiring that the proposed 'Foreshore Subprecinct' is maintained as a development free buffer, except for infrastructure and non-habitable structures.

#### State interest – water quality

The applicant has lodged a Water Sensitive Urban Design (WSUD) Preliminary Advice report that is consistent with the performance outcomes of the SPP code: Water quality (appendix 3 of the SPP). The WSUD report identifies that the proposed development will decommission the existing dams and formalise the existing ephemeral waterways. Stormwater management (treatment and storage) will comprise the re-established waterways, wetlands and bioretention basins. The report is not a detailed strategy but establishes the regional principles with which future development will be required to comply.

It should be noted that in relation to Performance Outcome P02 of the SPP code: Water quality, the method by which wastewater will be discharged has not been finalised. The wastewater strategy lodged as part of the development application proposed irrigation on the development site and adjoining land. The applicant also presented the option of transporting treated effluent to the Cleveland Power biomass plant. The proposal did not include any indication of direct disposal to a waterway. It is understood that the applicant is exploring alternative wastewater treatment and disposal solutions and may not implement the strategy they lodged as part of the application. This matter has been addressed in the Infrastructure Agreement, which requires the applicant secure a final wastewater solution that complies with a number of standards and approved by Council before the first lot is sealed. The applicant will need to obtain the necessary approvals and permits.

It is considered that the development complies with the performance outcomes of the SPP code: Water quality and therefore maintains the state interest water quality.

#### State interest – natural hazards, risk and resilience

This state interest applies as the development application is on land identified in the SPP mapping as in a bushfire hazard area and a coastal hazard area (erosion prone and medium storm tide).

#### Bushfire Hazard Area and impact buffer

The development application is supported by a Bushfire Management Plan (prepared by The Consultancy Bureau). This document is lodged to facilitate the assessment of the application and also to partially replace Council's Bushfire Hazard Overlay.

The management plan identifies that the risk posed by existing vegetation within the development site is generally low. It confirms that the revegetated corridors will pose an increased bushfire risk, however it is recommended that with appropriate separation from development it is considered a low risk. The report identifies that the main bushfire risk is posed by the dense vegetation on the adjoining land. On the eastern side of Serpentine Creek Road the highest level of risk is the south-east of the site, with areas of medium and high risk vegetation to the south east. The management plan recommends that the entire eastern portion of the site (that is the area to the east of Serpentine Creek Road) can be designed with perimeter roads, manicured separations, walking tracks, sporting and recreational facilities to ensure safety to people and property.

The area to the west of Serpentine Creek Road is at greater risk, although the area is virtually cleared from vegetation and at low risk itself, it is adjacent to a large conservation area with medium to high risk and no active bushfire management. An unplanned fire in this area would threaten this part of the development. The management plan provides a list of actions to be implemented in this area including, but not limited to, the development of a 20m wide perimeter road for access and separation, the provision of water points along the interface with the conservation area and the implementation of an awareness program for all residents. Building attenuation measures will also be required for all dwellings within 100m of an area of medium high bushfire risk.



The Bushfire Management Plan establishes principles to mitigate the bushfire risk posed by vegetation largely outside of the development area. It is considered to satisfy the requirements of the SPP.

Coastal Hazard Area – Erosion Prone

All land within the coastal hazard area that is identified as being erosion prone is located in the Open Space precinct of the development proposal. This area is proposed to be used predominately for open space/recreational use, with some areas reserved for conservation. As such no coastal protection work is required. Moreover the concurrence agency response issued by SARA included a condition requiring the land be maintained development free (except infrastructure and non-habitable structure associated with the open space use).

The development is considered to comply with the requirements of the SPP.

Coastal Hazard Area – Medium Storm Tide

All land identified in the coastal hazard area as being at medium storm tide risk is located in the Open Space precinct. There will be no habitable structures within this area and the State's condition requires that area is to be maintained development free with few exceptions. It is considered the layout of the proposed development responds to the natural risks posed by the site's proximity to the coast and is designed to avoid risk to public safety and property.

The development is considered to comply with the requirements of the SPP.

***South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan)***

The subject site is located within the Regional Landscape and Rural Production Area in the SEQ Regional Plan 2009-2031 and the proposed development incorporates residential development. Table 2E in Section 2.1 of the SEQ Regional Plan State Planning Regulatory Provisions (SPRP) therefore applies. The application has been assessed against these provisions (see the relevant heading in this report).

Notwithstanding the SPRP criteria, Sections 314 and 316 of SPA identify that the application must also be assessed against the SEQ Regional Plan to the extent it is not reflected in the Redlands Planning Scheme (RPS). The RPS was adopted in 2006 and despite a number of amendments since this time it cannot be deemed to reflect the current SEQ Regional Plan. However, the proposed development is considered to be generally consistent with the SEQ Regional Plan policies. There are a number of areas requiring further explanation to clarify compliance, these are discussed below:

Desired Regional Outcome (DRO) 1: Sustainability and climate change

Policies 1.3.1 and 1.3.2 aim at reducing greenhouse gas emissions from transport fuel consumption by adopting patterns of urban development that reduce the need to travel and the distance travelled, for example by increasing the availability of active and public transport modes. The notes associated with this DRO identify that one method of achieving this objective is through co-locating schools, shops, other services and major trip generators close to population centres. It is therefore considered that whilst the location of the subject site is outside the urban footprint away from existing infrastructure compliance can be achieved provided critical infrastructure such as schools and public transport are delivered and appropriately timed to reduce potential external vehicular trips. Moreover the proposed layout

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incorporates planning and design measures that encourage active transport, including a network of pathways and cycleways connecting the proposed town centre and school with the wider residential areas.

It is noted that both schools and public transport are state funded infrastructure and as such Council cannot require the provision of these facilities. Condition 10 of the updated concurrence agency response issued by SARA on 28 October 2015 requires the applicant to design and construct Serpentine Creek Road (adjoining the subject land) and any road identified as a possible future bus route in accordance with the development standards of the *Transport Planning and Coordination Regulation 2005*. Although this does not require the applicant to provide the infrastructure it does ensure that the development is appropriately designed to facilitate the appropriate services.

In relation to the provision of a school, Council has liaised with the Department of Education and Training (DET) and identified an appropriate condition that will halt the progress of development until either confirmation can be provided from DET that a state school has been planned for delivery or a non-state primary school has been granted the relevant approvals. It is considered that the applicant can, through conditions, comply with this DRO. Further detail on this recommended condition is included under the subheading DRO8 (compact settlement) in this Section.

Policy 1.4.1 aims to reduce risk from natural hazards by requiring that development avoid areas with high exposure to flooding, storm tide or sea level inundation, coastal erosion, bushfires and landslides. These matters have been appropriately addressed under the State Planning Policy heading in this report (refer to previous discussion). It is considered that the development complies.

#### Desired Regional Outcome 2: Natural Environment

Policies 2.1.1 - 2.1.5 stipulate that impacts (including offsite impacts) on areas with significant biodiversity value should be avoided or where it is unavoidable the impacts should be offset in accordance with the Queensland Government Environmental Offsets Policy. Additionally, ecological connectivity should be improved with an emphasis on rehabilitating degraded areas. The applicant commissioned BAAM to undertake an Ecological Assessment and FRC Environmental Aquatic Ecologists to provide additional specialist advice in this regard.

BAAM's report advises that habitat supporting species of state significance and significant vegetation will mostly be protected in environmental corridors contained within the proposed Open Space precinct. BAAM confirm that small areas mapped as habitat for the Vulnerable Wallum Froglet (on lot 11 on SP268704) will be offset by the restoration and expansion of other suitable habitat. BAAM further confirm that no undue negative impacts to the long-term future of the local Wallum Froglet population will be caused. It is recommended that a detailed assessment of possible Wallum Froglet (*crinia tinnula*) habitat is undertaken by a suitably qualified professional and if evidence of the species is confirmed, the applicant must demonstrate how the design of the waterways and corridors (including stormwater management/treatment facilities) has considered this.

Matters relating to the impact on Koala habitat are dealt with under the SEQ Koala Conservation SPRP and State Planning Policy heading above. Additionally, the report prepared by FRC Environmental in relation to aquatic ecology advises that

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providing the water sensitive urban design objectives are achieved there will be an improvement to water quality entering Moreton Bay that will benefit the Marine Park.

Desired Regional Outcome 4: Natural Resources and Desired Regional Outcome 5: Rural Futures

Policies 4.2.2 and 5.2.6 seek to protect the region's good quality agricultural land from incompatible development and provide for its long-term and sustainable agricultural use. Map 8 in the regional plan further identifies parts of the subject land as good quality land for cropping/horticulture and grazing/intensive animal production. Notwithstanding this fact, the mapping also highlights the very limited capacity for the site to contribute to regional agricultural objectives. The areas identified comprise two small isolated parcels across a number of smaller lots that incorporate good quality land adjacent to the urban footprint. It is not considered a sustainable location for long term agricultural production and provides limited strategic benefit at a regional level. The applicant has provided some additional commentary on this matter within the Economic and Employment Assessment Report prepared by Giles Consulting International, which attests to the decline of the wider Redlands' agricultural industry. It is considered that although some of the subject land is identified as good quality for agriculture the long term future of the land for such uses is unsustainable in terms of its relative small size, isolation and unfavourable land prices. Its protection for such uses would therefore be counterintuitive and would not of itself support the region's most valuable agricultural land.

Desired Regional Outcome 8: Compact Settlement

The commentary associated with DRO 8 identifies that traditional low density settlement patterns have resulted in increased adverse effects to SEQ residents through increased traffic and congestion and longer journeys to/from work. Therefore in order to promote liveability, transport efficiency and to reduce car dependence the SEQ Regional Plan focuses growth in the urban footprint and towards existing communities to ensure the efficient use of land and existing infrastructure. The applicant justifies development outside the urban footprint on the following key matters;

- (1) Demand for housing land
- (2) Unachievable infill target based on Redlands' historic building trends
  - a. The SEQ Regional Plan 2009 target is to accommodate 21,000 additional dwellings in Redland City by 2031, with 71% of these to be infill development and/or redevelopment of existing sites.
  - b. Between 2001/2 and 2012/13 infill/redevelopment accounted for 20% of the approved dwelling stock. On average 24% since the adoption of the SEQ Regional Plan in 2009.
- (3) Insufficient economic and infrastructure drivers in Redlands to generate consumer demand for higher density development
  - a. The applicant lodged an *Economic and Employment Assessment Report* prepared by Giles Consulting International outlining that access to employment and service opportunities reflected in effective

job density as a key explanatory factor in the attraction of apartment construction activity.

- b. Giles Consulting's report goes on to state that Redland City does not have the transport infrastructure and links with major employment nodes to support higher density residential development.
- c. The applicant argues that this compounds the issue of such a high infill/redevelopment target set by the State.

(4) Insufficient land supply – over dependence on small lots

- a. Broadhectare Study 2013 – land parcels less than or equal to 1.2ha account for almost 59% of all parcels available for future supply. Such small lots are the hardest to develop in an integrated way and are often slow and fragmented.
- b. Urbis Study (update for RCC, 2014) – Likely to be an undersupply in detached dwellings over the period 2014-2041 with the scale of the shortfall up to c.5000 dwellings. Urbis recommend the following strategic options for Council:
  - i. Extend the urban footprint
  - ii. Incentivise the reconfiguration of urban residential lots
  - iii. Convert appropriate areas of low density residential lots to urban residential zoned lots.
- c. Impact of insufficient land supply – increased house prices, decreased affordability and reduced opportunity for young economically active residents to stay in the City and contribute to the economy.

The above points suggest there are a number of factors restricting Redland City from achieving the housing target set by the state and upholding desired regional outcome 8: compact settlement. Officers accept that the lack of sufficient infrastructure (in particular transport) and employment opportunities in Redlands reduce its capacity to substantially increase the uptake of high density development and accommodate housing demand through infill development. This is further reflected in a local preference for traditional detached housing (discussed in more detail under the SEQ Regional Plan SPRP heading in this report). Moreover, the proximity of large employment centres on the Gold Coast and Brisbane will continue to be a significant attractor outside Redland City's bounds. Whilst officers also accept there is a need for more housing land than currently identified for in Redland City, it is not considered an urgent overriding need but one that is most likely to occur in the latter part of the regional plan period (post-2031 as explained under the SEQ Regional Plan SPRP heading in this report). Notwithstanding this, it is important to give weight to the fact that a developer consortium has lodged this application with the intent to develop the land, addressing the supply concern and delivering community benefit.

Additionally, it is pertinent to reflect that the proposed development does itself constitute a compact settlement, comprising a town centre, employment opportunities, recreational and sporting facilities, a vast network of cycleways and footpaths and comprises an average dwelling yield of 18 dwellings per hectare (dph) across the developable parts of the site. Policy 8.1.4 of the SEQ Regional

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Plan identifies a minimum yield of only 15 dph. The application also seeks to facilitate the extension of the bus network to service the site and conditions imposed by the State will ensure the internal road network can accommodate it.

Weight should also be given to the fact that there is not considered to be an alternative location within the Urban Footprint that could accommodate the potential unmet demand for housing land. This is discussed in more detail under the SEQ Regional Plan SPRP heading in this report.

Nonetheless, being outside the Urban Footprint means the area is also outside state and local government infrastructure delivery programs. This means there is some uncertainty around the funding and timing of necessary infrastructure. Redland City Council has negotiated an Infrastructure Agreement to secure the provision of local infrastructure and SARA has applied conditions to address the provision of necessary upgrades to the State road network however there remains uncertainty over some state funded infrastructure such as schools and public transport. This does raise concern over the impact of this development on existing state infrastructure capacity, particularly schools.

Policy 8.2.4 specifies that *“Proponents must demonstrate how necessary infrastructure and services for broadhectare areas outside current state and local government infrastructure delivery programs will be delivered and funded”*.

Beyond applying the concurrence agency conditions to any approval Redland City Council, as assessment manager, does not have the jurisdiction to condition the delivery of further state infrastructure. Therefore, in order to ensure the development can satisfy this policy it is recommended that a condition be applied preventing the development proceeding beyond the capacity of existing schools. In order to determine an appropriate timing, officers have liaised with the Department of Education and Training (DET). These discussions have confirmed that the new development will generate the need for at least one new primary school. DET officers have advised that considering existing capacity at local primary schools and the feasible expansion of those schools, a trigger to halt development would appropriately be applied at 1000 lots to ensure sufficient time to accommodate future students. DET officers have recommended that a trigger related to secondary school provision is not necessary. It is therefore recommended that a condition be applied requiring the applicant to provide either confirmation from DET that additional growth has been planned for; or demonstrate that a non-state primary school has the appropriate approvals within the subject land, prior to the plan sealing of the 1000<sup>th</sup> lot.

This policy indicates that the critical concern of this compact settlement objective is to ensure that the existing infrastructure networks and services (roads, schools etc) are not exposed to undue strain. The efficient operation (or otherwise) of these services has a considerable impact on the liveability of an area for existing and future residents. Compliance with this DRO is therefore considered to rely on the ability to ensure that required infrastructure is provided by the applicant or that the impacts are appropriately mitigated.

With the application of the aforementioned condition and the concurrence agency conditions required by SARA and the execution of the Infrastructure Agreement it is considered that the application can be made to comply with this desired regional outcome.

### Desired Regional Outcome 10: Infrastructure

The background commentary for this DRO states that *“Development proposed without existing or planned infrastructure will have to demonstrate how infrastructure can be provided and funded prior to the development being approved.”* Nonetheless the policies that underpin this objective are focused at plan making processes and development assessment of Development Areas identified in the Regional Plan. Policy 10.8.3 does specify that sites for social infrastructure should be identified and secured in outlying areas with high service and transport needs. The note attached to this section of the DRO clearly states that to address these challenges it is necessary to *“ensure new developments include the timely provision of social infrastructure.”*

In relation to social infrastructure the Infrastructure Agreement prepared in communion with the applicant requires the provision of a community facility and recreation and sports parks. It details the standard of service for that provision as well as the timing for its delivery. As detailed previously in this report a condition is recommended to ensure the timely delivery of a primary school. It is considered that the application complies with this policy.

Additionally, Principle 10.6 (information and communication) states *“Provide affordable access to high-speed broadband telecommunications”*. On this basis adjustments to the proposed Plan of Development are proposed to be conditioned to ensure that the requirement to provide telecommunications within new developments includes the National Broadband Network.

It is therefore considered that the application can be made to comply with this desired regional outcome.

### **Redlands Planning Scheme (RPS)**

The application has been assessed under the Redlands Planning Scheme version 6.2.

The application site is zoned Investigation under the Redlands Planning Scheme and is subject to the following overlays:

- Acid Sulfate Soils Overlay
- Bushfire Hazard Overlay
- Habitat Protection Overlay
- Flood Storm and Drainage Constrained Land Overlay
- Heritage Place and Character Precinct Overlay
- Landslide Hazard Overlay
- Protection of Poultry Industry Overlay
- Road and Rail Noise Impact Overlay
- Waterways Wetlands and Moreton Bay Overlay

The application is Impact Assessable and must be assessed against the Redlands Planning Scheme as a whole; however the key issues associated with the RPS are detailed below.

### ***Principle of urban development in the Investigation Zone***

The subject land is zoned Investigation under the Redlands Planning Scheme. The purpose of this zoning is to *“protect the Southern Redland Bay area from fragmentation and intervening inappropriate uses until such time as the studies*

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*and investigations requested by the SEQ Regional Plan are conducted and completed”* (Note to 4.8.7). This is reaffirmed by Overall Outcome (a)(i)d of the zone code which states the zone will provide for a limited range of uses that will “*restrict development, including reconfiguration, until such time as the suitability or otherwise of the land for possible future urban purposes is established*”. The rest of the overall outcomes (4.8.7) and Specific Outcomes (4.8.8) are predominantly aimed at maintaining the open character, rural landscape setting and traditional rural activities associated with the land. This is discussed in more detail under the SEQ Koala Conservation SPRP heading of this report, however it is important to note that it is considered the likely reason for these provisions is to provide guidance to a restricted set of compatible uses, until the suitability of the land (or otherwise) has been determined.

Notwithstanding this, the proposed development is considered to conflict with Overall Outcomes a), b) and c) of the Investigation Zone code (with the exception of part (a)(i)d referred to above) and this must be addressed. However, in order to determine whether this equates to a conflict with the Investigation Zone code itself further consideration should be given to the explanatory note contained within the Overall Outcomes of the Investigation Zone code.

Section 4.8.7 (1), which specifies that the overall outcomes are the purpose of the Investigation Zone code, incorporates an explanatory note. It is important to clarify that Section 2.1.4(5) of the Redlands Planning Scheme identifies that notes are declared extrinsic material and are provided to assist in the interpretation of the Redlands Planning Scheme, and ultimately do not have the force of the law. In this instance given the overall outcomes of the Investigation Zone code represent a dichotomy of objectives, with the maintenance and protection of the existing rural setting on the one hand and the potential strategic urban use of the land on the other, it is considered that the explanatory note should be given weight to assist with the clarification of the outcomes sought for the area (Section 1.1.3 of the RPS). Section 14B of the *Acts Interpretation Act 1954* (Qld) supports this approach providing that consideration may be given to extrinsic material that is capable of assisting with the interpretation of a provision of an act if, inter alia, the provision is ambiguous or obscure.

On this basis, if the application can demonstrate compliance with the criteria contained in the explanatory note it should be considered consistent with the intent of the Zone and should not be deemed to conflict with the code.

Note: Investigation Criteria

The note stipulates that “*Before development of the Southern Redland Bay area could proceed, a number of specific issues need to be resolved...*” These include:

1. *Optimum and most suitable use of the land;*
2. *Form and intensity of development;*
3. *Impact on the adjacent area of scenic conservation value;*
4. *Protection and full public access to the coastline and the bay; and*
5. *Impact on external infrastructure.*

As detailed in the background section of this report a Planning Study and various supporting reports were prepared on behalf of Council in 2007 to specifically address these criteria as part of a submission to the State Government. The Planning Study demonstrated that each could be appropriately addressed and recommended a strategy for development. This Planning Study was published for

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public consultation and although this Planning Study was withdrawn from Council's submission to the State Government in 2008, it is understood that no concerns over the soundness of the report/s were raised.

The study considered the constraints and opportunities of the site, assessed the merits of various development options for the land and then scored these options in relation to urban form, transport, natural resources, open space, sustainability, infrastructure, economic, community and social impact. It demonstrated that the higher density options were preferable as they proved a more efficient use of land, had greater capacity to support transport and utility services, increased employment self-sufficiency and wider housing choice for all sectors of the community. It also identified that a population of 10,000 is the critical mass necessary to support a number of social and community facilities.

In relation to the specific criteria in the note the report made the following recommendations:

Planning Study 2008 – conclusions / recommendations	Shoreline development application
Optimum and most suitable use of the land	
<ul style="list-style-type: none"> <li>▪ Urban use at higher density than traditional detached housing</li> <li>▪ A strong conservation outcome.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The development application proposes high and medium density development in the town centre and town centre frame. Outer residential precinct will provide for lower density housing options</li> <li>▪ Population of 10,000 anticipated</li> <li>▪ A network of open space corridors, conservation land and parks are proposed.</li> </ul>
Form and intensity of development	
<ul style="list-style-type: none"> <li>▪ A vibrant urban village</li> <li>▪ A range of housing types including medium and lower density</li> <li>▪ A strong town centre to encourage employment growth.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Town centre precinct incorporating the main employment centre</li> <li>▪ As above, high, medium and lower density development are provided for</li> </ul>
Impact on the adjacent area of scenic conservation value	
<ul style="list-style-type: none"> <li>▪ Development can result in stronger flora and fauna connections between coastal foreshore and koala conservation areas to the west.</li> <li>▪ Scenic impacts to be managed by detailed urban design and protection of important views from Serpentine Creek Road.</li> </ul>	<ul style="list-style-type: none"> <li>▪ As above, the proposal incorporates a network of open space corridors and conservation areas that will connect the foreshore and areas of remnant vegetation on the eastern side of Serpentine Creek Road with the dense conservation land to the west.</li> <li>▪ A foreshore park will ensure public access to the scenic amenity provided by the views of Moreton Bay. The views currently available from Serpentine Creek Road are not safely enjoyed by the community. The road is undulating with a posted speed limit of 90km/hr. There is no shoulder to safely stop and enjoy the views at present, as such the amenity provided is somewhat limited. Moreover all lots</li> </ul>



Planning Study 2008 – conclusions / recommendations	Shoreline development application
	are privately owned and could at any time plant vegetation that would ultimately obscure the views. It is therefore considered that the provision of a destination and community park along the foreshore will improve the scenic conservation value of the area.
Protection and full public access to the coastline and the bay	
<ul style="list-style-type: none"> <li>▪ Minimum 100 metre wide foreshore reserve along the entire length of the site</li> <li>▪ A pedestrian path linking to Redland Bay township.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of a 100m wide foreshore community and destination park.</li> <li>▪ Provisions of a footpath and cycleway through the community and destination park that will connect to the network in Redland Bay.</li> <li>▪ Provision of two kayak launch points</li> <li>▪ Financial contribution toward a new public boat ramp.</li> </ul>
Impact on external infrastructure	
<ul style="list-style-type: none"> <li>▪ Impacts can be managed and at reasonable cost.</li> <li>▪ Minimal public cost compared to more isolated greenfield locations</li> </ul>	<ul style="list-style-type: none"> <li>▪ Applicant to deliver all infrastructure required to service the development</li> <li>▪ Infrastructure Agreement secures timing of delivery to ensure it is responsive to the growing needs of the community.</li> <li>▪ Infrastructure charges will still apply to the land.</li> </ul>

The Planning Report was accompanied by a recommended conceptual layout for the land, based on the findings of the supporting studies (Attachment 8 – Planning Study 2008 Summary). It should be noted that the proposed layout is generally in accordance with the conceptual one prepared by Council's consultant.

The explanatory note references some additional requirements that derive from the 2005 Regional Plan. These are detailed and addressed in the table below.

A detailed study to determine potential development opportunities and constraints
This has been addressed above.
The proposed development is consistent with the intent of the Regional Plan
The application has been assessed against the current SEQ Regional Plan and considered to comply. Further the application was referred to the Chief Executive of SPA, who assessed the application and issued an approval subject to conditions.
There is a clearly demonstrated public need for the development
The matter of need has been discussed in detail under the SEQ Regional Plan SPRP heading of this report. It has been acknowledged that the professional advice prepared by Urbis Pty Ltd demonstrated a shortage of housing land supply within Redland City to meet the population demands expected to 2041.
Although it is argued within this report that the identified shortfall was not sufficient to address the criteria of the SEQ Regional Plan SPRP, the criteria referenced in the explanatory note is

substantially different. It is considered that a need for housing land has been clearly demonstrated.
Significant environmental values, open space corridor and inter-urban breaks identified and protected
As discussed above, the proposal incorporates open space corridors and seeks to protect the areas with highest environmental values as conservation or open space land.
Major transport and infrastructure corridors are identified and protected
No major transport or infrastructure corridors are affected by the proposed development. The impact of development to the state road network has been assessed by the state and conditions applied.
Land incorporated into the Urban Footprint, with the balance area in appropriate regional land use categories
The land has not been incorporated in the Urban Footprint under the SEQ Regional Plan. Notwithstanding this, it should be noted that the application was referred to the Chief Executive of SPA on the basis that it is located outside the Urban Footprint. SARA issued an approval with conditions when it could have instructed Council to refuse the application. It is clear that the State Government deem the application consistent with the Regional Plan and its objectives. Finally, the application has been assessed against the SEQ Regional Plan and it is considered to comply with the desired regional outcomes.
A structure plan has been developed setting out the overall intent of the proposed development
The application comprises a Plan of Development that details the overall intent of the subject land.
Appropriate State Infrastructure Agreement(s) have been finalised
To officers' knowledge there are no state infrastructure agreements drafted. This is a matter outside of Council's jurisdiction and it is noted that the state had an opportunity to enter into an agreement if it considered it necessary. The State did however apply conditions related to its infrastructure networks, it is therefore considered that this matter has been addressed.
The planning scheme is amended
The current Redlands Planning Scheme maintains the Investigation zoning of the land. It is noted that the letter from the Minister for Infrastructure, Local Government and Planning approving Council's City Plan 2015 for public consultation, advises Council to consider an alteration to the proposed zone following a decision on this application.

In conclusion, not only has Council received independent professional advice that endorses the suitability of the subject land for urban development with a recommended layout, it has been demonstrated above that the proposed development generally complies with the recommendations of that report and the criteria identified in the explanatory note. Consequently it is considered that the application does not constitute a conflict with the Investigation Zone code.

### ***Traffic Impact***

The applicant submitted a *Traffic impact assessment (modelling and forecasts)* prepared by Veitch Lister Consulting (VLC) and a *Traffic Study* prepared by Holland Traffic Consulting (HTC) in support of the development application. It is noted that the applicant's traffic modelling consultant, VLC is the author of the traffic model that informed the preparation of Council's Priority Infrastructure Plan. Their traffic model is used throughout South East Queensland (and further afield) for strategic planning and large scale development projects. The work submitted

by the applicant argued that the development could be accommodated without the need for substantial upgrades to the local road network. The applicant argued that the critical traffic impacts were generally contained on the state road network.

The application was referred to the state for a concurrence agency decision and assessed by the Department of Transport and Main Roads (Attachment 9 – State concurrence agency conditions). The assessment culminated in the application of eight traffic related conditions. The critical matters in these conditions are summarised below:

- Serpentine Creek Road must be upgraded along the frontage of the site as follows:
  - 4 lanes
  - 40m road reserve
  - 6m median
  - 2m shoulders to allow on-road cycle lanes
  - 5m road verges
- 5 intersections along Serpentine Creek Road
  - 3 four way signalised intersections
  - 2 un-signalised left-in/left-out intersections
- 8 intersections external to the site to be upgraded
  - 3 intersections along Beenleigh-Redland Bay Road within Logan City Council area (Bryants Road, California Creek Road and Mount Cotton)
  - 5 intersections north of the site
    - Cleveland-Redland Bay Road and Serpentine Creek Road
    - Cleveland-Redland Bay Road and German Church Road
    - Cleveland-Redland Bay Road, Giles Road and Gordon Road
    - Cleveland-Redland Bay Road and Boundary Street
    - Cleveland-Redland Bay Road and Double Jump Road
- Construction of a 3m high acoustic wall along the Serpentine Creek Road site frontage

As a significant development impact and a matter of particular concern to the community officers sought a peer review. MRCagney Pty Ltd (MRC) was appointed and reviewed all the material lodged by the applicant. They identified some concerns with the use of a strategic model alone to provide the necessary data of likely traffic generation (including levels of self-containment) and trip distribution associated with the development, and therefore also to determine the likely impact of the development. MRC put together a recommended strategy to address these concerns this included the model being re-run assuming a higher number of expected vehicular trips, with trip diversion rates reduced and the application of a manual diversion of traffic from the state network to the local network (it was considered that the model underestimates the efficiency of the state network and therefore underestimates the likely proportion of trips diverted onto local roads west of Cleveland-Redland Bay Road).

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This work was undertaken and demonstrated that in order to accommodate the development several upgrades of the local road network are required. The vast majority of these are projects planned for in Council Priority Infrastructure Plan (PIP) and associated with the Victoria Point bypass. The PIP works amount to some \$22 million worth of work. It is noted that the capped charge infrastructure contributions for road infrastructure payable by the developer significantly exceeds this sum (being approximately \$40 million). In addition to the PIP works two further intersections were identified as requiring upgrades beyond that planned for in the PIP and specifically triggered by the Shoreline development - a signalised intersection at Heineman Road / Double Jump Road and a 2 lane roundabout at Bunker Road / Kingfisher Road. The former is recommended to be required as a condition of the approval. The second will be covered by the \$40 million financial contribution to be collected from the developers (given the roundabout will require the resumption of land these works cannot be conditioned).

It is noted that the peer review also identified significant concerns regarding the capacity of the state road network (even after the conditioned works are completed) and the subsequent impact this would have on the efficacy of the Victoria Point bypass to facilitate traffic movement in the area. The intersections of particular concern are Cleveland-Redland Bay Road / Double Jump Road intersection, the Springacre Road / Boundary Road intersection and the Cleveland-Redland Bay Road / Serpentine Creek Road intersection. Council, however, has no jurisdiction to require works on these roads. Notwithstanding these concerns, it is considered that the applicant can, through a condition and the Infrastructure Agreement, mitigate the impact of development on the local road network.

### ***Environmental Impact***

#### Habitat and impact to fauna

The matter of ecological impact to existing habitat and identified species is covered in detail under the SEQ Koala Conservations SPRP, State Planning Policy and SEQ Regional Plan headings of the report. Notwithstanding this, it is also necessary to consider the application in the context of the environmental objectives in the Redlands Planning Scheme. The application is affected by the Habitat Protection overlay (Attachment 10 – Habitat Protection Overlay Extract), which identifies the following designations over the site: bushland habitat, enhancement corridors and enhancement links.

The key objectives of these designations are to protect existing vegetation and enhance the connectivity of these areas with other areas of habitat value. The proposed development is considered to maintain these objectives. The layout establishes a network of open space corridors and conservation areas that will protect the areas of highest environmental value and connect them to larger conservation areas.

It is however noted that in relation to Lot 1 on RP 133830 (identified as bushland habitat under the habitat protection overlay), the applicant has proposed to develop the cleared portion of the site (associated with an existing dwelling house), and only identifies the southern half of the lot to be dedicated for conservation land, with the remaining land proposed to be in the Open Space Precinct. The Lot is densely vegetated with a mix of remnant and regrowth vegetation. A review of historic aerial photographs of the site indicates that even

the regrowth vegetation is more than 30 years old. Structurally, the bushland is intact with high species diversity represented in the ground, shrub, mid canopy and canopy layer. Further the land represents a node within the proposed open space corridors, and intrinsically can provide habitat for a variety of fauna and flora species. The *Shoreline Ecological Assessment* prepared on behalf of the applicant by Biodiversity Assessment and Management Pty Ltd (BAAM) does not include a detailed environmental assessment to demonstrate why this land should not be protected and maintained for conservation purposes. On this basis it is recommended that the changes proposed to the Habitat Protection Overlay as it applies to this site are not approved. The Infrastructure Agreement includes the requirement for the land to be dedicated for conservation purposes.

The areas of vegetation noted as bushland habitat on lots 3 and 4 on RP105915 have been the subject of a division 9 request under the SEQ Koala Conservation SPRP. The areas are significantly smaller than the overlay mapping demonstrates and would require rehabilitation to meet the definition of bushland habitat. These areas would be more accurately described as enhancement areas. They will be affected by the recommended condition that the clearing of non-juvenile koala habitat trees within areas of rehabilitation should be avoided, and where not possible offset at a ratio of 3 trees for each one removed. (See the SEQ Koala Conservation heading of this report for more detail on this matter)

The remaining areas of bushland habitat are included within the foreshore open space and are proposed to be designated for conservation in the applicant's Master Plan (14009\_SK013 [23] 01 October 2015).

#### Water Quality

The matter of water quality is discussed in detail under the State Planning Policy heading of this report. Notwithstanding this, it is also necessary to consider the specific objectives in the Redlands Planning Scheme in relation to water quality impacts. The Waterways, Wetlands and Moreton Bay Overlay Code and Stormwater Management code aim to ensure that stormwater run-off does not adversely impact on the quality of receiving waters and that water sensitive urban design principles are implemented.

The applicant has lodged a water sensitive urban design strategy as part of the application. It establishes the WSUD objectives for the development, being the reduction in post development loads of total suspended solids (80% reduction), total phosphorus (60% reduction), total nitrogen (T45% reduction) and Gross pollutants (90% reduction). The strategy also outlines that waterways will be re-vegetated, existing dams decommissioned and the waterways re-established. These objectives are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection.

The conceptual stormwater treatment areas proposed are within the expected size range for the proposed development, however as a strategic document it is not an in depth analysis, it is therefore recommended that a condition is applied requiring the applicant to lodge a detailed Stormwater Management Plan for each catchment when the first application in that catchment is lodged.

The subject land has accommodated agricultural uses for more than 50 years and as such is not without significant impact to existing water quality levels. On this basis it is likely that some water quality parameters (and therefore the effect on

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seagrasses and marine life generally) will improve as a result of development and others are likely to worsen. For example contamination from agricultural chemicals will decrease, while urban and road development related pollutants will increase. It is considered that compliance with the objectives of the WSUD strategy lodged by the applicant, with the detailed Stormwater Management Plans will ensure the development complies with the water quality objectives of the Redlands Planning Scheme.

### ***Mosquito Management***

The subject site is located adjacent to the most significant salt marsh mosquito breeding areas in Redland City, this includes locations along the coastline adjoining the site and the islands situated off the coast, particularly Pannikin, Lagoon and Long Islands (there are numerous other breeding areas in close proximity to the subject site, including adjacent islands of Gold Coast). The most common mosquito found in these areas is the *Ae. Vigilax*, a species known to transmit Ross River and Barmah Forest viruses to humans. These viruses pose a risk to public health and no vaccines exist to address the occurrences.

It should be noted that Queensland Health's *Guideline to minimise mosquito and biting midge problems in new development areas* recommends avoiding development on land that may expose significant numbers of people to biting insects. Research has demonstrated that the critical impact/pest zones are those within 5km of a breeding site, although evidence suggests that mosquitoes can travel up to 50km [Queensland Health 'Guidelines to minimise mosquito and biting midge problems in new development areas']. It is important to highlight that most of Redland City is located within the critical 5km pest range. Notwithstanding this, the impact is considerably higher closer to breeding areas and the subject site not only adjoins some breeding areas, but is within close proximity to several of the largest breeding areas in the City. Given the risk posed to the whole City it was considered unreasonable to discount the development of the area entirely on this basis however given the elevated level of risk at the subject site it was considered appropriate to require the applicant to address the risk. This was discussed with the applicant prior to lodgement of the application.

The applicant submitted a Biting Insect Management Strategy, prepared by Darryl McGinn a qualified Medical Entomologist. The report detailed key strategic measures, including urban design tools to help reduce the risk posed by mosquitoes. It identified that studies related to *Ae vigilax* show a significant reduction in mosquito numbers between 20 and 100m from breeding or roosting habitat (although it is noted that only one of these studies identified significant reduction at 20m with the rest recommending approximately 100m). The report also confirmed that the studies demonstrated significant dispersal levels across open ground. The report therefore recommended that these principles should be incorporated within the master plan design by including open space buffer zones to the bay foreshore, watercourses and vegetated ecological corridors that may also harbour biting insects. Further, the report recommended consideration of the location of sensitive uses such as aged care facilities, child care centres, outdoor performance space (e.g. cinemas/theatres) and other public buildings.

The proposal incorporates a foreshore park that is 100m wide for the majority of its length. This will incorporate some landscaping vegetation, however the supporting Open Space Landscape Strategy, which forms part of the application, requires that

these are predominantly high canopy trees in order to allow sun and wind to circulate throughout the area and assist in the dispersal of mosquitoes. Where there are areas of retained existing vegetation that connect with the foreshore, the applicant has proposed a sub-area that triggers compliance with the mandatory criteria of a new development code; *Building Design Code to reduce biting insect nuisance*. This requires development within 100m of such vegetation to incorporate building attenuation measures to further protect residents from biting insects. Of particular note is the requirement that any Child Care Centre use must install fly screens with a fine mesh and also comprise a screened outdoor play area. All other uses within the sub-area must also incorporate fine mesh fly screens.

The use of building attenuation measures is not expected to resolve the risk but it will reduce the risk to public health. It should be noted however, that building attenuation has not been accepted as an appropriate mitigation method in the south east of the subject site (eastern boundaries of lots 86 and 247 on S312432). These two lots are located across Orchard Road from two large conservation zoned lots that comprise dense vegetation extending to the coast (Lots 80 and 81 on S31102 totalling 36ha). Adjoining the coastline of these properties is a large saltmarsh mosquito breeding area. The vegetation on the conservation lots is therefore ideal mosquito roosting habitat and so the residential precincts on lots 86 and 247 have only Orchard Road as a buffer. It is important to note that Council's Health and Environment team sought independent advice from a qualified Entomologist (Dr Jon Darbro of the Mosquito and Arbovirus Research Committee, Inc.). Dr Darbro reaffirmed the above concerns about this interface. It is therefore recommended that an 80m development free buffer be conditioned on the eastern boundary of these lots, to ensure the development can provide the 100m buffer recommended by the applicant's Biting Insect Management Strategy (Orchard Road provides the remaining 20m setback).

The applicant has proposed substantial environmental corridors throughout the subject site. During the assessment of the application these were also identified as roosting habitat and therefore also require a buffer. Council Health and Environment officers and Environmental Assessment officers have worked closely with the applicant to agree a design resolution that maintains the biodiversity objectives of the corridors whilst also considering the public health risk posed by nearby saltmarsh mosquito breeding areas. The agreed design comprises a central environmental core of dense vegetation that incorporates a complex habitat and is no less than 50m in width. This central core will be framed with 25m wide strips of open native grassland and high canopy trees on either side. This design will allow the sea breeze to flow through the area and the sun to infiltrate it, both of which frustrate mosquito movement. This area will still provide critical habitat for a variety of species and it is important to note that this area is still considered part of the environmental corridor and does not form a recreation park. Finally, esplanade roads will adjoin these corridors with 20m road reserves. These will extend the buffer and ensure maintenance access to the corridors and other infrastructure.

The applicant has proposed that Aged Care and Special Needs Housing and Child Care Centre uses throughout the subject site must install mandatory fly screens. The proposed building code also incorporates additional design and siting measures that are recommended to reduce biting insect nuisance.

The Biting Insect Management Strategy lodged by the applicant recommended the preparation of a Biting Insect Management Plan. The Information Request issued by officers therefore requested the preparation and submission of this document. The applicant lodged a Biting Insect Management Plan in February 2015.

The Biting Insect Management Plan, along with the building attenuation measures referenced above, provide a strategy for the design of stormwater management devices, construction practices and future land management strategies to be implemented by the applicant. It is noted however that the largest risk is posed by saltmarsh mosquitoes that breed in areas adjacent to the site. This is crown land (Council as trustee) and as such the management of mosquito risk on this land is outside the control of the applicant. Council operates a mosquito management program in accordance with the Local Government Mosquito Management Code of Practice and as a mandatory requirement under Council's Marine Park Permit. The introduction of the proposed community will require increased mosquito surveying, treatment and evaluation activity by Council including both aerial and land-based treatments. This is likely to result, for example, in an increase in aerial treatments from the current level of between 8 and 12 treatments per annum to approximately 24 per annum with the new development, as well as additional surveys and treatment of the public areas of the site and monitoring mosquito breeding opportunities on private land. Notwithstanding this, it is considered that the proposed design features, building attenuation and onsite management of freshwater mosquito species is an appropriate strategy within the limits of the applicant's control to address the critical concerns around public health as far as possible and is supported by officers.

### ***Bushfire Risk***

The matter of bushfire risk has been addressed under the SPP heading in this report. It is however also necessary to consider the proposal against the bushfire strategy of the Redlands Planning Scheme.

The applicant has proposed to retain the current Bushfire Hazard overlay mapping and the associated Tables of Assessment on the subject site. They have however proposed to amend the overlay code to require compliance with the submitted Bushfire Management Plan prepared by The Consultancy Bureau (authored by professional consultants with recognised credentials in bushfire prevention and management). The Plan identifies that the portion of the subject land at greatest risk is that on the western side of Serpentine Creek Road as it is surrounded by extensive areas of dense bushland. The report identifies the fuel reduction areas that apply to the various parts of the site and the design measures that should be incorporated, including perimeter roads adjoining higher risk land (particularly for Lot 11 on SP268704), suitable access to the environmental corridors for emergency services, water access for firefighting, any re-vegetation uses low flammability species in higher risk areas (i.e. western and southern part of the subject site) and culs-de-sac proposed within 50m of medium hazard areas should not exceed 200m in length. Finally the report recommends that any habitable structures within 100m of higher risk vegetation will require a Bushfire Attack Level assessment for building approval.



It is considered that the Bushfire Management Plan reflects the objectives and purpose of Council's current Bushfire Hazard Overlay and the risk assessment methodology is consistent with that generally promoted by Australian fire authorities.

***Impact on adjacent poultry industry***

The subject site is affected by Council's Protection of Poultry Industry Overlay. The purpose of this overlay is to "*protect the ongoing operation of the poultry industry from uses that are sensitive to its operations... [and]... to ensure uses and other development are sited and designed to ameliorate odour impacts generated by the poultry industry*". In this location the overlay extends from two poultry farms at Lot 11 on SP268704 (275-385 Serpentine Creek Road) and Lots 2 and 3 on RP89514 (205-229 Serpentine Creek Road). Attachment 11 – Protection of Poultry Industry Overlay – extract)

It is noted that Lot 11 on SP268704 is controlled by the applicant. In relation to the remaining poultry farm at Lots 2 and 3 on RP89514 the applicant has contended that whilst the farm's poultry licence is extant the poultry farm use on the lots has ceased and the recommencement of any poultry use on the property would require a new planning approval.

Council requested proof that the use had been abandoned in the Information Request issued to the applicant on 26 August 2014. The applicant provided photographic evidence of some poultry sheds in a significant state of disrepair and others being used for storage for miscellaneous items, including scrapped motor vehicles. These photographs along with aerial imagery (current at 4 October 2015 - nearmap) demonstrate that the poultry farm, if not entirely abandoned has been significantly scaled back for some time, with a number of sheds appearing to be in an abandoned state (i.e. large portions of the roof missing). Notwithstanding this evidence, it is noted that more is required to establish that a use has been abandoned.

The explanatory notes that accompanied the Sustainable Planning Bill 2009 stated "The test of whether a former use has been abandoned is intended to establish a "high bar", including evidence of an intention to abandon the use". Case law further supports this, for example in the case of *Benter Pty Ltd v Brisbane City Council* [2006] QPELR 451 the Judge determined that consideration must be given to the intent of the relevant person/operator. The Judgment clarified that this cannot be established by assertion alone but must also consider objective evidence. In this instance the operator of the poultry farm at Lots 2 and 3 on RP89514 has a current licence with the Department of Agriculture and Fisheries (DAF), albeit suspended. It is noted that this is an elective suspension and was not imposed by DAF. An operator can request to suspend their licence for a period of between 1 and 3 years, during this time they must not operate the farm. Although the suspension demonstrates that the operations have ceased, requesting a suspension rather than relinquishing the licence altogether also demonstrates intent to recommence. Whilst there is no cap on the number of suspensions that an operator can apply for, this does demonstrate that the operator must at least be in regular contact with DAF to retain the licence.

It is considered that the proposed development represents a conflict with the overlay, and as such it is recommended that the removal of the overlay relating to this poultry farm is not approved.

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Notwithstanding this, sufficient evidence exists to indicate that the future operation of the poultry farm is uncertain. This is reaffirmed by the applicant's information response report in which they refer to the Australian Bureau of Statistics *Value of Agricultural Commodities Produced 2010-2011* data. This data shows the declining role of poultry industries in the City, noting particularly that in the period 2005/6 – 2010/11 egg production fell 27.5% and poultry meat processing (which accounts for 56.4% of all production in the City in 2010/11) declined by 42%. It is considered that the presence of the poultry industry overlay should not itself prevent the longer term delivery of development at the subject site. Nonetheless, in accordance with the overlay, the development should not prevent the ongoing operation of existing farms. The retention of the overlay on the subject site will ensure this is the case.

### ***Impact to a site of state heritage significance***

The subject site is affected by the Heritage Place and Character Precinct Overlay as it adjoins a site of state heritage significance being the Serpentine Creek Road Cemetery (Lot reference 601927 in the State Heritage Register). Overall outcome b) of the code seeks to ensure that *“development on lands adjoining or in the vicinity of a State Listed heritage place retain or enhance the heritage, streetscape and character values of the heritage place.”* The specific outcome S2 provides assessment criteria about the design and construction of uses and other development and for proposed reconfiguration. This application does not deal with the detailed design stage of development. The development application does not propose to alter the Heritage Place and Character Precinct Overlay. If the application were approved the Overlay would continue to affect the land, as such the detailed design stages of assessable development will need to demonstrate compliance with the overlay. Development made exempt or self-assessable under the proposed Plan of Development could still be elevated to code or impact assessable under the Overlay. It is not therefore considered that the proposed precincts themselves undermine the objectives of the Overlay.

### ***Plan of Development (PoD)***

The Shoreline Plan of Development details how the applicant proposes to vary the effect of the Redlands Planning Scheme. In doing so it establishes the framework under which future development applications relating to the subject land would be assessed if approved. It is important to note that any part of the Redlands Planning Scheme not proposed to be amended by this application will remain extant for the life of any approval and will be applicable to any development. The PoD comprises the following:

- Shoreline Masterplan;
- Shoreline Precinct Plan;
- Desired Environmental Outcomes for Shoreline  
(these apply in addition to those set out in the RPS);
- Overall Outcomes for each precinct;
- The tables of assessment for each precinct, including the level of assessment and assessment criteria;
- Precinct codes (in their amended form);

- Details of the proposed variations to the overlays, use, other development and general codes and schedules in the RPS; and
- Appendices:
  - A list of addresses subject to the planning application;
  - The full suite of RPS parts varied by the PoD (in their amended form); and
  - Shoreline Redlands' Water Sensitive Urban Design Strategy v.7
  - Open Space Landscape Strategy
  - Bushfire Management Plan
  - Biting Insect Management Plan

### Zoning

The Plan of Development incorporates four (4) precincts (zones) within the development area to guide future development. These are: the Town Centre Precinct, the Town Centre Frame Precinct, the Residential Precinct and the Open Space Precinct. These precincts have been modelled on the District Centre Zone code, Medium Density Residential Zone code, Urban Residential Zone code and the Open Space Zone code from version 6.2 of the Redlands Planning Scheme. The majority of the objectives of these zones have been carried forward into the applicant's Plan of Development however there are a number of proposed alterations. These are detailed in the Plan of Development itself.

#### *Town Centre Core Precinct*

This precinct has been modelled on Council's District Centre Zone. It proposes a number of minor amendments that will have little material impact and given this is a proposal for a master planned community, they are considered appropriate. The key changes are summarised below:

- Maximum cap of 6,000m<sup>2</sup> of retail space and 6000m<sup>2</sup> of commercial space. Shop use proposed to have a 6000m<sup>2</sup> gross floor area (GFA) cap for code assessable development, also providing application does not cause the town centre to exceed a total GFA of 6000m<sup>2</sup> retail space.

Officer's comments: The Economic Market Report prepared by MacroPlan Dimasi and lodged by Shoreline in response to Council's information request demonstrates that the Shoreline development is likely to generate demand for a large supermarket of approximately 4000m<sup>2</sup> (considering a rate of 400m<sup>2</sup> per 1000 population). It is considered that this cap is appropriate to provide for these facilities, and complementary uses. The information lodged by the applicant to date has demonstrated intent to deliver a town centre of approximately 9,000m<sup>2</sup> GFA, however it is considered that allowing a higher maximum will allow greater flexibility. The Economic Market Report demonstrates that the retail space at Victoria Point comprises some 30,000m<sup>2</sup>, therefore a cap of 12,000m<sup>2</sup> is considered appropriate and will not undermine the vitality of this centre. It is noted that the applicant has also amended the definition of shop in the proposed Plan of Development to remove Discount Department Stores. This means any proposal for such a use will require impact assessment. It is considered an appropriate variation.

- Residential development within the zone provides opportunities for higher density development, with up to 50 dwellings per hectare identified as the probable solution. The code also requires that building height adopt a mid-rise built form, with a probable solution maximum height of 14m.

Officer's comments: It is considered appropriate that the town centre core enable high density development. This demonstrates an efficient use of land and takes suitable advantage of proximity to employment opportunities, services and public transport. Whilst it is considered that the masterplanning of the area provides an opportunity to increase height well beyond the proposed 14m, as this is the process by which expectations for the area are established, it is also noted that public transport access in this location is limited. Both Capalaba and Cleveland are serviced by stronger public transport network connections and can therefore support greater density and heights.

- Aged Persons and Special Needs Housing and Apartment Building uses are made code assessable whether or not they are part of a mixed use development. The District Centre Zone code identifies both as impact assessable and apartment buildings as inconsistent where not part of a mixed use development.

Officer's comments: It is considered that both uses are appropriate in the centre and depending on the location within the town centre core should not have to be part of mixed use development. This is something that can be considered through code assessment. The code maintains the requirement for development to enhance and protect the role and function of the City's network of centres and to be designed to deliver active street frontages. It is considered an appropriate variation.

- Multiple Dwellings are made code assessable if 14m in height or less. The District Centre Zone code identifies it as Impact assessable and inconsistent where not part of a mixed use development

Officer's comments: The Town Centre Core precinct is a large area and most likely larger than required to deliver the retail and commercial space planned for. It is therefore possible that multiple dwellings could be appropriate in some locations. Further the expectation for the area is established through this application and therefore any future neighbours will be aware of potential future development. It is considered an appropriate variation to the Redlands Planning Scheme.

- Vehicle Parking Station – code assessable whether or not part of a mixed use development.

Officer's comments: As a masterplanned community it is considered that there may be occasions in the town centre core where a standalone vehicle parking station would be justified. It is considered an appropriate variation in this location.

#### *Town Centre Frame Precinct*

This precinct has been modelled on Council's Medium Density Residential Zone (sub area MDR1). It proposes a number of amendments to the code, however the following are considered the most notable:

- The applicant has proposed the inclusion of a sub-precinct in the Town Centre Frame Precinct, being part of Lot 11 on SP268704 on the western side of Serpentine Creek Road. It is named the Town Centre Frame (Reduced Density) Sub-precinct (TCF1) and it has been proposed to address an oversupply of land zoned for medium density housing options and in response to submissions concerned over the density of the proposal. Unlike the rest of the Town Centre Frame Precinct (where Multiple Dwelling, Apartment Building and Aged Persons and Special Needs Housing are the predominant land uses), in the sub-precinct Dwelling Houses and Dual Occupancies are identified as the predominant land use. The sub-precinct will also incorporate a service centre node close to Serpentine Creek Road that will provide a service station and some additional small scale commercial uses.

Officer's comments: As detailed above this sub-precinct was proposed to address a number of issues; in the first instance the area originally proposed for town centre frame was oversized, given Council's record for higher density housing product in the City (discussed in more detail under the SEQ Regional Plan SPRP heading of this report); it is also noted that the town centre core is also likely to deliver a large quantum of higher density housing, as well as the area surrounding the Tourism/Recreation Activity Centre in the north part of the subject site. It is further noted that a large number of submitters raised concerns with density of development proposed. It was considered that a more appropriate approach would be to create a sub-precinct over the area and align the policies for that area to be consistent with the Residential precinct where the predominant land uses are dwelling houses and dual occupancies. In addition officers consider it appropriate to condition a trigger for higher density uses such as multiple dwellings within 100m of a bus stop. This will ensure that the land is still used efficiently in appropriate locations.

It is therefore considered appropriate that the area to the west of Serpentine Creek Road that had been identified for medium density development in the town centre frame be used predominantly for dwelling houses and dual occupancies.

- Minimum lot sizes reduced:
  - Dwelling House 500m<sup>2</sup> and 400m<sup>2</sup> in sub-precinct
  - Dual Occupancy 700m<sup>2</sup> (with 20m frontage)
  - 800m<sup>2</sup> in all other circumstances

Officer comments: The reduction of the minimum lot size to 800m<sup>2</sup> is considered acceptable. It is sufficient to deliver the predominant land uses for this precinct, being Multiple Dwellings, Aged Persons and Special Needs Housing and Apartment Buildings. It is noted that this minimum lot size is consistent with the minimum lot size in the equivalent zone in Brisbane's City Plan. Notwithstanding this, given the area is a masterplanned community it is not considered likely that 800m<sup>2</sup> lots will dominate this precinct. Larger lots will enable a more efficient use of land given the requirements for access, parking, waste collection and stormwater management.

Dual Occupancy and Dwelling Houses are not considered appropriate in the main part of the Precinct. There is sufficient land within the Residential Precinct and Town Centre Frame sub-precinct to provide for these land uses. It also gives little certainty of the type of development that can be expected within the

precinct and generates some tension with other specific outcomes in the code that identify the predominant land uses in the precinct and sub-precinct. It is therefore recommended that these minimum lot sizes are accepted only in the sub-precinct and amendments are made to the Plan of Development to ensure the policies within the precinct code reflect the intent of the area.

- Probable Solution identifying 14m height in the precinct

Officer comments: Although the applicant has generally modelled this precinct code on the MDR1 sub-area in the Medium Density Zone code in the Redlands Planning Scheme, they have proposed a reduced height of 14m to align with the maximum height limit proposed for the Town Centre Core Precinct. It is understood that this is to achieve a mid-rise character in the zone. It is considered acceptable in this location, where public transport provision is unlikely to support more than 2 or 3 bus routes.

- Apartment Building uses elevated from code to impact assessable

Officer Comments: This proposal is considered inappropriate. Apartment Buildings are identified in the Town Centre Frame Precinct Code as one of three predominant uses in the precinct, along with Multiple Dwellings and Aged Persons and Special Needs Housing. The code also proposes a height limit in the precinct of 14m and 3 storeys. There is no material difference between these uses that would justify why a consistent use is automatically impact assessable. It is recommended that this is not approved and Apartment Buildings are made code assessable in this precinct.

### *Residential Precinct*

This precinct has been modelled on Council's Urban Residential Zone (UR), with a number of alterations. The following were considered the most notable:

- a) Density and height within 250m of the Tourism/Recreation Activity Area (identified on the Precinct Plan) increase to 30 dwellings per hectare and 14m respectively. Apartment Buildings and Multiple Dwellings made code assessable if within 250m of the tourism/recreation activity area, 14m high or less, 3 storey or less, minimum lot size of 800m<sup>2</sup> and a 20m frontage.

Officer Comments: The Tourism/Recreation Activity Area in the north of the subject site provides for increased uses within the open space and represents a node for increased activities and services, it is therefore considered appropriate that it also facilitate increased density and building heights.

It does however highlight that there are other opportunities within the subject site to ensure the most efficient use of the land by increasing density in suitable locations. As such it is considered appropriate to apply a similar trigger where development is located in close proximity to bus stops. It is recommended that this trigger be a conditioned amendment to the Plan of Development, with a trigger zone of 100m from a bus stop.

- b) Height in the rest of the precinct raised from 8.5m in the UR zone to 9.5m

Officer Comments: As a master planned community it is considered that increasing building height limits by 1m has little impact. The expectations for the areas are established before development is commenced in the area and therefore the conflicts that would be more likely to occur for infill development are not a concern. It is considered an acceptable variation. It is however noted

that the Queensland Development Code identifies a maximum building height for dwelling houses of 8.5m, therefore in order to ensure that dwelling houses do not require concurrence agency referral to Council on this matter an amendment to the Plan of Development will need to be conditioned making dwelling houses self-assessable and identifying this as an alternative provision under Section 33 of the Building Act.

- c) Dual occupancy minimum lot size reduced from 800m<sup>2</sup> in the UR zone to 700m<sup>2</sup>.

Officer Comments: 700m<sup>2</sup> is considered sufficient space to accommodate two dwelling units on a single lot, particularly given dual occupancies share service access. This proposal would result in a density of 1 per 350m<sup>2</sup>. This allows a greater housing mix on the subject site and provides an alternative affordable housing option to multiple dwelling units. Moreover the Urban Residential Zone in the Redlands Planning Scheme currently supports such a density in large scale subdivisions where impacts on existing neighbours can be mitigated. This proposal is part of a masterplanned community and these provisions establish the intent and character objectives for the areas. It is considered an appropriate variation to the Redlands Planning Scheme.

- d) Reconfiguration achieves a density of up to 15 dwellings per hectare (the UR zone code requires 12-15dph).

Officer Comments: This proposed amendment has removed the lower limit of the density target for the zone and maintains the upper limit. This has been proposed in order to provide some flexibility and allow some areas of the precinct to provide a selection of larger lots. This is not expected to have a significant impact on the overall density achieved in the precinct and is considered appropriate.

#### *Open Space Precinct*

This precinct has been modelled on Council's Open Space Zone with a number of changes, the following have been identified as the most notable:

- a) Consistent uses include leisure and recreation activities such as restaurant/café/bar, tennis courts, informal open space for picnics/barbeques, open air theatre and playground at or in the vicinity of the Tourism/Recreation Activity Area.

Officer Comments: It is considered appropriate that the Open Space Precinct incorporate additional facilities that support the wider leisure and recreation activities of the area. The Infrastructure Agreement stipulates the applicant's requirements in relation to recreation provision, therefore alternative uses will be limited by the requirement that they comply with the Infrastructure Agreement.

It is important to note however that the Biting Insect Management Strategy lodged with the application recommended that "*Aged care facilities, child care centres, outdoor performance space (if intended to be used at night) and other public buildings may be sited to maximise the distance biting insects need to travel to obtain their blood meal.*" The above proposed amendment would allow an open/air theatre in the foreshore open space, in locations that are both close to the foreshore and areas of remnant vegetation. It is recommended that the identification of such a use be removed from the list of consistent uses. If

an application were lodged proposing an open air theatre the implications of such a use could be considered at the time of lodgement and in full understanding of the location and the likely operation of the facility. It is not necessary for it be specifically listed in the specific outcome, especially considering that doing so would effectively establish the suitability of that use in that location.

- b) Estate Sales Office, self and code-assessable provisions have been added, the Open Space Zone code in the Redlands Planning Scheme makes these impact assessable and an inconsistent use. The applicant has also proposed to alter the Estate Sales Office use code to increase the period a sales office use can occur and to add the option of a tourism/recreation re-use of that facility.

Officer Comments: It is understood that the reason for this proposal is that the applicant intends to build an Estate Sales Office that can later be converted to a community facility or a recreation/tourism facility if located within the vicinity of the Tourism/Recreation Activity Area.

The Infrastructure Agreement requires the dedication of all open space land when an application is lodged on the parent lot. This amendment would mean the estate sales office would be located in dedicated park. Further, the assessment criteria in the Estate Sales Office code provides little framework to consider the design and siting of such a use that could ultimately be a permanent feature of the public landscape. It is considered the self-assessable option is not appropriate. A code assessable option could be supported provided it is located in the vicinity of the Tourism/Recreation Activity Area, however there are still complications caused by the Infrastructure Agreement and timing of the provision of the parks. It is therefore recommended that the use remain impact assessable, this will ensure the use is assessed against the intent of the Plan of Development, the Infrastructure Agreement and any unvaried parts of v6.2 of the Redlands Planning Scheme. It also ensures that any development proposed in the open space, which is intended to be public land, is subject to public consultation.

### Overlays

The applicant has proposed to amend a number of overlays that currently affect the subject land. These are detailed below. All other overlays in the Redlands Planning Scheme v6.2 that affect the site will continue to apply to the land in their unamended form.

- Bushfire Hazard Overlay – The mapping and tables of assessment are not proposed to be altered. The code is varied to require future uses comply with the Bushfire Management Plan.

Officer comments: This matter is assessed under the bushfire hazard subheading in the Redlands Planning Scheme section of this report.

- Habitat Protection Overlay – Varied so that it does not apply to the land

Officer comments: A more detailed assessment of the environmental impact on the habitat values of the site is detailed in the SEQ Koala Conservation SPRP and State Planning Policy sections and Environmental Impact subheading in the Redlands Planning Scheme section of this report. It has been established that the proposed layout generally protects the most valuable habitat within the network of Open Space corridors. On this basis the removal of the overlay is

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generally supported. However, it has already been noted in this report that the applicant has not demonstrated that the habitat present on Lot 1 on RP133830 should not be protected to warrant the proposed Town Centre Frame Precinct. It is therefore recommended that the removal of the Habitat Protection Overlay on this lot is not approved. The Infrastructure Agreement includes a requirement that the land be dedicated for conservation purposes.

Although the removal of the overlay is supported elsewhere in the site, the Open Space Precinct also accommodates various environmental, recreation and operational functions. Therefore to ensure the design of the corridors supports the function of both existing and future habitat officers requested the applicant provide a guidance document to outline the key objectives for this land. In response the applicant prepared and submitted an Open Space and Landscape Strategy.

This document identifies three Open Space Management Areas; Foreshore Open Space Corridor, Primary Corridor / Open Space Linkage Areas and Conservation Areas. It sets out the land use purpose and revegetation strategy for each area as well as a Weed Management Plan. It has been drafted in communion with the Biting Insect Management Strategy to ensure a united approach to corridor design. Although the applicant has provided some typical sections of the corridor it is recommended that a condition be applied requiring a plan that demonstrates how the various functions in the corridor will be designed to comply with the Open Space Landscape Strategy. This will assist Council with the assessment of the various development permit applications that will be lodged in stages over the land. This is also expected to be influenced by the Sport and Recreation Layout Plan that will be required to detail the recreation parks provision.

- Protection of the Poultry Industry Overlay – Varied so that it does not apply to the land

Officer comments: This is discussed in detailed under the associated subheading in the Redlands Planning Scheme section in this report.

- Road and Rail Noise Overlay – Varied so that it is retained for information purposes only

Officer comments: Given the overlay affects only the part of the site adjoining Serpentine Creek Road and the matter of noise has been addressed by condition 8 of the SARA concurrence agency response, it is not considered necessary to retain this overlay.

- Waterways, Wetlands and Moreton Bay Overlay – varied so that it does not apply

Officer comments: The matter of water quality is assessed in more detail in the State Planning Policy section and under the Water Quality subheading in the Redlands Planning Scheme section of this report.

The ecological reports and the Water Sensitive Urban Design Concept Report submitted as part of the development application have informed the layout and Plan of Development. The Waterways, Wetlands and Moreton Bay Overlay aims to ensure that stormwater run-off does not adversely impact on the quality of receiving waters and that water sensitive urban design principles are implemented. The WSUD Strategy outlines that waterways will be re-

vegetated, existing dams decommissioned and the waterways re-established. It further sets targets for the reduction of nutrients and pollutants; these are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection. It is recommended that a condition is applied to any approval requiring that detailed Stormwater Management Plans for each catchment are lodged with the first development application in that catchment. On this basis it is considered acceptable to amend the overlay so that it does not apply to the subject land.

- Landslide Hazard Overlay - varied so that it does not apply

Officer comments: The landslide overlay has been amended so as to not apply to the Shoreline POD area which is partially covered by the low and medium landslide hazard overlay.

This is considered to be acceptable for the areas identified as low landslide hazard as where works are proposed in these areas excavation and filling will be required which will ameliorate the hazard and result in removal of the overlay from the lots at plan sealing stage. Therefore, removal of the overlay upfront simply brings forward this process. This is of minimal risk to Council as in area of low landslide hazard the planning scheme does not require a formal slope stability report and instead suggests development is designed to suit the grade of the site. Generally, earthworks are undertaken and retaining walls constructed to enable “slab on ground” construction of buildings, this process removed this risk of the landslide hazard in areas identified as low.

The areas identified as medium landslide hazard are located within the open space precinct along the foreshore. This area is not currently proposed to be developed however the applicant has discussed possible future construction of buildings within this area. It is therefore recommended that this part of the overlay remains, as future structures should be subject to assessment against the Landslide Hazard Overlay Code and associated Policy. The assessment process for development in areas identified as medium landslide hazard is generally the submission of a slope stability report which confirms the risks associated with construction occurring in this area and provides recommendations on the best construction methods and risk mitigation measure to ensure public safety. For this reason it is recommended that the medium landslide hazard overlay remain.

#### Other notable changes

- Site coverage throughout the Town Centre Frame and Residential precincts raised from 50% in the MDR and UR zone codes to 60%

Officer Comments: A 10% increase in site coverage is considered a minor increase in a masterplanned area and still provides sufficient space to allow for landscaping, services and maintenance access. It is recommended that this variation be supported.

- Landscaping requirements where adjoining an acoustic fence

Officer Comments: The applicant has proposed that the Town Centre Frame, Residential and Open Space Precincts (the Precincts that adjoin Serpentine Creek Road) incorporate the following requirements for acoustic barriers along Serpentine Creek Road:

- Are of a high visual quality;
- Designed for longevity;
- Provide maintenance access;
- Provide for pedestrian and fauna permeability;
- Are a combination of vegetated earth mounds, acoustic screens and acoustic treatments; and
- Incorporate landscaping to enhance the visual amenity and minimise visual impacts of noise screens

Whilst the principles are supported in general it is considered that these statements do not provide sufficient guidance to ensure a positive outcome along Serpentine Creek Road. It is recommended that further design parameters are outlined in relation to the fence itself, requiring the design to break up the bulk of the fence using design tools such as articulation and a mix of materials, as well as the design of the landscaping to ensure it is designed to both screen and create visual interest and is no less than 5m wide.

It is also recommended that these provisions be moved to the amenity sections in the respective codes, as they are currently proposed within the environment section.

- The applicant has proposed to remove all inconsistent uses tables.

Officer Comments: Development that is not anticipated in any Precinct is made impact assessable, this ensures it is assessed against the whole Plan of Development and the unvaried parts of the Redlands Planning Scheme v.6.2 and must be publically notified. Each application will be assessed on its merits against the outcomes sought in the various codes. It is considered appropriate for a master planned community.

- Telecommunication Facility and Place of Worship have been made Impact assessable throughout all precincts, removing self-assessable and code assessable criteria.

Officer Comments: It is not considered necessary for either use to be made impact assessable as a rule throughout the subject site. In both instances commercial areas are entirely appropriate and should be facilitated by the development. Both provide essential services to the community. It is therefore recommended that the Plan of Development be amended to provide a code assessable option for both within the Town Centre Core Precinct.

### **Infrastructure Contributions**

If approved, the proposed development is subject to infrastructure contributions in accordance with the State Planning Regulatory Provision (adopted charges) and Section 650 of the *Sustainable Planning Act 2009*.

The infrastructure contributions relating to this application are detailed in the appended Infrastructure Agreement (Attachment 3 – Infrastructure Agreement). A summary is detailed below:

### Wastewater and Water

The applicant will design and construct a reticulated sewer and water system that will service the entire development as well as the area of Investigation Zoned land that does not form part of this application. The applicant will also be responsible for maintaining these assets for a minimum of 5 years. There are no financial contributions relating to wastewater provision as the development will provide a complete network. This means the Shoreline wastewater network will not interact with, or rely on, Council's existing network and will not therefore result in cost implications for Council. It is noted that the Infrastructure Agreement also requires that the applicant is responsible for operating and maintaining the system for the first 5 years of operation. After this time the rate base is considered sufficient to ensure the costs to Council are mitigated.

There will however be financial contributions for water in accordance with Council's Infrastructure Charges Resolution rate. Part of the works is considered trunk and officers have agreed to a partial offset. The financial contribution will be payable on a per lot basis and is anticipated to be \$2,171,040.

### Transport (Roads and Cycleways)

The applicant will design and construct a signalised intersection at Heinemann Road / Double Jump Road, Redland Bay. The applicant is also required to pay a financial contribution in accordance with Council's Infrastructure Charges Resolution rate towards road infrastructure. Officers have agreed to offset one internal road, being the main access servicing the proposed town centre. The financial contribution will be payable on a per lot basis and considering the single offset is anticipated to be approximately \$35,915,800.

The applicant will construct an extensive cycleway network throughout the development, including both on-road and off-road routes and will provide a connection through to Redland Bay. The applicant is also required to pay a financial contribution in accordance with Council's Infrastructure Charges Resolution rate towards cycleways. Part of the network provided by the applicant will include planned PIP projects and a cycleway in the foreshore that officers have agreed to offset, this means the total cycleway contribution will be approximately \$10,023,000.

The applicant will be responsible for maintaining these assets for a minimum of 5 years.

### Stormwater

The applicant will design and construct all stormwater infrastructure required to service the development in accordance with Council's Infrastructure Works policy and the approved Stormwater Management Plans for each catchment. The applicant will also dedicate the land on which the infrastructure is located and will be responsible for maintaining these assets for a minimum of 5 years. The stormwater network will be closed and will not interact with Council's existing network. On this basis there are no financial contributions in addition to these works.

### Recreation and Community Facilities

The applicant will provide land and embellishments for a destination and community recreation park (along the Moreton Bay foreshore), two district sports parks and local neighbourhood parks throughout the subject site. The applicant will also provide a new community facility and will be responsible for maintaining these assets for a minimum of 5 years.

The parks proposed by the applicant and required by the Infrastructure Agreement provide all park requirements generated by the proposed development, therefore there are no financial contributions in addition.

The community facility proposed by the applicant is sufficient to justify a partial offset against the capped charge fee that applies under Council's Infrastructure Charges Resolution. The financial contribution will be payable on a per lot basis and is anticipated to be approximately \$1,480,372.

### Marine Facilities

The applicant will pay a financial contribution of \$924,000 towards the delivery of a new boat ramp that must be provided south of the Redland Bay township. The applicant will also provide two kayak launch points within the development or a financial contribution of \$150,000.

### Conservation/Open Space Land

The applicant is required to dedicate all land within the Foreshore Open Space, Open Space Corridors and Conservation Land for park. This provision is intended to ensure that any leftover land not the subject of other infrastructure requirements and located within one of the aforementioned locations, in the Open Space Precinct, is dedicated. Council's Infrastructure Charges Resolution does not identify charges in relation to this infrastructure, therefore no contributions apply.

### State Referral Agencies

The application triggered State referral to the Department of State Development, Infrastructure and Planning (DSDIP) for five items under Schedule 7 of the *Sustainable Planning Regulations 2009*;

- Table 3 Item 1: State controlled road
- Table 3 Item 2: Development impacting on State transport infrastructure
- Table 3 Item 5: Coastal management districts
- Table 3 Item 10: Clearing vegetation
- Table 3 Item 12: Regional plans

The State Referral Agency (SARA) provided its formal concurrence agency response on the above matters on 18 February 2015. This was updated on 28 October 2015 following a minor change to the application.

The response instructed Council to attach conditions to any approval granted. The conditions required, inter alia, upgrade works to a number of State controlled intersections and Serpentine Creek Road, Redland Bay, the erection of an acoustic fence and development restrictions in relation to the coastal management district and any work to clear vegetation. The conditions are appended to this report (Attachment 9 – State concurrence agency conditions).

### **Public Consultation**

The proposed development is impact assessable and required public notification. The application was publicly notified for 30 business days from 17 October 2014 to 28 November 2014. A notice of compliance for public notification was received on 1 December 2014.

### **Submissions**

There were 851 properly made submissions received during the notification period. A further 118 submissions were received which were not properly made but which were accepted under s305(3) of the *Sustainable Planning Act 2009*.

Of the 969 submissions received during the notification stage:

- Eight hundred and fifty one (851) were properly made;
- One hundred and eighteen (118) were not properly made;
- An additional 67 non-principal submitters were recorded within the above submissions (45 properly made and 22 not properly made);
- Eight hundred and twenty six (826) or 85% of all submissions received were in support of the proposal;
- One hundred and thirty (130) of all submissions received objected to the proposed development (13.5%); and
- Thirteen (13) of all submissions received were generally supportive subject to the appropriate management of the anticipated impacts (1.5%)

It is pertinent to note that the majority (912 or 94%) of all submissions lodged with Council were via a form or template format. There were two dominant templates, one in support and one in objection. These account for 809 and 103 of the total submissions received respectively. It is also notable that there were several other template submissions lodged.

The submissions in support of the proposed development included the following comments:

The Development will:

- Give all Redlanders access to Moreton Bay through a 2.2km people's foreshore park;
- Bring hard and soft infrastructure to Redland Bay - sewerage, playing fields, walking and cycling tracks, playgrounds, schools, shopping and medical facilities;
- Provide \$40m of road upgrades that would otherwise not be delivered;
- Bring investment and create new jobs and opportunities for the City's youth and all age groups;
- Give residents choice in housing style and price;
- Relieve pressure on need for high density development in existing suburbs;
- Improve the environmental value of 310ha of redundant farm land by creating more bushland and flora / fauna corridors; and

- Provide the catalyst for an efficient public bus route to service residents of the development.

The grounds of the submissions of objection are outlined in the following table:

Ground of Submission	Officers' Comments
<b>TRAFFIC IMPACT</b>	
<p>CONGESTION:</p> <ul style="list-style-type: none"> <li>a) Insufficient capacity in the existing road network to cope with current traffic volumes</li> <li>b) Extended travel times will have a negative impact to lifestyle and amenity of existing residents</li> <li>c) Cumulative impact of other planned developments, i.e. the PDAs and the Riedel Road, Carbrook approval</li> <li>d) Insufficient local employment opportunities will result in high commuting traffic</li> <li>e) Density of the development will increase traffic impacts</li> <li>f) Congestion caused during the construction period.</li> <li>g) Challenge self-sufficiency. Isolated from public transport and no mechanisms to reduce car use</li> <li>h) Key road and intersections of concern: Roads: <ul style="list-style-type: none"> <li>i. Serpentine Creek Road</li> <li>ii. Cleveland-Redland Bay Road – particularly between German Church Road and Victoria Point Shopping Centre</li> <li>iii. Beenleigh-Redland Bay Road</li> <li>iv. Meisner/Government/Gordon Roads – surface breaking up from current traffic levels</li> <li>v. Valley Way, Mount Cotton Cleveland-Redland Bay Road intersections:</li> <li>vi. Giles/Gordon Road intersection</li> <li>vii. Double Jump Road intersection</li> <li>viii. Anita Street T intersection</li> <li>ix. German Church Road intersection</li> <li>x. Scenic Road intersection</li> <li>xi. Lagoon View Road intersection</li> <li>xii. Rocky Passage Road intersection</li> </ul> </li> </ul>	<p>CONGESTION:</p> <ul style="list-style-type: none"> <li>a) The applicant has lodged a traffic impact assessment that considers the capacity of the local road network and then assesses the likely impact to the roads. The state and Council proposed conditions are reflective of this, as is the Infrastructure Agreement between Council and the applicant.</li> <li>b) This comment related to the state network, in particular Cleveland-Redland Bay Road between the subject site and the roundabout with Boundary Road at Victoria Point. This road is state controlled network. The impact of the development on it has been assessed by the state referral agencies and approved subject to conditions.</li> <li>c) The traffic model used by the applicant considers the whole of South East Queensland (and beyond) and takes into account the planned growth areas.</li> <li>d) The traffic model used by the applicant considers local employment opportunities within the site and external. It also considers the attractiveness of the various employment centres to consider the likely traffic levels.</li> <li>e) The density of development is considered by the traffic model, therefore the level of traffic predicted has taken this into account in the assessment of the application.</li> <li>f) Congestion will be caused during the construction period. This is an unavoidable consequence of development. It is not however a material consideration in the assessment of the preliminary approval request.</li> <li>g) Council commissioned a peer review of the traffic impact assessment lodged by the applicant. This resulted in further work being undertaken that lowered assumptions of self-containment. Further, the applicant is required by State conditions to ensure that Serpentine Creek Road and the roads within the subject site that propose possible bus stops, are designed / constructed so that buses can be accommodated. The applicant has also demonstrated how two bus routes can be altered to serve the development.</li> <li>h) i, ii, iii and all intersections are on the state controlled road network. Council has no jurisdiction over these. These roads and intersections were assessed by the Department for Transport and Main Roads as part of the state referral. The state issued a preliminary</li> </ul>

Ground of Submission	Officers' Comments
	<p>approval subject to conditions.</p> <p>The impact to iv and v has been assessed as part of the applicant's traffic impact work.</p> <p>It is considered these matters have been addressed. Further detail on traffic impact is discussed under the relevant heading in the report.</p>
<p><b>ROAD SAFETY:</b></p> <p>a) Serpentine Creek Road is narrow, hilly and sidelined with deep drains and gullies. No pull over areas and loose adherence to the current speed limit. The road in its current alignment is dangerous with a number of blind spots on the 'seven hills'. Additional traffic on these roads will seriously impact road safety.</p> <p>b) Access to adjoining properties will be dangerous with increased traffic and the speed of the road. A service road should be provided with an acceleration and deceleration lane</p> <p>c) Existing heavy congestion and underperforming roads/intersections result in a number of black spots along Cleveland-Redland Bay Road. Additional traffic without proper upgrades will worsen this.</p> <p>d) Inefficiencies in the state road network already cause 'rat-running' at Giles Road. This makes Giles Road unsafe.</p> <p>e) Separate cycle lanes are essential for cyclist safety.</p> <p>f) Lagoon View Road intersection and Rocky Passage Road intersection with Beenleigh-Redland Bay Road will be made dangerous by the increased traffic on the road.</p>	<p><b>ROAD SAFETY:</b></p> <p>a) In the first instance it is noted that Serpentine Creek Road is a State Controlled Road. The concurrence agency response issued by SARA identifies at condition 3a) that the applicant must design and construct Serpentine Creek Road to a four (4) lane urban cross section in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices. This must include 2.0m shoulders and five upgraded intersections including three signalised intersections. It is considered that compliance with this condition will result in substantial improvement to road safety and will address the concerns raised in these submissions. The result will be lower traffic speeds, improved capacity for traffic passing, cycle lanes and improved sight lines.</p> <p>b) It is noted that Serpentine Creek Road is a State Controlled Road. Condition 6 of SARA's concurrence agency response requires that all existing access arrangements between Serpentine Creek Road and the lots not part of the subject site must be maintained. Further, the improvements required by SARA condition 3a) will slow traffic and improve safety substantially.</p> <p>c) Cleveland-Redland Bay Road is a state controlled road. SARA condition 5a) requires the applicant to upgrade eight (8) intersections along Cleveland-Redland Bay Road/Serpentine Creek Road/Beenleigh Redland Bay Road to address the traffic impacts, including safety and efficiency, caused by the proposed development.</p> <p>d) The impact of trip diversions from the state network to Council's network has been assessed as part of the traffic impact work undertaken by the applicant and as part of the peer review process.</p> <p>e) The concurrence agency response issued by SARA identifies at condition 3a) that the applicant must construct Serpentine Creek Road to include a minimum 2.0m shoulder to allow for on-road cyclists. In addition, the applicant will be required by Council to construct an off-road shared use path along Serpentine Creek Road to also facilitate safe cyclist movement through the site. The applicant has proposed an extensive network of on and off road cycleways.</p>



Ground of Submission	Officers' Comments
	<p>f) The impact to the safety and efficiency of intersections along the State road network was considered by the state during the referral period of IDAS. The state had no requirements in relation to this intersection.</p> <p>It is considered these matters have been addressed. Further detail on traffic impact is discussed under the relevant heading in the report.</p>
<p>SUPPORTING TRAFFIC WORK:</p> <p>a) Modelling should be sensitivity tested assuming a lower overall level of self-containment.</p> <p>b) Consideration should also be given to scenario based modelling (including interim year modelling) and staged delivery (including the land uses and facilities included in each stage as this may affect the incremental ratio self-contained trips).</p>	<p>SUPPORTING TRAFFIC WORK:</p> <p>a) As discussed above, the applicant's traffic assessment has been sensitivity tested with lower self-containment assumptions considered.</p> <p>b) A staged based model has not been undertaken it was considered that the sensitivity testing is sufficient to address these concerns.</p>
<p>PROPOSED UPGRADES:</p> <p>a) Object to Cleveland-Redland Bay Road, Serpentine Creek Road and Beenleigh-Redland Bay Road not being upgraded to 4 lanes. No strategic direction from the State government to duplicate them within the next 10 years</p> <p>b) Upgrading intersections only is not sufficient to mitigate impacts of development. Road upgrades are essential.</p> <p>c) Timing of upgrade works is critical to reducing impact to existing road users. Congestion will not be addressed.</p> <p>d) Road upgrades are already needed at Scenic Road / Vine Street area – none are proposed</p> <p>e) LCC should be party to any Infrastructure Agreement relating to their road network</p>	<p>PROPOSED UPGRADES:</p> <p>a) DILGP condition 3a) requires the applicant to upgrade Serpentine Creek Road to a four (4) lane urban cross section.</p> <p>b) Serpentine Creek Road is a state controlled road. Redland City Council has no jurisdiction to require road widening works on the State's road network. The State assessed the application, considered its impact and recommended conditions to be applied to any approval.</p> <p>c) SARA conditions 3-5, requiring upgrade works to the state road network are all required to be completed prior to the submission of the plan of subdivision for the first lot, or any use commencing.</p> <p>d) Scenic Road is proposed to be upgraded by the applicant in accordance with the proposed Master Plan (14009_SK013). The details of these works will be determined during the detailed application stages.</p> <p>e) Any Infrastructure Agreement regarding the state controlled road network and the development applicant is no relevance to Redland City Council. This request was nonetheless forwarded to SARA for their attention.</p> <p>These matters are considered addressed.</p>
<p>ECOLOGICAL IMPACT:</p> <p>a) Increased wildlife mortality. 1860 koalas killed or injured by vehicles in the last 15 years. Traffic report shows 116% increase in traffic on Cleveland-Redland Bay Road. Development within the Koala Coast core habitat area is horrendous. This is one reason for the removal of the Investigation Zone from the SEQ Regional Plan.</p>	<p>ECOLOGICAL IMPACT:</p> <p>a) The proposed development incorporates two fauna underpasses and one overpass to enable safer fauna movement east-west. These align with proposed environmental corridors. It is considered that the proposed development supports improved koala habitat and connectivity than the site achieves at present.</p> <p>b) It is acknowledged that the proposed development on the western side of Serpentine Creek Road (Lot 11 on</p>

Ground of Submission	Officers' Comments
<p>b) Development will result in edge effects that will degrade the Days Road, Serpentine Creek Road and Kidd Street conservation reserves – there should be a wide buffer</p> <p>c) Wildlife corridors, road underpasses and habitat restoration are important to address the environmental impact.</p>	<p>SP268704) will result in edge effects to existing conservation land to the west. Officers considered the application of a buffer however it is noted that little reliable research has been carried out to indicate an appropriate buffer depth, further the critical factors causing these are light and noise therefore a development free buffer would provide little efficacy in addressing these impacts and a vegetation buffer would conflict with bushfire hazard objectives.</p> <p>At its narrowest point the conservation land is over 1km in width and up to 3km (inside Redland City bounds). It is also noted that the subject site is almost completely cleared of vegetation which means it is currently not without edge effects. It is considered that the conservation area is large enough to absorb the impact of development and still allow native flora and fauna to use the land.</p> <p>c) As mentioned in a) above, the development will be required to provide a comprehensive network of open space and environmental corridors incorporating two fauna underpasses and one fauna overpass.</p> <p>These matters are considered addressed.</p>
<p>MISCELLANEOUS</p> <p>a) Proposal does not meet Austroads Guide to Road Design or the SEQ Principal Cycle Network Plan</p> <p>b) Schools are all north of the development site. This will exacerbate the existing traffic problems when children are picked up and dropped off.</p>	<p>MISCELLANEOUS</p> <p>a) The internal road layout is conceptual only. The design of each will be assessed in detail during the detailed application stages.</p> <p>b) School locations have been considered in the traffic modelling and a primary school will ultimately be delivered at the site.</p>
<b>NEED</b>	
<p>LAND SUPPLY REPORT – URBIS:</p> <p>a) Land supply report prepared by Urbis on behalf of Council demonstrates that RCC has sufficient appropriately zoned land within the Urban Footprint to accommodate expected growth.</p> <p>b) RCC has significant oversupply of land for detached housing and a potential undersupply of land for attached housing</p> <p>c) Urbis report doesn't take account the margin for error for such long term strategic planning</p> <p>d) Urbis report does not consider community objectives</p>	<p>The matter of need is discussed in detail under the South East Queensland Regional Plan State Planning Regulatory Provision heading.</p>
<p>MISCELLANEOUS</p> <p>a) Sufficient land on the southern Moreton Bay Islands to accommodate RCC growth with investment in infrastructure (e.g. bridge).</p>	

Ground of Submission	Officers' Comments
<p>b) Sufficient land in the SEQ region to accommodate growth requirements in more sustainable locations such as the Greater Brisbane growth areas of Springfield and Ripley. This is a better outcome for taxpayers.</p> <p>c) Greater demand for target higher density living choices within existing centres.</p> <p>d) Growth in Redlands is slow, therefore current supply is sufficient to 2035.</p> <p>e) Council must act in the public interest - virtually all Councillors stood for election stating they would not support the expansion of the Urban Footprint</p>	
<b>IMPACT ON EXISTING INFRASTRUCTURE</b>	
Impact to emergency services – Redlands Hospital, health services, ambulance, fire brigade and police.	Emergency services are state funded infrastructure. Council has no jurisdiction to consider them in our planning assessment.
Local primary and secondary schools already at capacity.	The capacity of local schools has been taken into account as part of this assessment. As state infrastructure Council does not have the jurisdiction to require the provision of this infrastructure. Notwithstanding this Council has liaised with the Department for Education and Training and in collaboration with them have drafted a condition to halt development until further school capacity is provided.
No evidence of supporting facilities and services – schools, shops, transport, general amenities and ancillary services.	The application identifies a town centre precinct that will enable the establishment of these facilities within this zone. Further services and facilities will also be possible in the town centre frame and residential precincts. The provision of these uses will be driven by market demand. In relation to essential infrastructure the Infrastructure Agreement between Council will address this. Finally, in relation to public transport it is noted that this is state funded infrastructure, Council does not therefore have the jurisdiction to require its provision. It is noted however that the State has attached a condition that requires the internal road network to achieve a standard to support a bus route.
Insufficient water supply – over dependence on NSI aquifer	The applicant lodged a Water Supply Report prepared by EnviroEngineering Solutions that demonstrated they can deliver the appropriate water supply to the proposed development. Further, officers have consulted with Redland Water regarding the applicant's ability to connect to adequate water supply. Redland Water has confirmed their approval.
No reticulated services – development is out of growth sequence	The developer will be required to provide reticulated sewer and water services to the new community. This is required in the Infrastructure Agreement. The other reticulated services will be secured at the detailed application stages.
Redlands rail network (and parking facilities) already overloaded. Inadequate for influx in new passengers. Development should await increased capacity and completion of Capalaba	Public transport networks are state funded infrastructure and as such Council does not have the jurisdiction to require the developer to undertake works to these facilities.

Ground of Submission	Officers' Comments
<p>busway extension. Public transport extensions to the development would not be viable.</p>	
<p>Redlands infrastructure already not keeping pace. Development would result in change of priorities and current projects slipping (e.g. already a need for upgrades to infrastructure on the SMBI).</p>	<p>The developer will be required to provide the infrastructure necessary to service the development. It is not therefore considered that the development will redirect Council resources to this part of the City. Further, the new community will contribute rates to Council to cover future Council expenditure for the area.</p>
<b>COST BURDEN TO COUNCIL / RATEPAYER</b>	
<p>Developer should be responsible for providing all infrastructure otherwise there will be a fiscal burden to Council to provide out of sequence infrastructure.</p>	<p>As part of the assessment of the application Council has negotiated an Infrastructure Agreement and appropriate conditions to ensure the developer (and any future developers of the land) is required to provide all necessary infrastructure to service the development at no cost to Council. This includes extended requirements around maintenance of that infrastructure to address the fact that Council has not planned for the infrastructure to be delivered and financial contributions under Council's Infrastructure Charges Resolution.</p> <p>As part of this exercise assessment officers worked with Council's finance team to assess the final Infrastructure Agreement to test that the development would be cost neutral for Council (Appendix 12 – Assessment of Shoreline whole of life costs for Council).</p>
<p>Rates increase likely if there are cost implications to Council.</p>	
<p>What assurances are there that the development will be cost neutral? Full cost to the community and the state government unknown.</p>	
<p>Ongoing maintenance cost burden – including cost of mosquito controls.</p>	
<p>Increased need for more community facilities, services and infrastructure – this will cost the community</p>	
<p>Application fee discount has already cost the community.</p>	
<b>IMPACT ON AMENITY</b>	
<p>Future residents will suffer – high density development without the benefit of trees or wildlife.</p>	<p>The proposed development includes a network of habitat corridors. It is considered that future residents will not suffer as a result of high density development without the benefit of access to nature.</p>
<p>Substantial increase in vehicular traffic will result in extra pollution related cost due to the increased carbon falling and polluting water supply.</p>	<p>This is difficult to quantify and has a large number of varying factors e.g. the changes in weather patterns, the types and age of vehicles driven. These are not matters that can be considered in the assessment of the application.</p>

Ground of Submission	Officers' Comments
Impact to quality of life as a result of the increased traffic, longer travel times and noise. These reduce the liveability for existing residents.	It is noted that traffic congestion can cause significant impacts to liveability. The application has been assessed against the traffic capacities of the local road network with conditions and an Infrastructure Agreement drafted to address these matters. The congestion causing the most significant concern amongst submitters is on the state road network and Council is not able to require any further works on this network, or consider refusing the application on the basis of these impacts. The state referral agencies has considered these and approved the application subject to conditions.
Increased crime caused by suburban lifestyle.	This is not a material planning consideration. Notwithstanding this it should be noted that the proposed Plan of Development that establishes the criteria against which future development applications will be assessed, includes requirements that align with CPTED principles (Crime Prevention Through Environmental Design).
Rural nature of the area is important to the character, culture and sense of place in the southern Redlands.	This matter is noted and it is acknowledged that the development will significantly alter the character of the area. Whilst it is considered a negative impact of development, it is also considered that the benefits provided by the development in terms of addressing an identified shortfall of housing land and the provision of large networks of infrastructure, e.g. recreation and sports parks, cycleways, community facilities, marine infrastructure and conservation land, outweigh this impact.
Impact of dust, noise and water from construction activities will continue for years.	These matters will be considered in the detailed application stages, with conditions requiring the developer implement controls to reduce the impact of these.
<b>LACK OF LOCAL EMPLOYMENT OPPORTUNITIES</b>	
The development will not be a net employer generator. The applicant's projections are extremely optimistic and based on untested assumptions.	It is agreed that the proposed development will create a limited number of permanent jobs, and will increase demand for employment. Notwithstanding this it is not an assessment criteria for the application and as such cannot be considered material to the determination of the application.
Little to no local employment will result in high commuting traffic.	The effect of employment self-containment (number of jobs generated versus the increased population) has been factored into the traffic modelling.
The development will increase competition for local employment	Employment competition is not a material consideration in the assessment of this application. The applicant has however provided an assessment of retail centres within Redlands and Logan to consider the impact of the development on the viability of the centres. It demonstrates that the development will not have a significant adverse impact.
<b>SOUTHEAST QUEENSLAND REGIONAL PLAN &amp; SPRP / URBAN SPRAWL</b>	
<p>Outside the Urban Footprint – conflicts with the desired regional outcomes, principles, policies, programs and narrative of the SEQ Regional Plan.</p> <p>a) SEQRP – natural environment must be protected, maintained and restored – the development will not do this.</p> <p>b) SEQRP – development must achieve a net gain in bushland koala habitat – the development will not do this.</p>	These matters are discussed in more detail under the South East Queensland Regional Plan State Planning Regulatory Provision heading and the South East Queensland Regional Plan heading.

Ground of Submission	Officers' Comments
<p>c) SEQRP – development must protect/manage air and acoustic environment – the development will not do this</p> <p>d) SEQRP – development must protect/manage values of the region's coast (incl marine ecosystems and significant coastal values and marine waters)</p> <p>e) SEQRP – development must contribute to improving the regional landscape values. How does the development do this?</p> <p>f) Where there is a conflict between the SEQRP and SEQRP SPRP the higher order planning instrument must prevail.</p>	
<p>Contrary to Queensland Plan:</p> <p>a) Intent to halve population growth in SEQ region.</p> <p>b) Need to future proof growth by increasing density (go up rather than out). Need to manage urban sprawl.</p>	<p>In the first instance Sections 314 and 316 of the <i>Sustainable Planning Act 2009</i> do not identify the Queensland Plan or any such document to be considered in the assessment of the development application. It is not therefore a material consideration in the determination of this application.</p>
<p>Undermines the inter-urban break between Redlands and Brisbane/Logan and NE Gold Coast.</p>	<p>The proposed development is separated from the boundary with Logan City Council by dense conservation land and existing large rural properties. It is not considered that the proposed development would undermine the inter-urban break or result in coalescence of the urban areas.</p>
<p>Other broadhectare land within Redlands' Urban Footprint is sequentially preferable, e.g. Thornlands.</p>	<p>It is not clear what land in Thornlands is being referred to. Development at South East Thornlands and Kinross Road is well underway and will most likely be largely completed or planned before the first stage of Shoreline is decided (if this application is approved). Additionally, whilst Council could enforce measures to control development sequencing it is not considered necessary. If the application can demonstrate that it complies with the necessary assessment criteria then there is no reason to restrict it in this way.</p>
<p>Previous version of the SEQRP removed the investigation area due to impact on koala coast.</p>	<p>It is understood that there were a number of factors that led to the removal of the subject land being removed from an Investigation Area under the SEQRP. Notwithstanding this, environmental impact is a consideration in the assessment. Koala conservation impact is controlled under the South East Queensland Koala Conservation SPRP. This application has been assessed under this instrument and is considered to comply.</p>
<p>Why have RCC zoned the land Investigation in conflict with the SEQRP?</p>	<p>The zoning of the land was implemented in 2006 when the current planning scheme was first adopted. At that time the South East Queensland Regional Plan 2005 identified the land in an Investigation Area. It was not therefore in conflict.</p>
<b>REDLANDS 2030 COMMUNITY PLAN</b>	
<p>Development conflicts with the Redlands 2030 Community Plan and therefore the will of the community. The plan identifies</p>	<p>Redlands 2030 Community Plan was drafted to inform the new City Plan. The assessment process delineated under Sections 314 and 316 of SPA does not require that the</p>

Ground of Submission	Officers' Comments
<p>the following objectives that the proposed development does not meet:</p> <ul style="list-style-type: none"> <li>a) Protect natural assets</li> <li>b) Protect the koala population</li> <li>c) Increase habitat and conservation reserves</li> <li>d) Reduce urban sprawl by encouraging higher density development</li> </ul>	<p>application be assessed against it.</p> <p>Notwithstanding the above, it is acknowledged that as a document developed in consultation with the community it is necessary to answer these questions.</p> <p>In relation to a), b) and c) the environmental impact of the development has been assessed. The development proposes increased habitat, improved connectivity and the retention of existing remnant vegetation.</p> <p>In relation to d) the matters of urban sprawl and density are covered within the associated section of this submissions table and also under the headings for the SEQ Regional Plan SPRP and the SEQ Regional Plan.</p>
<b>NOT PROPERLY MADE</b>	
<p>The application should not be considered properly made as it is rural land – reaffirmed by SEQ Regional Plan and DSDIP advice/response.</p>	<p>The matter of prohibited development under the SEQ Koala Conservation SPRP is discussed in more detail under the relevant heading in this report.</p>
<p>Conflict with SEQ Regional Plan SPRP as it is outside the Urban Footprint – RCC should not have considered the application properly made due to this conflict.</p>	<p>Additionally, it is not included in Schedule 1: Prohibited Development of the <i>Sustainable Planning Act 2009</i> and it is not declared prohibited under any other State Planning Regulatory Provisions (SPRP), the Redlands Planning Scheme nor any temporary planning instruments.</p> <p>The application was considered to comply with the criteria set out in Section 261 of the <i>Sustainable Planning Act 2009</i> on 11<sup>th</sup> July 2014 following the completion and submission of IDAS form 31. It was therefore deemed properly made.</p> <p>To clarify, being outside the Urban Footprint designated under the SEQ Regional Plan does not make this application not properly made. It generates a further assessment against the SEQ Regional Plan SPRP – it is this assessment SARA's information request refers to.</p>
<b>IMPACT ON LAND VALUES</b>	
<p>Land use summary indicates almost 30% medium to high density. Likely to be dominated by investment properties (rental) – impact to local property values.</p>	<p>Impact to land values is not a material planning consideration. This matter has not been taken into account as part of this assessment.</p>
<p>Too much housing supply detrimental impact to house/land values across the City.</p>	
<b>PRE-LODGE MENT CONSULTATION</b>	
<p>Applicant's pre-lodgement consultation opt-in method of engagement flawed. Straw polls are not recognised as accurate predictors of what a community thinks - they are merely fast and cheap. The consultation was incentivised with a weekly draw from respondents for a free double movie pass with a grand draw a family weekend at South Stradbroke Island. Also very small snapshot of the community - less than 0.5% of the resident population.</p>	<p>This view is noted, however the survey has no determinative effect to the assessment of the application.</p>
<b>DENSITY</b>	
<p>Small blocks (400/450m<sup>2</sup>) in some areas will not provide sufficient space for trees leaving most of the area covered by houses, driveways and roads</p> <p>High density development not improving the quality of life of residents or the</p>	<p>The proposed development provides for a mix of densities throughout the site. The network of habitat corridors and open spaces throughout the development as well as areas of retained remnant vegetation will ensure the development provides for biodiversity in appropriate areas where conflict with built form is minimised.</p>

Ground of Submission	Officers' Comments
<p>character of the Redlands</p> <p>Cramped, tasteless development – will create a ghetto of little boxes</p>	<p>The application has an average density of 18 dwellings per hectare (excluding the designated open space areas), this accords with the recommended minimum density identified in the SEQ Regional Plan as representing efficient use of land, which recommends 15dph.</p>
<b>ECOLOGICAL IMPACT</b>	
<p>Construction on the foreshore would drastically alter the mangrove habitat.</p>	<p>Condition 11 in the SARA concurrence agency response prevents the applicant from erecting structures in the foreshore open space sub-precinct except in a limited number of circumstances.</p>
<p>Run-off and impact to Moreton Bay ecosystem - proximity to mangroves and bay waters critical for migratory wading birds, fish and mud crab breeding - impact to these species.</p>	<p>The water sensitive urban design strategy lodged with the application demonstrates that the applicant will be required to implement best practice water quality measures. This will be assessed in more detail when the Stormwater Management Plans are submitted for each catchment.</p> <p>It is noted that the current agricultural use of the land is not without significant impact on water quality.</p>
<p>Increased population will cause overuse of these areas affecting the fragile ecosystem - rare and endangered species in these reserves, incl wallum froglet and swamp orchids.</p> <p>Impact of stormwater run-off to the creeks within the reserve and will bring nutrients and weed seeds to cause degradation of the waterways. Also cause erosion issues</p>	<p>The WSUD Strategy lodged by the applicant outlines that waterways will be re-vegetated, existing dams decommissioned and the waterways re-established. It further sets targets for the reduction of nutrients and pollutants; these are consistent with the best practice environmental management guidelines recommended by the Department of Environment and Heritage Protection. It is recommended that a condition is applied to any approval requiring detailed Stormwater Management Plans for each catchment.</p> <p>A condition is recommended requiring the submission of a detailed assessment of possible Wallum Froglet (<i>crinia tinnula</i>) habitat, by a suitably qualified professional and if evidence of the species is confirmed, the applicant must demonstrate how the design of the waterways and corridors (including stormwater management/treatment facilities) has considered this.</p>
<p>SEQRP - achieve a net gain in bushland koala habitat, protect/manage air and acoustic environment, values of the regions coast (incl marine ecosystems and significant coastal values and marine waters).</p>	<p>The assessment of the application against the SEQ Regional Plan policies is included under the relevant heading in the report.</p>
<b>FLOOD RISK / STORMWATER (Quantity)</b>	
<p>Biobasins of 0.9-1.0% are 10-15% undersized for Redland Bay rainfall which is generally greater than the Redlands average. Floods likely to occur when king tides and heavy rain coincide.</p>	<p>The applicant is required to submit a detailed stormwater management plan for each catchment as part of the detailed applications. The necessary size of the biobasins will be determined at that stage. The WSUD strategy lodged by the applicant establishes only the principles that must be achieved.</p>
<p>More detailed designs required to ensure WSUD objectives can be attained – this should be done before approval is granted.</p> <p>Open water bodies should be designed in accordance with the Water by Design Water Body Management Guidelines</p>	<p>As above, this will be done on a catchment basis. A detailed stormwater management plan will need to be lodged with the first detailed application within each catchment.</p> <p>Any open water bodies will be required to comply with any applicable standards.</p>
<p>Development over Flooding, Storm Tide and Drainage Constrained Land and natural drainage lines.</p>	<p>The majority of these areas are included in the open space precinct, however the Flood Prone, Storm Tide and Drainage Constrained Land overlay will continue to apply to the land and the detailed applications will be assessed</p>



Ground of Submission	Officers' Comments
	<p>against it.</p> <p>The applicant has proposed to vary the Waterways, Wetlands and Moreton Bay Overlay so it does not apply to the subject land. The ecological reports and the Water Sensitive Urban Design Concept Report have been used to inform the layout and Plan of Development.</p>
<b>GOOD QUALITY AGRICULTURAL LAND</b>	
<p>Land within the development area is Strategic Cropping Land (SCL) – this should be protected rather than developed for short term gain.</p> <p>a) Should protect mix of residential options, including larger lifestyle blocks and farm land for food production. Small scale farming would be more appropriate in this location. Lifestyle blocks should remain a feature of the Redlands. Farmers on these blocks contribute to Australian agriculture.</p> <p>b) Existing farms, flowers and veggies, should not be compromised. They should be incentivised to remain viable. There should be more protection of agricultural use</p>	<p>Strategic cropping land is subject to the <i>Regional Planning Interest Act 2014</i>. It is noted that parts of the subject land are identified as being within a strategic cropping area under this Act. Notwithstanding this, the development is not a regulated activity prescribed under a Regulation and does not therefore trigger a <i>regional interests development approval</i>.</p> <p>Additionally, it is noted that the State Planning Policy does refer to the best and most versatile agricultural land, however this is not contained in the development assessment part of the instrument and are not therefore applicable for the assessment.</p> <p>Desired Regional Outcome 4: Natural Resources and Desired Regional Outcome 5: Rural Futures of the SEQ Regional Plan do touch on strategic agricultural land. This is considered in more detail under the relevant heading of the report.</p> <p>In response to the specified matters:</p> <p>a) Whilst the provision of lifestyle blocks is one option for redevelopment it would result in an inefficient use of land and would likely result in proportionally more strain to existing infrastructure / services. Many facilities require a critical population mass before new services become viable. Further if this land was to be subdivided into large lots it would reduce the ability for the land to be 'up-zoned' in the future to address future housing need, therefore increasing pressure to release more greenfield land for development and sooner. Moreover the developer's ability to viably deliver vast infrastructure networks would be diminished and therefore the investment in community assets foregone.</p> <p>Additionally, it is understood that land prices and small lot sizes are some of the factors already making agricultural uses in this area increasing unviable and unsustainable. The policies contained in the SEQ Regional Plan over strategic cropping land is focused at large scale cropping land that has the capacity to support regional production.</p> <p>a) The existing poultry farms are protected by the Protection of poultry industry overlay. This is discussed in more detail under the relevant heading of this report.</p>
<b>IMPACT TO A SITE OF HERITAGE SIGNIFICANCE</b>	
<p>The integrity of pioneer graves will be undermined by the proposed development – current access for the cemetery already tight.</p>	<p>The Heritage Place and Character Precinct Overlay will continue to apply to the land. Future development in the vicinity of the site will be assessed against it when the detail stages are lodged for assessment. It is not considered that the principle of development will undermine the aforementioned site.</p>

Ground of Submission	Officers' Comments
<b>BUSHFIRE RISK</b>	
Lots 11 and 12 on SP268704 provide a bushfire buffer – the application proposes residential development in this area	The development includes a Bushfire Management Plan that will be applied under the Bushfire Hazard Overlay. This is considered in more detail under the State Planning Policy heading of this report.

### **Deemed Approval**

This application is an impact assessable application for a preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies, the deemed approval provisions under Section 331 do not therefore apply.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

In accordance with the *Sustainable Planning Act 2009* this development application has been assessed against the Redlands Planning Scheme V6.2 and other relevant planning instruments. The decision is due on 20 November 2015.

### **Risk Management**

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

### **Financial**

If approved, Council will collect infrastructure contributions in accordance with the State Planning Regulatory Provisions (adopted charges), Council's Adopted Infrastructure Charges Resolution and the Infrastructure Agreement negotiated with the applicant. This has been considered along with the rates revenue generated by the development and against the costs imposed on Council as a result of the development including ongoing maintenance of the infrastructure to be provided, the depreciation of those assets, requirements to renew those assets in the future and other expenses (including for example an increase in mosquito management operations in the vicinity of the subject site). This analysis has demonstrated that the development will not impose a cost burden to Council.

If the development is refused, there is potential that an appeal will be lodged and subsequent legal costs may apply.

### **People**

Not applicable. There are no implications for staff.

### **Environmental**

Environmental implications are detailed within the assessment in the "issues" section of this report.

### **Social**

Social implications are detailed within the assessment in the "issues" section of this report.

### **Alignment with Council's Policy and Plans**

The assessment and officer's recommendation align with Council's policies and plans as described within the "issues" section of this report.

### **CONSULTATION**

The assessment manager has consulted with other internal assessment teams where appropriate. Advice has been received from relevant officers and forms part of the assessment of the application. Officers have also consulted with the relevant asset owners in City Spaces, City Infrastructure and Redland Water.

### **OPTIONS**

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The development is considered to comply with the instruments (subject to conditions being imposed) and it is therefore recommended that the application be approved subject to conditions.

Council's options are to either:

1. Resolve that Council does not have the jurisdiction to decide the application on the basis that the proposed development constitutes prohibited development under Division 6 of the South East Queensland Koala Conservation State Planning Regulatory Provision.

OR

2. Adopt the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision; or
3. Adopt in part the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision; or
4. Refuse the officer's recommendation in relation to the applicant's request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision.

AND subject to options 2, 3 and 4 above:-

5. Adopt the officer's recommendation to approve the application subject to conditions; or
6. Resolve to approve the application, without conditions or subject to different or amended conditions; or
7. Resolve to refuse the application.

### **PROCEDURAL MOTIONS**

Moved by: Cr A Beard

Seconded by: Cr M Edwards

That the standing orders be suspended to allow discussion on this item.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

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Moved by: Cr M Edwards  
Seconded by: Cr L Hewlett

That the standing orders be resumed, with the exception of section 11, subsection 6.

CARRIED 10/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Bishop and Williams voted FOR the motion.

Cr Gleeson was not present when the motion was put.

The Mayor ruled that comments made by Cr Bishop were inappropriate and requested that in accordance with s.181(5)(a) of the *Local Government Act 2009* his inappropriate conduct be noted in the minutes.

#### **THAT THE MEETING BE ADJOURNED AT 1.57PM**

Moved by: Cr Williams

That the meeting be adjourned until 2.15pm

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

#### **THAT THE MEETING RESUME AT 2.19PM**

Moved by Cr A Beard  
Seconded by: Cr W Boglary

That the meeting resume.

CARRIED 11/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

The Mayor ruled that comments made by Cr Hewlett were inappropriate and requested that in accordance with s.181(5)(a) of the *Local Government Act 2009* his inappropriate conduct be noted in the minutes.

#### **OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION**

Moved by: Cr J Talty  
Seconded by: Cr M Edwards

**That Council resolves that the request under Division 9 of the South East Queensland Koala Conservation State Planning Regulatory Provision is approved and a Preliminary Approval be issued subject to conditions for the Material Change of Use for a masterplanned urban community comprising town centre, town centre frame, residential and open space precincts at 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 446-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay.**

<u>ASSESSMENT MANAGER CONDITIONS</u>			<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.			
<u>Approved Plans and Documents</u>			
2. Undertake the development generally in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.			Prior to the use commencing and ongoing.
Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Precinct Plan – Shoreline (as amended in red by Council)	14009_SK015 [20]	Lat27	22 October 2015
Cycleway and Path Network Plan	Map CT9 Revision G	Civil Dimensions Pty Ltd	28 October 2015
Overall Bushfire Management Plan “Redland Shoreline Development”	14-006	The Consultancy Bureay	June 2014

Table 1: Approved Plans and Documents

<u>Infrastructure Agreement</u>		
3. Comply with the Infrastructure Agreement relating to the subject land		Ongoing
<u>Updated Plans</u>		
4. Submit to Council, and have approved, an updated Plan of Development (Version E.3) incorporating the amendments listed in appendix 1, and rename it Version F. <i>Note: This should include the full Plan of Development, including all appended and updated codes.</i>		Prior to the lodgement of a development application on the subject land
5. Comply with the approved Plan of Development (Version F)		Ongoing
6. Submit to Council, and have approved, an updated Precinct Plan (14009_SK015 [20]) incorporating the following amendments, and rename it Precinct Plan (14009_SK015 [21]) :- <ul style="list-style-type: none"> <li>• Remove all Conceptual Land for District Sports Parks;</li> <li>• Remove all Land for Local / District / Citywide Community Facilities;</li> <li>• Remove the Town Centre Frame Precinct on Lot 1 on RP133830 and identify the land as Open Space Precinct;</li> <li>• Identify sub-area 1 on Lot 74 on S31102 in accordance with the updated description in the Plan of Development, being 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830; and</li> <li>• Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>		Prior to the lodgement of a development application on the subject land
7. Comply with the approved Precinct Plan (14009_SK015 [21])		Ongoing
8. Submit to Council, and have approved, an updated Master Plan (14009_SK013 [23]) incorporating the following amendments, and rename it Master Plan (14009_SK013 [24]) :- <ul style="list-style-type: none"> <li>• Remove all Conceptual Land for District Sports Parks;</li> <li>• Remove all Land for Local / District / Citywide Community Facilities;</li> </ul>		Prior to the lodgement of a development application on the subject land

<ul style="list-style-type: none"> <li>• Amend the legend to remove “(Neighbourhood Recreation Park and District Sports Park)” from Open Space Corridor</li> <li>• Remove the Conceptual Minor Collector Road from Lot 1 on RP133830, Lot 3 on RP105915 and Lot 4 on RP105915;</li> <li>• Remove the Urban Development layer from Lot 1 on RP133830 and identify the entire lot as Conservation Park;</li> <li>• Include the land on Lot 74 on S31102, identified as red in appendix 2, in the Conservation Park; and</li> <li>• Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>	
9. Comply with the approved Master Plan (14009_SK013 [24])	Ongoing
10. Submit to Council, and have approved, an updated Shoreline Open Space Landscape Strategy (0345-003 Version 2) incorporating the amendments listed in appendix 3, and rename it Shoreline Open Space Landscape Strategy (0345-003 Version 3).	Prior to the lodgement of a development application on the subject land
11. Comply with the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3).	Ongoing
12. Submit to Council, and have approved, an updated Shoreline Biting Insect Management Plan (140906iv) incorporating the amendments listed in appendix 4, and rename it Shoreline Biting Insect Management Plan (140906v).	Prior to the lodgement of a development application on the subject land
13. Comply with the approved Shoreline Biting Insect Management Plan (140906v)	Ongoing
14. Submit to Council, and have approved, an updated Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 5 – 19 June 2014) prepared by DesignFlow incorporating the following amendments, and rename it Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6):- <ul style="list-style-type: none"> <li>• Remove the Dams and Waterways map;</li> <li>• Add a note to the Catchments Plan identifying it is ‘Preliminary only - subject to change’;</li> <li>• Amend the WSUD Strategy plan – Focus areas 1, 2 and 3 are to be crossed out and the detailed plans removed;</li> <li>• Add a note to the WSUD Strategy Plan to indicate that the size and location of the WSUD devices are approximate only and is subject to change upon the completion of a detailed stormwater management plan for each catchment; and</li> <li>• Appendix III refers to QDUM, amend to QUDM (Queensland Urban Drainage Manual).</li> </ul>	Prior to the lodgement of a development application on the subject land
15. Comply with the approved Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)	Ongoing
<b>Roads and Cycleways</b>	
16. Submit to Council, and have approved, the design for an upgraded signalised intersection at Heinemann Road and Double Jump Road. The proposed design must be named “Heinemann/Double Jump Intersection Plan” and must be designed with two stand up lanes on each approach and be in accordance with the Department of Main Roads Road Planning and Design Manual (as amended) and the Manual of Uniform Traffic Control Devices (as amended). The design must include, but not be limited to, any associated land requirements, pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council.	Prior to the lodgement of a development application on the subject land

<p>17. Construct a signalised intersection at Heinemann Road and Double Jump Road generally in accordance with the approved "Heinemann/Double Jump Intersection Plan". The intersection must include associated pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council</p>	<p>Prior to the sealing of the first lot, or commencement of any use, on the subject land.</p>
<p>18. Submit to Council, and have approved, a detailed Road and Cycleway Plan for each road catchment that is generally in accordance with the approved Cycleway &amp; Path Network Plan (Map CT9 Revision G) and the conceptual road layout identified on the approved Shoreline Master Plan (14009_SK013[24]).</p> <p>The plan must be supported by a traffic assessment that rationalises the proposed layout and is prepared by a Registered Professional Engineer of Queensland (RPEQ). The layout must:</p> <ul style="list-style-type: none"> <li>• Enable the efficient movement of vehicles;</li> <li>• Provide a high level of internal accessibility and external connectivity;</li> <li>• Be based on the functional road classification of Council's adopted Road Hierarchy</li> </ul> <p>The plan must also incorporate the layout amendments required by the conditions of this approval and be prepared in consideration of:</p> <ul style="list-style-type: none"> <li>• Anticipated land uses</li> <li>• The Open Space Layout Plan (particularly where roads are proposed to cross open space corridors);</li> <li>• The Sport and Recreation Layout Plan (particularly the location of district sports parks); and</li> <li>• The need for esplanade roads to adjoin all Open Space Corridors and the Foreshore Open Space</li> </ul> <p>The road catchments are:</p> <p><b><u>Road catchment A: Land west of Serpentine Creek Road</u></b></p> <ul style="list-style-type: none"> <li>• Lot 11 on SP268704</li> </ul> <p><b><u>Road catchment B: Land east of Serpentine Creek Road</u></b></p> <ul style="list-style-type: none"> <li>• Lot 1 on RP133830</li> <li>• Lot 74 on S31102</li> <li>• Lot 73 on S31102</li> <li>• Lot 72 on S31102</li> <li>• Lot 71 on S31102</li> <li>• Lot 70 on S31102</li> <li>• Lot 69 on S31102</li> <li>• Lot 8 on R1291</li> <li>• Lot 2 on RP149309</li> </ul> <p><b><u>Road catchment C: Land north of Scenic Road</u></b></p> <ul style="list-style-type: none"> <li>• Lot 4 on RP105915</li> <li>• Lot 3 on RP105915</li> <li>• Lot 1 on RP105915</li> <li>• Lot 1 on RP212251</li> <li>• Lot 1 on RP103265</li> <li>• Lot 2 on RP140163</li> <li>• Lot 1 on RP71630</li> <li>• Lot 1 on RP140163</li> </ul>	<p>Prior to the lodgement of the first development application on the parent lot for each catchment.</p>

<p><b><u>Road catchment D: Land south of Scenic Road</u></b></p> <ul style="list-style-type: none"> <li>• Lot 2 on SP226358</li> <li>• Lot 83 on S312432</li> <li>• Lot 257 on S312432</li> <li>• Lot 255 on S312432</li> <li>• Lot 84 on S312432</li> <li>• Lot 256 on S312432</li> <li>• Lot 259 on S312432</li> <li>• Lot 86 on S312432</li> <li>• Lot 252 on S312432</li> <li>• Lot 247 on S312432</li> </ul>	
<b><u>Stormwater Management</u></b>	
<p>19. Submit to Council, and have approved, a Stormwater Management Plan for each stormwater catchment that addresses both quality and quantity in accordance with the following:</p> <ul style="list-style-type: none"> <li>• The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)</li> <li>• The amended Stormwater Management Code within the approved Plan of Development;</li> <li>• The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental</li> <li>• The Shoreline Open Space Landscape Strategy (0345-003 Version 3)</li> <li>• Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and</li> <li>• Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.</li> </ul> <p>The Stormwater Management Plan for each catchment must also provide details of public utility easements for stormwater drainage purposes which must be provided in favour of and at no cost to Council.</p>	<p>As part of the lodgement of the first development application affecting each catchment.</p>
<p>20. Remove all dams within the development site and provide Council with details of the proposed earthworks and rehabilitation works as part of the Stormwater Management Plan for each catchment.</p>	<p>As part of the lodgement of the first development application affecting each catchment.</p>
<b><u>Open Space and Recreation</u></b>	
<p>21. Submit to Council, and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on the approved Master Plan (14009_SK013 [24]), that demonstrates:-</p> <ul style="list-style-type: none"> <li>•       <ol style="list-style-type: none"> <li>i. The vegetation areas that will be retained;</li> <li>ii. The areas of vegetation that will be cleared;</li> <li>iii. The plans for rehabilitation and revegetation (weed removal and planting);</li> <li>iv. Compliance with the following approved documents:           <ol style="list-style-type: none"> <li>1. Shoreline Open Space Landscape Strategy (0345-003 Version 3);</li> <li>2. Shoreline Biting Insect Management Plan</li> </ol> </li> </ol> </li> </ul>	<p>For a), with the lodgement of the first development application on the parent lot that contains the proposed corridor</p> <p>For b), prior to the lodgement of an application on Lot 11 on SP268704</p>



<p>(140906v); and</p> <p>3. Stormwater Management Plan for each catchment; and</p> <p>v. A detailed staging plan for the dedication of the open space corridors and foreshore open space.</p> <ul style="list-style-type: none"> <li>Where relating to the open space corridor on Lot 11 on SP268704, this must be supported by a detailed assessment of possible Wallum Froglet (<i>crinia tinnula</i>) habitat, undertaken by a suitably qualified professional.</li> </ul> <p><i>Note: If evidence of Wallum Froglet habitat is confirmed, demonstrate how the design of the waterway and corridor (including proposed infrastructure, particularly stormwater management/treatment facilities) has considered this.</i></p>	
<p>22. Submit to Council, and have approved, a Sport and Recreation Layout Plan that demonstrates compliance with the requirements of the Infrastructure Agreement, the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3), the approved Shoreline Biting Insect Management Plan (140906v) and the approved Open Space Layout Plan, for:</p> <ul style="list-style-type: none"> <li>The Community and Destination Recreation Park;</li> <li>Each District Sports Park; and</li> <li>Each Neighbourhood recreation park;</li> </ul> <p>And must include:</p> <ul style="list-style-type: none"> <li>A detailed staging plan for the dedication of all the recreation parks in accordance with the Infrastructure Agreement requirements.</li> </ul>	<p>Prior to the lodgement of a development application on the subject land</p>
<b>Environmental</b>	
<p>23. Submit to Council, and have approved, a detailed environmental assessment of high tide roosts and low tide feeding areas for listed species of migratory shorebirds, undertaken by a suitably qualified professional. If any roosts or low tide feeding areas are identified, the assessment must consider the likely impact of potential development on these areas, and provide a recommended strategy to address these impacts.</p>	<p>Prior to the lodgement of a development application on the subject land</p>
<p>24. Dedicate Lot 1 on RP133830 to the State, with Council as trustee, as Public Use Land for conservation purposes</p> <p><i>Note: The area to be dedicated may be reviewed pending further detailed ecological assessment of the habitat value of the Lot. (NB: Habitat value not only refers to koala habitat)</i></p>	
<b>Koala Habitat Trees</b>	
<p>25. Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision</p> <p><i>Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the "Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions" report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	<p>Ongoing</p>

<p>26. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation habitat (as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision), with any unavoidable clearing minimised and offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p> <p><i>Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the “Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions” report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	Ongoing
<b><u>Development Staging</u></b>	
<p>27. Development of lots 3 and 4 on RP105915 must not proceed until vehicular access can be obtained from Scenic Road</p>	Ongoing
<p>28. Submit to Council either:</p> <ul style="list-style-type: none"> <li>• Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or</li> <li>• Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land.</li> </ul>	Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000 <sup>th</sup> lot
<b><u>Biting Insect Management</u></b>	
<p>29. Maintain a development free buffer of at least 80m wide along the eastern boundaries of Lots 86 and 247 on S312432.</p> <p><i>Note: This requirement may be reviewed pending further investigations into the required 100m separation to mosquito roosting habitat, particularly in relation to the elevated public health risk in this location and the advice of Council’s independent Entomologist.</i></p>	Ongoing
<b><u>Lot 74 on S31102</u></b>	
<p>30. Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.</p>	Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.
<b><u>Prescribed Period</u></b>	
<p>31. For the purposes of section 343(3)(a) of the <i>Sustainable Planning Act 2009</i> (Qld) the development which is the subject of this approval must be completed within fifteen (15) years from the date the approval takes effect (Prescribed Period)</p> <p>This approval lapses at the end of the Prescribed Period if development, or an aspect of development, to which the approval relates is started but not completed with the Prescribed Period.</p>	

### ADDITIONAL APPROVALS

This preliminary approval does not authorise development to occur.

Further Development Permits and/or Compliance Permits are necessary to allow development to be carried out, being any development listed as assessable development in the Tables of Assessment in the Shoreline Plan of Development or a local planning instrument (where not varied by the Plan of Development).

### REFERRAL AGENCY CONDITIONS

- Queensland Department of Infrastructure, Local Government and Planning (DILGP)  
Refer to the attached correspondence from the DILGP dated 28 October 2015 (DILGP reference SDA-0714-012691 (F14/12027)).

### ASSESSMENT MANAGER ADVICE

- **Infrastructure Charges**  
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) these are detailed in the Infrastructure Agreement.
- **Coastal Processes and Sea Level Rise**  
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Environment Protection and Biodiversity Conservation Act**  
Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. It is noted that the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval recommends the submission of an EPBC Act referral.
  - Please be aware that the listing of the Koala (*Phascolarctos Cinereus*), Queensland Nut (*Macadamia integrifolia*) and Grey-headed Flying-fox (*Pteropus poliocephalus*) as vulnerable (as well as the likely presence of threatened migratory shorebird species) under this Act may affect your proposal. You should therefore consider where an EPBC Act referral is necessary. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)
  - In accordance with the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval, the subject site is immediately adjacent to the Moreton Bay Ramsar wetland. Actions that will, or are likely to, have a significant impact on Ramsar wetlands will be subject to assessment and approval under the EPBC Act. It is anticipated that the EPBC Act referral will need to include details of the development, and the proposed management of stormwater and water quality and other indirect impacts on the Moreton Bay Ramsar wetland.

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

- **Cultural Heritage**  
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.

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## APPENDIX 1 - CONDITIONED CHANGES TO THE PLAN OF DEVELOPMENT

### CONTENTS

1. Precinct codes – delete introduction 4.1 and correct other subheadings accordingly

#### 1. INTRODUCTION

2. Section 1.1, Page 4 – Insert updated Shoreline Master Plan (as required by the conditions of this approval)
3. Section 1.4, Page 6 – Insert reference to the Town Centre Frame (Reduced Density) sub-precinct (TCF1)
4. Section 1.4, Part 8, Page 7 – Insert reference to the *Building design code to reduce incidence of biting insects*
5. Section 1.3, Page 9 - Insert updated Precinct Plan (as required by the conditions of this approval)

#### 8. PRECINCTS & TABLES OF ASSESSMENT

##### 3.2 Shoreline Town Centre Core Precinct Table of Assessment

6. Remove Sections 3.2.1 and 3.2.2 and renumber the sections
7. Section 3.2, Page 13 – Insert (before section 3.2.3):

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

8. Section 3.2.3, Page 15 and 16, Aged Persons and Special Needs Housing and Child Care Centre, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
9. Section 3.2.3 (Pages 15 - 22) add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Apartment Building
- Caretakers Dwelling
- Community Facility
- Display Dwelling
- Education Facility
- Estate Sales Office
- Health Care Centre
- Home Business
- Indoor Recreation Facility
- Multiple Dwelling
- Tourist Accommodation

10. Section 3.2.3, Page 20, Place of Worship – Delete impact assessable from column 2. Insert the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).

11. Section 3.2.3, Page 21 – Insert Telecommunications Facility and include the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).

### 3.3 Shoreline Town Centre Frame Precinct Table of Assessment

12. Remove Sections 3.3.1 and 3.3.2 and renumber the sections
13. Remove duplicate description of Sub-Area 1
14. Insert a description of the Town Centre Frame (Reduced Density) sub-precinct (TCF1) – above the description of Sub-area 1. It should read:

*The Town Centre Frame (Reduced Density) sub-precinct (TCF1) is defined as the land on Lot 11 on SP268704 as depicted on the Shoreline Precinct Plan.*

15. Amend the description of Sub-area 1 to:

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

16. Section 3.3.3, Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Education Facility
- Estate Sales Office
- Health Care Centre
- Home Business
- Indoor Recreation Facility
- Multiple Dwelling
- Tourist Accommodation

17. Section 3.3.3, Page 28 –

- a. Aged Persons and Special Needs Housing, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- b. Amend Level of Assessment for Aged Persons and Special Needs Housing to:

Code Assessable

If –

- (1) *Not located in TCF1; and*
- (2) *The building height is 14m or less.*

Or

- (3) *Located in TCF1; and*
- (4) *The building height is 9.5m or less; and*
- (5) *2 storeys or less.*

Or

- (6) *Or Located in TCF1; and*
- (7) *Within 100m of a public transport stop; and*
- (8) *The building height is 14m or less.*

*Otherwise*

*Impact Assessable*

- c. Amend the Level of Assessment and Assessment Criteria (for code assessable development) for Apartment Building to:

- i. *Code Assessable*

- If –*

- (1) *Not located in TCF1; and*
      - (2) *The building height is 14m or less.*

- Or

- (3) *Located in TCF1; and*
      - (4) *Within 100m of a public transport stop; and*
      - (5) *The building height is 14m or less.*

- Otherwise*

- Impact Assessable*

- ii. *Assessment Criteria*

- *Shoreline Town Centre Frame Precinct Code*
        - *Apartment Building Code*
        - *Access and Parking Code*
        - *Erosion Prevention and Sediment Control Code*
        - *Excavation and Fill Code*
        - *Infrastructure Works Code*
        - *Landscape Code*
        - *Stormwater Management Plan*
        - *Building design code to reduce incidence of biting insects (if in Sub-area 1)*

- d. Bed and Breakfast, Level of Assessment – add “*If not located in TCF1; and*” to the self-assessable development.

## 18. Section 3.3.3, Page 29 –

- a. Commercial Office, Level of Assessment – Add “*If not located in TCF1; and*” to the self-assessable and code assessable development
- b. Dual Occupancy, Level of Assessment – Add “*If located in TCF1; and*” for code assessable development

## 19. Section 3.3.3, Page 30 –

- a. Dwelling House, Level of Assessment
  - i. Delete exempt development option
  - ii. Amend self-assessable development to delete “*If in sub-area 1*” and insert “*If located in TCF1*”
  - iii. Amend the self-assessable Assessment Criteria to:
    - Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
    - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
  - iv. Insert: Code Assessable *if not self-assessable and list the following assessment criteria*
    - *Shoreline Residential Precinct Code*
    - *Dwelling House Code\**
    - *Domestic Driveway Crossover Code*
    - *Erosion Prevention and Sediment Control Code*
    - *Excavation and Fill Code*
    - *Infrastructure Works Code*
    - *Stormwater Management Code*
- b. Education Facility, Level of Assessment – Insert “*If not located in TCF1*” under code assessable development and insert:

Otherwise -

Impact Assessable
- c. Health Care Centre, Level of Assessment – Insert “*If not located in TCF1; and*” for both self-assessable and code assessable development.

## 20. Section 3.3.3, Page 31 –

- a. Indoor Recreation Facility, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development
- b. Delete Mobile Home Park use from the Table of Assessment
- c. Multiple Dwelling, Level of Assessment – Replace with:

Code Assessable

*If –*

- (1) *Not located in TCF1; and*
- (2) *The building height is 14m or less.*

Or

- (3) *Located in TCF1; and*
- (4) *Within 100m of a public transport stop; and*
- (5) *The building height is 14m or less.*

- d. Delete Outdoor Recreation use from the Table of Assessment

21. Section 3.3.3, Page 32 –

- a. Refreshment Establishment, Level of Assessment – Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.
- b. Shop, Level of Assessment - Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.

22. Section 3.3.3, Page 33 –

- a. Delete Telecommunications Facility use from the Table of Assessment
- b. Tourist Accommodation, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development.

3.4 Shoreline Residential Precinct Table of Assessment

23. Remove Sections 3.4.1 and 3.4.2 and renumber the sections

24. Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Estate Sales Office
- Home Business
- Multiple Dwelling

25. Section 3.4.3, Page 40 -

- a. Aged Persons and Special Needs Housing, Assessment Criteria –
  - i. Amend the title of the building design code to *Building design code to reduce incidence of biting insects*; and
  - ii. Amend the level of assessment to:

Code Assessable

*If –*

- (1) *The building height is 9.5m or less; and*



(2) 2 storeys or less.

Or

(3) Located within 100m of a public transport stop; and

(4) The building height is 14m or less.

Otherwise

Impact Assessable

- b. Apartment Building, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (1) 14 metres or less above ground level; and  
 (2) 3 storeys or less; and  
 (3) The premises is –  
 a) 800m<sup>2</sup> or more in area; and  
 b) Has a frontage of 20 metres or more.

26. Section 3.4.3, Page 41 - Dwelling House, Level of Assessment

- v. Delete exempt development option
- vi. Amend self-assessable development to delete “*If in sub-area 1*”
- vii. Amend the self-assessable Assessment Criteria to:
- Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
  - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
- viii. Insert: Code Assessable if not self-assessable and list the following assessment criteria
- *Shoreline Residential Precinct Code*
  - *Dwelling House Code\**
  - *Domestic Driveway Crossover Code*
  - *Erosion Prevention and Sediment Control Code*
  - *Excavation and Fill Code*
  - *Infrastructure Works Code*
  - *Stormwater Management Code*

27. Section 3.4.3, Page 42 – Multiple Dwelling, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (4) *14 metres or less above ground level; and*
- (5) *3 storeys or less; and*
- (6) *The premises is –*
  - a) *800m<sup>2</sup> or more in area; and*
  - b) *Has a frontage of 20 metres or more.*

28. Section 3.4.3, Page 43 – Delete Telecommunications Facility from the Table of Assessment.

### 3.5 Shoreline Open Space Precinct Table of Assessment

29. Remove Sections 3.5.1 and 3.5.2 and renumber the sections

30. Section 3.5.3, Page 49 –

- a. *Add Building design code to reduce incidence of biting insects to column 3 assessment criteria for Caretakers Dwelling and Community Facility for code assessable development.*
- b. *Delete Estate Sales Office from the Table of Assessment*

31. Section 3.5.3, Page 50 - Delete Telecommunications Facility use from the Table of Assessment

32. Section 3.5.3, Page 51 – Delete Tourist Park from the Table of Assessment

33. Section 3.5.4, Page 52 – Creating lots by subdividing another lot by Standard Format Plan, Level of Assessment - For code assessable development amend to:

#### Code Assessable

*If –*

- (1) *Being undertaken by the local government; or*
- (2) *All land within the Open Space Zone is contained within a single lot.*

## **4. PRECINCT CODES**

### 4.1 Shoreline Town Centre Core Precinct

34. Rename Section 4.1 *Shoreline Town Centre Core Precinct Code*

35. Section 4.1.1, Page 55 – Delete the content of this section, including the table of variations, and insert:

*The District Centre Zone Code in the RPS v6.2 has been varied to create the unique Shoreline Town Centre Core Precinct Code.*

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

36. Section 4.1.4, Page 63 - Amend S4.1(1) to include (e) *where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise, light*

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*and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*

37. Section 4.1.4, Page 63, Specific Outcome S5.3 (1)(f) – Add “(including the National Broadband Network)”.

38. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.9:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

#### 4.2 Town Centre Frame Precinct

39. Rename Section 4.2 *Shoreline Town Centre Frame Precinct Code*

40. Section 4.2.1, Page 67 – Delete the content of this section, including the table of variations and insert:

*The Medium Density Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.*

*The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct (TCF1)*

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

41. Section 4.2.3, Page 68 – Overall Outcomes for the Shoreline Town Centre Frame Precinct – Amend a) *Uses and Other Development* to:

*(a) Uses and Other Development*

*Provide for a range of residential uses that-*

- a. Is predominantly mid-rise housing on lot sizes that offer opportunities for medium density living, including other residential development such as temporary accommodation and retirement living;*
- b. In TCF1 contains predominantly low-rise housing, unless in the vicinity of a public transport stop, which may include higher density options;*
- c. accommodates opportunities for live and work dwellings and home based businesses;*
- d. provide a range of dwelling types that offer choice, affordability and adaptability;*
- e. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;*
- f. encourages opportunities for working from home.*

## 42. Section 4.2.4, Page 71 – Built Form and Density

- a. Amend S2.1 (1) to - *The height of buildings and structures is equal to, or less than 14m and 3 storeys*
- b. Amend P2.1 (1) to - *No probable solution identified*
- c. Insert a new S2.1 (3) (and change the existing S2.1(3) to S2.1(4)) to –  
*(3)In TCF1 –*
  - a) *the height of buildings and structures maintain a low-rise built form.*
  - b) *the height of buildings and structures within 100m of a public transport stop maintains a mid-rise built form.*
- d. Insert a new P2.1(3) (and change the existing P2.1(3) to P2.1(4)) to –  
*(3)If in TCF1 -*
  - a) *Overall building height is 9.5m or less above ground level; or*
  - b) *Overall building height is 14m and 3 storeys, if within 100m of a public transport stop.*

## 43. Section 4.2.4, Page 72 – Built Form and Density

- a. Amend P2.4(1)(a) to:
  - a) *Lots that are a minimum of 800m<sup>2</sup>*
- b. Amend P2.4(2)(b) to:
  - b) *Residential uses achieve a density of 1 dwelling unit per 200m<sup>2</sup> of site area.*
- c. Amend S2.4(2)(b) to:
  - b) *Within 100m of a public transport stop dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.*

## 44. Section 4.2.4, Page 76 – Environment

- a. Amend S4.1(1) to include *(e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*
- b. Amend S4.4(2) as follows and move to S3.11 (under the Amenity heading):  
*Acoustic barriers along Serpentine Creek Road –*
  - a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
  - b) *Are designed for longevity; and*

- c) *Are provided with maintenance access; and*
- d) *Provide for pedestrian and fauna permeability and protection; and*
- e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
- f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

- c. Insert a new specific outcome as S4.5, being –  
*“Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
- d. Insert a new probable solution as P4.5, being - *No probable solution identified)*

45. Section 4.2.4, Page 77 – Infrastructure -

- a. Specific Outcome S5.1 (1)(f) – Add *“(including the National Broadband Network)”*.
- b. Insert new specific outcome S5.5 –  
*(1)Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*
  - a) *Provide safe and efficient manoeuvring for waste collection vehicles;*
  - b) *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
  - c) *Ensure sufficient vertical clearance for container servicing; and*
  - d) *Ensure unobstructed access to containers by collection vehicles.*

46. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.6:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

4.4 Shoreline Residential Precinct

47. Amend Section to 4.3 *Shoreline Residential Precinct Code*

48. Amend all sub-sections in this Section to commence with 4.3...

49. Section 4.4.1, Page 79/80 – Delete the content of this section, including the table of variations and insert:

*The Urban Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Residential Precinct Code.*

*The Shoreline Residential Precinct contains Sub-area 1 defined as the land within 100m of the vegetation mapped as A2 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 15 September 2014*

50. Section 4.4.3, Page 80 – Amend (2)(a)e. to - *where in the vicinity of the Tourism/Recreation Activity Area or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development*
51. Section 4.4.3, Page 82 – Delete (2)(e)g.
52. Section 4.4.4, Page 83 – Uses and Other Development –
  - a. Amend S1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a greater range of medium and higher density residential uses.*
  - b. Amend P1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings*
53. Section 4.4.4, Page 84 – Built Form and Density
  - a. Amend S2.1(2) to add “*or within 100m of a public transport stop*”
  - b. Delete P2.1(2) and inset “*Overall building height is 14m or less above ground level, where within 250m of a Tourism/Recreation Activity Area or within 100m of a public transport stop*”
54. Section 4.4.4, Page 85 – Built Form and Density – Amend S2.4(2)(b) to add “*or within 100m of a public transport stop*”
55. Section 4.4.4, Page 88 – Environment –
  - a. Amend S4.1(1) to include (e) *where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*
  - b. Insert a new specific outcome as S4.4, being –  
*“Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
  - c. Insert a new probable solution as P4.4, being - *No probable solution identified)*
56. Section 4.4.4, Page 89 – Environment
  - a. Amend S4.3(2) as follows and move to S3.11 (under the Amenity heading):  
*Acoustic barriers along Serpentine Creek Road –*
    - a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
    - b) *Are designed for longevity; and*

- c) *Are provided with maintenance access; and*
- d) *Provide for pedestrian and fauna permeability and protection; and*
- e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
- f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

57. Section 4.4.4, 89 – Infrastructure

- a. Delete S5.1(1)(c)
- b. Amend S5.1(1)(g) to include “*(including the National Broadband Network)*”.

58. Section 4.4.4, Page 90 – Infrastructure – Insert a new specific outcome as S5.5 (amend all others accordingly):

*Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*

- a. *Provide safe and efficient manoeuvring for waste collection vehicles;*
- b. *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
- c. *Ensure sufficient vertical clearance for container servicing; and*
- d. *Ensure unobstructed access to containers by collection vehicles.*

59. Section 4.4.4, Page 91 – Infrastructure

- a. Amend S5.9 (to become S5.10 following amendment 55 above) to -  
*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*
- b. Amend P5.9 (to become P5.10 following amendment 55 above) to “*No probable solution identified*”

#### 4.5 Open Space Precinct

60. Amend Section to *4.4 Shoreline Open Space Precinct Code*

61. Amend all sub-sections in this Section to commence with *4.4...*

62. Section 4.5.1, Page 93 – Delete the content of this section, including the table of variations and insert:

*The Open Space Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Open Space Precinct Code.*

63. Section 4.5.3, Page 94 – Overall Outcomes –

- a. Combine the first two paragraphs of (2)(a) and amend –

*In the Foreshore Open Space Sub-precinct –*

- a. *Comprises a community and destination park with opportunities to view Moreton Bay and engage with the water, whilst protecting and conserving remnant coastal vegetation; and*
- b. *Establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism/Recreation Activity areas indicated on the Shoreline Precinct Plan, and may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques and a playground.*

b. Amend the third paragraph of (2)(a) -

*Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –*

- a. *Meet the active or passive recreational needs of residents and visitors to the City;*
- b. *Provide for recreation activities on land in public or private ownership;*
- c. *May include land used for activities not involving access by the general public;*
- d. *Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas; and*
- e. *Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.*

c. Amend (2)(b) –

*Uses and other development are designed in a manner that complies with the Shoreline Open Space Landscape Strategy, Shoreline Biting Insect Management Plan, the Shoreline Infrastructure Agreement and –*

- a. *Contributes to the legibility and character of the local area;*
- b. *Provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;*
- c. *Provides for a range of passive and active recreational opportunities;*
- d. *Enhances opportunities for community interaction;*
- e. *Complements the broader open space network;*
- f. *Forms links between existing open space areas.*



64. Section 4.5.3, Page 96 – Overall Outcome (2)(e) –
- a. Amend e. – Add (*except in Conservation Areas and the central habitat core of the Open Space Corridors where 100% of planting must be native species*)
  - b. Amend f. – “*incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination*”
  - c. Delete (2)(f)f.
  - d. Amend (2)(f)j. to include “(*including the National Broadband Network*)”.
65. Section 4.5.4, Page 97 – Uses and Other Development – Amend S1.1(1)(a) – delete *open air theatre*
66. Section 4.5.4, Page 98 – Open Space Design – Amend S2(1) – “*The design of open space sites complies with the Shoreline Open Space Landscape Strategy, the Shoreline Biting Insect Management Strategy and the Shoreline Infrastructure Agreement*”
67. Section 4.5.4, Page 103 – Environment –
- a. Amend S5.1(1) to include “(*e*) *artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Areas*”
  - b. Amend S5.2(1)(a) to – “*prevent the unnecessary removal of native plants through site design that accommodates plant retention, particularly bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*”
68. Section 4.5.4, Page 104 – Environment –
- a. Amend S5.3 – “*Infrastructure is co-located in accordance with the relevant standards to minimise the need to remove native plants and adversely impact upon the environmental values of the area*”
  - b. Amend S5.4(2) as follows and move to S4.9 (under the Amenity heading):

*Acoustic barriers along Serpentine Creek Road –*

    - a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
    - b) *Are designed for longevity; and*
    - c) *Are provided with maintenance access; and*
    - d) *Provide for pedestrian and fauna permeability and protection; and*
    - e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
    - f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to*

*minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*

- c. Amend S5.4(3) to – *“Incorporate landscaping as a component of the stormwater management system. Design to integrate with the central habitat core of the Open Space Corridors, Conservation Areas, pedestrian footpaths, cycleways and recreational uses and in accordance with the Shoreline Open Space Landscape Strategy and Shoreline Biting Insect Management Plan.”*

69. Section 4.5.4, Page 105 – Infrastructure –

- a. Delete S6.1(1)(c)
- b. Amend S6.1(1)(g) to include *“(including the National Broadband Network)”*.

## **5. OVERLAYS & OVERLAY CODES**

70. Section 5.5.1 – Habitat Protection Overlay – (make the following amendments and update the code)-

- a. The Habitat Protection Overlay map in RPS v6.2 still applies to Lot 1 on RP133830
- b. Section 5.5.2 – The levels of assessment in the Habitat Protection Overlay map in RPS v6.2 still apply to Lot 1 on RP133830
- c. Section 5.5.3 -The Habitat Protection Overlay Code still applies to RPSv6.2 still applies to Lot 1 on RP133830

71. Section 5.7 – Protection of Poultry Industry Overlay - Amend this section - The removal of this overlay is not approved.

72. Section 5.10 – Landslide Hazard Overlay – (make the following amendments and update the code) - Only the removal of the low-landslide hazard components of the Overlay is approved.

## **6. USE CODES**

73. Section 6.2, Page 112 (make the following amendments and update the relevant codes) -

- a. Aged Persons and Special Needs Housing – P3(1)(h) and P6(1)(g) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- b. Apartment building – P1(1) – Include *(d) within 100m of a public transport stop*
- c. Child Care Centre – P2(4) and P3(1)(c) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- d. Dual Occupancy – P1(1) – Amend (a) Shoreline Town Centre Frame Precinct to *(a) Shoreline Town Centre Frame (Reduced Density) Precinct*.

74. Section 6.2, Page 113 (make the following amendments and update the relevant codes) –

- a. Dwelling House Code

- i. Section 6.11.5, Self-assessable development, A1 - Insert another alternative provision for building height (and amend other paragraph numbers accordingly) –
  - (4) *Building height in the Town Centre Frame (Reduced Density) Sub-Precinct and Residential Precinct is 9.5m or less above ground level*  
*Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4*
- ii. Section 6.11.6, Assessable Development – The above alternative provision should also be inserted as P1(3) in the Assessable Development table
- b. Estate Sales Office – delete reuse for tourism or recreation facility
- c. Multiple Dwelling – P1(1) – Add to (c) *if within 250m of the Tourism/Recreation Activity Centre*
- d. Multiple Dwelling – P1(1) – Add to (b) *if located within TCF1 must be within 100m of a public transport stop.*
- e. Multiple Dwelling – P7(1)(b) – Amend to increase the trigger for communal open space from 10 dwelling units to 20 dwelling units.

## **8. GENERAL CODES**

75. Section 8.2, Page 116 – Stormwater Management Code - (make the following amendments and update the code)-

- a. Insert a new Overall Outcome
  - (v) *stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline, Redlands Water Sensitive Urban Design Strategy (as amended by the conditions of this approval)) and where possible minimises whole of life costs.*
- b. S1(1)(a) should read:
  - (1)(a) *protects and preserves land below the 1 percent AEP flood level.*
- c. P1(1) should read:
  - (1) *Stormwater drainage design:*
    - (a) *maintains land below the 1 percent AEP in an undeveloped state*
    - (b) *complies with the WUSD objectives*
    - (c) *identifies and determines the 1 percent AEP of natural overland drainage lines where the lot or premises:*
      - a. *has an upstream catchment area greater than 5 hectares; or*
      - b. *is 2500m<sup>2</sup> or greater in area*
    - (d) *maximises the retention and use of natural overland drainage lines through their identification and minimises earthworks in these areas.*
- d. P2(1) should read:
  - (1) *Stormwater drainage design*

- (a) *meets the stormwater flow capacity requirements of the relevant design storm event*
  - a. *where for the minor system – as detailed in Table 1 – Minor System Design Storm Event by Road Frontage Classification and Precinct:*
    - b. *where for the major system – 1 percent AEP*
- (b) *ensures the major system caters for 50 percent blockage in the minor system with causing inundation of building floor levels.*
- e. P3(1) should read:
  - (1) *Stormwater management design*
    - (a) *for reconfiguration the will result in roofwater through adjoining properties –*
      - a. *for residential reconfiguration, a maximum of two lots are served by a pipe system that discharges roof water run off to the nearest downhill road reserve or lawful point of discharge; or*
      - b. *for other reconfiguration, an inter lot drainage system discharges roof and surface run off to the nearest available downhill road reserve or lawful point of discharge;*
      - c. *avoids the risk of flooding by ensuring that uses and other development are undertaken on land above the 1 percent AEP flood and storm tide level (2.4m AHD).*

76. Section 8.2, Page 117 – Building Design Code to Reduce Biting Insect Nuisance (make the following amendments and update the code)-

- a. Amend code name to *Building Design Code To Reduce the Incidence of Biting Insects*
- b. (2) - Delete the bullet point
- c. Amend (2) after the bullet point to *(i) In sub-area 1 or within the Open Space Precinct*
- d. Amend (2)(a) and (2)(ii) – insert the word “*external*” before “*windows and doors*”

77. Section 8.3.3, Page 118 – S1.1 Delete first paragraph and amend to:

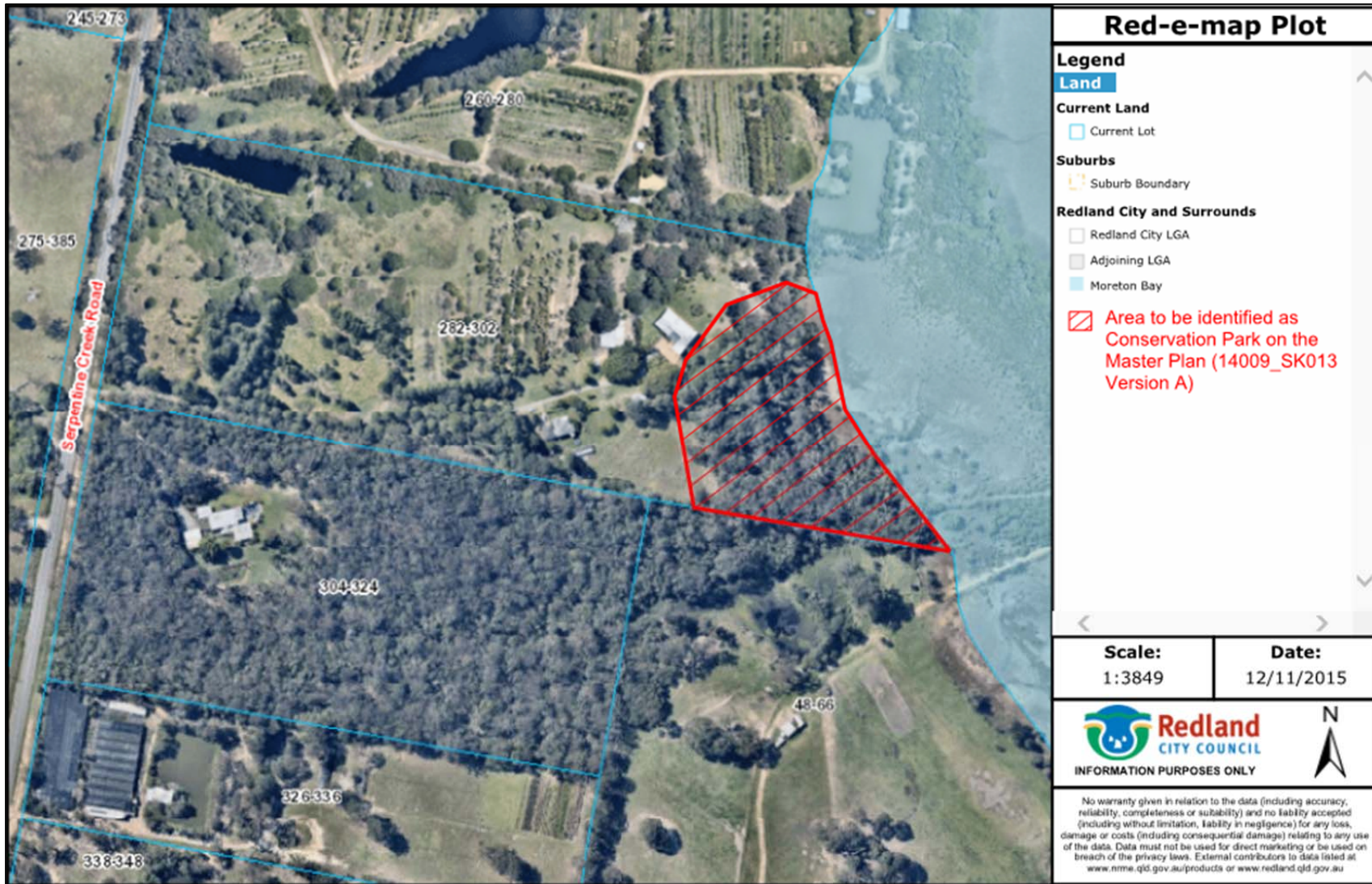
- (1) *In sub-area 1 and the Open Space Precinct*
  - a) *Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and*
  - b) *Where a Child Care Centre must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.*
- (2) *Where an Aged Persons and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.*

**9. SCHEDULES**

78. Section 9.2, Page 119 – Lot Sizes, Table 1 Use Lot Sizes (make the following amendments and update the relevant codes) –

- a. *Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Density Residential Zones is 700m<sup>2</sup>. For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Needs Housing in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800m<sup>2</sup>.*

APPENDIX 2: AREA TO BE IDENTIFIED AS CONSERVATION PARK ON THE APPROVED MASTER PLAN (14009\_SK013 [24])



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## APPENDIX 3 - CONDITIONED CHANGES TO OPEN SPACE LANDSCAPE STRATEGY

1. Page 2 - Update the *Location of Management Areas and Stormwater Network Plan* to
  - a. Amend the Conservation Areas so they are consistent with the areas designated as Conservation Park on the approved Master Plan (14009\_SK013 Version A)
  - b. Delete Private Open Space and Open Space Linkage and rename both areas as Open Space Corridor.
2. Remove all references in the document to Private Open Space and Open Space Linkages.

### 2.0 LAND USE PURPOSE AND STRATEGY

#### 2.1 Foreshore Open Space Area

Purpose:

3. Page 3, Paragraph 2, last sentence – amend to “*The open space areas will generally provide a 100m setback between mosquito breeding or roosting habitat and properties*”
4. Page 3, Paragraph 3, amend the penultimate sentence to “*The edges of retained bushland areas will be densely planted with low-maintenance native grasses and low growing ground cover to prevent subsequent weed intrusions*”

Strategy (Page 3/4):

5. Replace the strategies with the following:
  - a. Ensure retained and planted trees and shrubs within the Foreshore Open Space (excluding the areas identified in the approved Shoreline Master Plan as Conservation Park) are sparsely planted, with an understorey of low maintenance native grasses to encourage sea breeze and reduce the incidence of mosquitoes and biting midges;
  - b. Design of the Foreshore Open Space does not result in the clearing of non-juvenile koala habitat trees in areas identified as bushland habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval);
  - c. Design of the Foreshore Open Space must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval), with any unavoidable clearing minimised and offset in accordance with the *Environmental Offsets Act 2014*;
  - d. Design and layout of the Foreshore Open Space Area provides for safe fauna movement opportunities (including koalas), ensuring that the siting and design of infrastructure in the Area does not inhibit fauna movement;
  - e. Design and layout of the Foreshore Open Space complies with the approved Shoreline Biting Insect Management Plan;
  - f. Design and layout of the Foreshore Open Space complies with the approved Overall Bushfire Management Plan “Redlands Shoreline Development”;
  - g. Planting species are such that at least 70% are in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). Where exotic species are used for the balance 30% maximum, environmentally invasive species should be avoided;



- h. Strategic weed control and maintenance is undertaken along edges of retained bushland areas; and
- i. An esplanade road adjoins the western boundary of the Foreshore Open Space to increase the buffer to properties.

## **2.2 Open Space Corridors and Open Space Linkages**

Purpose:

- 6. Page 4, Paragraph 1 – Amend the first sentence to read “*The purpose of the Open Space Corridors is to encourage and provide for safe wildlife movement between existing patches of vegetation through active revegetation. This strategy will allow vegetation from the eastern portions of the Shoreline development area to connect with bushland areas to the west*”
- 7. Page 4, Paragraph 2 – Amend the last sentence to read “*There will be opportunities through appropriate site design, to include recreation parkland facilities and stormwater devices within these areas, provided the higher objective of habitat connectivity is protected*”
- 8. Page 4, Paragraph 3 – Amend first three sentences to read “*The Open Space Corridors will consist of a mosaic of low-maintenance native grass areas and tall trees to provide a breezeway to minimise biting insect connectivity. The corridors will be a minimum of 100m wide, providing a 75m buffer to freshwater biting insect breeding habitat and 50m buffer to roosting habitat (including the road reserves). This open space area will consist of a central portion at least 50m wide (or as otherwise approved by Council), which facilitates provision of wildlife habitats that will be buffered by a 25m sparsely planted and low-maintenance grass area, with tall koala food trees.*”
- 9. Page 4, Paragraph 4 – delete paragraph (referring to open space linkages)
- 10. Page 5 – Indicative planting for open space corridor – Amend references to corridor widths so that the central habitat core is *at least 50m wide (or as otherwise approved by Council)*, with the outer corridor areas being *at least 25m wide each*.

Strategy (Page 6):

- 1. Replace the strategies with the following:
  - a. All Open Space Corridors are no less than 100m in width, with the central habitat core being at least 50m (*or as otherwise approved by Council*) and the two buffer areas at least 25m wide each.
  - b. All Open Space Corridors are designed and planted in accordance with the Biting Insect Management Plan, incorporating an outer frame of high canopy trees and low maintenance native grasses to provide a buffer between core habitat areas that provide roosting habitat for biting insects and properties. Recreational parks, footpaths/cycleways and water quality devices located in these areas will be subject to separate landscaping requirements.
  - c. Design and layout of the Open Space Corridors should provide continuity of core habitat and natural waterway channels that supports safe fauna movement opportunities and prevents fragmentation of habitat, ensuring that the siting and design of infrastructure (including recreation areas, pathways/cycleways, stormwater facilities, maintenance access etc) in these areas does not inhibit safe fauna movement (e.g. road underpasses / overpasses);
  - d. Planting design must incorporate a selection of replanting species in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). In the habitat core it must



- incorporate suitable plant species with appropriate forms to provide structural complexity and soil stability;
- e. Corridor design must avoid placement of pedestrian and cycle pathways through continuous habitat, with public use kept to areas within or immediately adjacent to roads, designated parks and stormwater facilities.
  - f. Corridor design must avoid public and environmental risk, in accordance with CPTED principles;
  - g. The design of road underpasses / overpasses and exclusion fencing for native fauna must be in accordance with the Koala-sensitive Design Guideline (A guide to koala-sensitive design measures for planning and development activities), November 2012, Department of Environment and Heritage Protection. A minimum standard for fauna crossings will be generally in accordance with Options C, D and E on pages 18 to 21 of the Guideline;
  - h. Roads that dissect Open Space Corridors (excluding Serpentine Creek Road, Scenic Road and Orchard Road) must limit vehicle speed to 30km/hr
  - i. Planting of wetland sedge and tufted species along rehabilitated waterways and water bodies must be substantially commenced before construction of upstream development is commenced;

### **2.3 Conservation Area**

Purpose:

1. Page 6, Paragraph 1 – Amend the second sentence to “*Currently, there are two main Conservation Areas; one located at the north-eastern extent of the study area, and the other being Lot 1 on RP133830, which forms part of the Open Space Corridor stretching from the eastern boundary to the western boundary of the development site.*”
2. Page 6 , Paragraph 2 - Amend the first sentence as follows – “*These conservation areas will hold a higher likelihood of harbouring mosquitoes and in addition to the provision of the road buffers the nearby properties will be subject to specific design requirements in the Shoreline Plan of Development.*”
3. Page 7, Insert the following before the first paragraph –

Rehabilitation, management and maintenance of these areas is generally in accordance with the following sections of the *Redland City Council's Conservation Land Management Strategy 2010: A plan for the next 10 years*

- *Section 5.4 Nature Belt (NB)*
- *Section 5.7 Conservation Coastal Foreshore (CCF)*
- *Section 7.13 Rehabilitation, Enhancement and Maintenance (Principles 1-14 for NB and CCF); and*
- *Section 7.2.1 Specific Management Zones (Principles 1-8, 10, 14 and 20 for NB and CCF)*

Strategy (Page 7) – Amend to:

1. Conservation Areas maintain, enhance and protect environmental values by ensuring
  - a. Degraded and cleared areas are restored and revegetated is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework);

- b. Revegetation of the conservation land to be dedicated to Council must include planting at 2/m<sup>2</sup> with a mix of ground covers/shrubs/mid canopy and canopy in accordance with the approved RE species list. Trees must be planted at 5m spacing and comply with the approved RE species list. Watering must be undertaken to ensure establishment. Maintenance must be undertaken at monthly intervals for the first 3 years and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years;
- c. Retained Conservation Areas are protected and enhanced in accordance with best practice guidelines (including the Redland City Council's Conservation Land Management Strategy 2010);
- d. Weed control incorporates monthly maintenance, including seed head removal to be undertaken for the first 3 years from dedication of the conservation land and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years.
- e. No clearing of native vegetation is to be undertaken within Conservation areas unless required for safety, infrastructure maintenance or bushfire management;
- f. The placement of clear signage that requires limiting disturbance of habitat areas and indicating specified access points;
- g. Native animal movement through the premises is protected and supported;
- h. Only endemic native species are planted within Conservation areas, in accordance with the relevant version of the Vegetation Enhancement Strategy or equivalent Council instrument;
- i. The introduction of non-native plants or animals into the premises is avoided;
- j. Stormwater runoff is managed and water quality enhanced;
- k. Overland drainage systems and waterways are maintained in, or returned to, their natural state where possible;
- l. Specific habitat for vulnerable species, such as the Glossy Black Cockatoo and the Koala, is retained and protected;
- m. Noise, artificial light, and access by non-native animals is directed away from Conservation Areas ; and
- n. Species with dense foliage are only planted as part of the edge-seal planting to reduce edge effects and increase buffers to core habitats.

### **3.0 REVEGETATION STRATEGIES**

#### **3.2 Open Space Corridor and Open Space Linkage Area**

1. Page 8, Paragraph 2 – Amend the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

#### **3.3 Conservation Area**

1. Insert the following at the end of this section:

*Revegetation is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework and the Redland City Council's Conservation Land Management Strategy 2010)*

### **Appendix 1 – Management Area Information**

#### **Table 3 – Open Space Corridor and Open Space Linkage Area Management Intent**

1. Amend column 1 so that the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

**Appendix 2 – indicative cross sections for vegetation management within open space areas**

1. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
2. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
3. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
4. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*
5. *Open Space Corridors With Parks / Linkages (Indicative Only) (14009\_SK030[5])*- Amend the width for the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

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## Appendix 4 - Conditioned changes to the Shoreline Biting Insect Management Plan

### 4. THE IMPACT OF DEVELOPMENT

6. Section 4.2, Page 14 – On Roosting Habitat -
  - a. Amend the second paragraph to:

*“Each Open Space Corridor is comprised of a core of riparian vegetation flanked by margins that are 25m wide of lightly treed low-maintenance grassland. A 20m road reserve augmented by a 6m building setback provides additional setback to properties. In aggregate, each Open Space Corridor will provide a 75m setback between properties and freshwater mosquito breeding habitat, and a 50m setback to roosting habitat (Figure 4.1)”*
  - b. Amend Figure 4.1 so that the central habitat core is increased from 30m to 50m (or as otherwise approved by Council) and the lightly treed margins are decreased from 35m to 25m.

### 6. MANAGEMENT OF MOSQUITOES AND BITING MIDGE

7. Section 6.3.1, Page 20 – Siting and Design – Buffers
  - a. Delete the following sentence from the first paragraph - (*including public open space / playing fields*)
  - b. Delete the last sentence of the second paragraph – *The first 20-30m of any setback is likely to confer the greatest benefit.*
8. Section 6.3.1, Page 21 – Engineering and Landscape Design- Delete paragraph 4 *“Dense plantings of native groundcovers (e.g. Lomandra hystrix), low shrubs and small trees may act to trap mosquitoes and biting midges from adjacent breeding areas on the site.”*
9. Section 6.3.1, Page 22 – Building Design - second paragraph, amend to: *“Outdoor areas close to breeding grounds should incorporate screening.”*
10. Section 6.3.1, Page 22/23 – Buffers – Delete the last two sentences of the last paragraph so that it reads –

*The foreshore buffer is constrained at two locations towards the north of the site (Figure 6.1). Densely wooded Conservation Areas reduces the open space buffer to approximately 10m and 40m wide. The establishment of Sub-area 1 in the Shoreline Plan of Development will ensure that development within 100m of potential roosting habitat must comply with the building design code attached at Appendix A.*
11. Section 6.3.1, Page 23 – Buffers – Update the Biting Insect Management Plan / Open Space Strategy (Figure 6.1) to delete cross sections 1 and 6.
12. Section 6.3.1, Page 24 Buffers – Amend to:

*Open Space Corridors and Linkages will be no less than 100m wide, comprised of a 50m wide (or as otherwise agreed by Council) core of riparian vegetation and 25m wide margins of lightly treed low-maintenance grassland, augmented by esplanade roads (road reserve 20m wide) and building setbacks (6m) (see Figure 4.1, 6.2 and 6.3). In aggregate, each corridor and linkage will provide approximately a 75m setback between freshwater mosquito breeding habitat and properties and 50m from dense roosting habitat (sufficient to minimise the movement of mosquitoes such as*

*Aedes procax and Verrallina funereal (McGinn (2013)) recommends a 30m wide buffer as sufficient to manage these species). These corridors will also serve as breezeways that discourage roosting of other species of mosquitoes and biting midge.*

13. Section 6.3.1, Page 27 Buffers – Delete the second paragraph and insert –

*The south-east of the site (Lots 86 and 247 on S312432) will incorporate a 80m development free buffer, which with the 20m road reserve (Orchard Road) will provide a 100m clearance to development on lots 80 and 81 on S31102. These lots are densely vegetated and extend to saltmarsh habitat on the coastline, and as such have the potential to harbour pestiferous numbers of mosquitoes.*

14. Section 6.3.1, Page 28 – Building Design – Amend to:

*The Shoreline Plan of Development implements a building design code to ensure that sensitive development (Aged Persons and Special Needs Housing and Child Care Centres) throughout the subject site, and other uses within 100m of potential mosquito roosting habitat, incorporate attenuation measures to reduce opportunities for mosquitoes and biting midge to enter buildings.*

*The code also includes additional design recommendations, including:*

- *Windows on the windward side of buildings, rather than the leeward side;*
- *Ceiling and veranda fans;*
- *Full screening, including of some outdoor play areas; and*
- *Where rainwater tanks are installed, full screening of all entry and outlet points.*

*The building design code is included at Appendix A.*

## **7. BITING INSECT MANAGEMENT PLAN**

15. Section 7.2, Page 34 – Goals – Third bullet point – delete “*and other stakeholders*”

16. Section 7.4, Page 35 – Responsibilities –

- a. Paragraph 1 – Delete the last sentence being “*The proponent will also establish and manage a biting insect complaints ‘hot-line’ for a period of 10 years*”
- b. Paragraph 2 – Delete the last sentence being “*As the site is developed, Council is expected to assume responsibility for mosquito management on land transferred to Council ownership, and lot owners will assume responsibility for individual lots*”
- c. Paragraph 3 – Delete (*Council currently manage mosquitoes across the Redlands on State and Council owned land.*)

17. Section 7.6, Page 37 – On-site Monitoring – Delete first two sentences, being – *Acknowledging the limitations to accurate interpretation of lighting trapping data (Ryan, et al. 2004; Kitron, 2000) adult mosquito incidence will be monitored in the first instance via the proxy of logged complaints. Shoreline will establish and manage a biting insect complaints ‘hot-line’ for a period of 10 years, and liaise with Queensland Health to determine the reported incidence of arboviruses.*

**Appendix A Building design to reduce exposure to mosquitoes**

18. Update in accordance with the amended building design code in the Shoreline Plan of Development

**Appendix B Shoreline plans 12 June 2015**

19. Update the Master Plan (14009\_SK013[21]) in accordance with the versions approved in the conditions of this Preliminary Approval (version [24])
20. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
21. *Open Space Corridors with Parks/Linkages (14009\_SK030[5])* – Update to ensure the central habitat core is identified as 50m (or as otherwise approved by Council) (remove the term nominal) and the outer margins on either side are identified as 25m (remove the term nominal)
22. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
23. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
24. *Cross Section 2 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk036.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
25. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*

**CARRIED 6/5**

Crs Hardman, Edwards, Talty, Beard, Gleeson, and Williams voted FOR the motion.

Crs Boglary, Ogilvie, Hewlett, Elliott and Bishop voted AGAINST the motion.



# Shoreline

A NEW COMMUNITY AT REDLAND BAY

Development Application to Redland City Council for A Master Planned Community

**Volume 3 of 4: Plan of Development**

VERSION E3: 15th OCTOBER 2015

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**APPENDIX II – PARTS OF RPS V6.2 VARIED BY THE SHORELINE POD**

**APPENDIX III – SHORELINE REDLANDS WATER SENSITIVE URBAN DESIGN STRATEGY V7**

## SUPPORTING DOCUMENTATION (contained in separate electronic file)

**VOLUME 1 – TOWN PLANNING ASSESSMENT REPORT (URBAN SYSTEMS)**

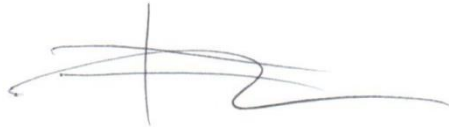
**VOLUME 2 - SHORELINE STRUCTURE PLAN (LAT27 URBAN DESIGNERS)**

**VOLUME 4 – BACKGROUND STUDIES**

- Project Plans
- Economic and Employment Aspects Summary Report(Giles Consulting International)
  - Land Supply & Demand
  - Employment
- Water Sensitive Urban Design Preliminary Advice (Design Flow)
- Water Supply Planning Report (Enviro Engineering Solutions)
- Sewer Servicing Strategy (Cardno)
- Traffic Reports
  - Traffic Assessment (Holland Traffic Consulting)
  - Traffic Impact Assessments (Veitch Lister)
- Ecological Reports
  - Fauna & Flora (BAAM Ecological Consultants)
  - Aquatic Ecology (frc environmental)
- Overall Bushfire Management Plan (The Consultancy Bureau)
- Site Contamination Assessment (AEG Environmental)
- Vector Management Plan (Mosquito Consulting Services)

IDAS Forms

The persons responsible for this report are:



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\* Note front cover illustration shows all land included in the Investigation Zone at southern Redland Bay

## 1. INTRODUCTION

### 1.1 PREFACE

The Shoreline Plan of Development (POD) is the component of the Preliminary Approval for the Shoreline Urban Village project which, as provided for by s242 of the *Sustainable Planning Act 2009* (SPA), varies the effect of a planning scheme - in this case, the Redlands Planning Scheme Version 6.2 2014 (RPS V6.2) on land the subject of the approval and substitutes different provisions on that land for the life of the approval or until the approved development is completed.

The Shoreline POD provides for the future and on-going development of the site generally in accordance with the Shoreline Master Plan, the approved conceptual development for the Shoreline site pursuant to the development approval issued by Council for the development application for Material Change of Use Preliminary Approval for the Shoreline Urban Village. The Shoreline Master Plan is shown at Figure 1.

The Shoreline POD contains additional planning provisions to those set out in the RPS V6.2 or varies planning provisions in the RPS V6.2 as identified. Where conflict occurs with the RPS V6.2, the Shoreline POD prevails. Subsequent development applications for assessable development for the Shoreline site are assessed in accordance with this POD and the RPS V6.2 as varied.

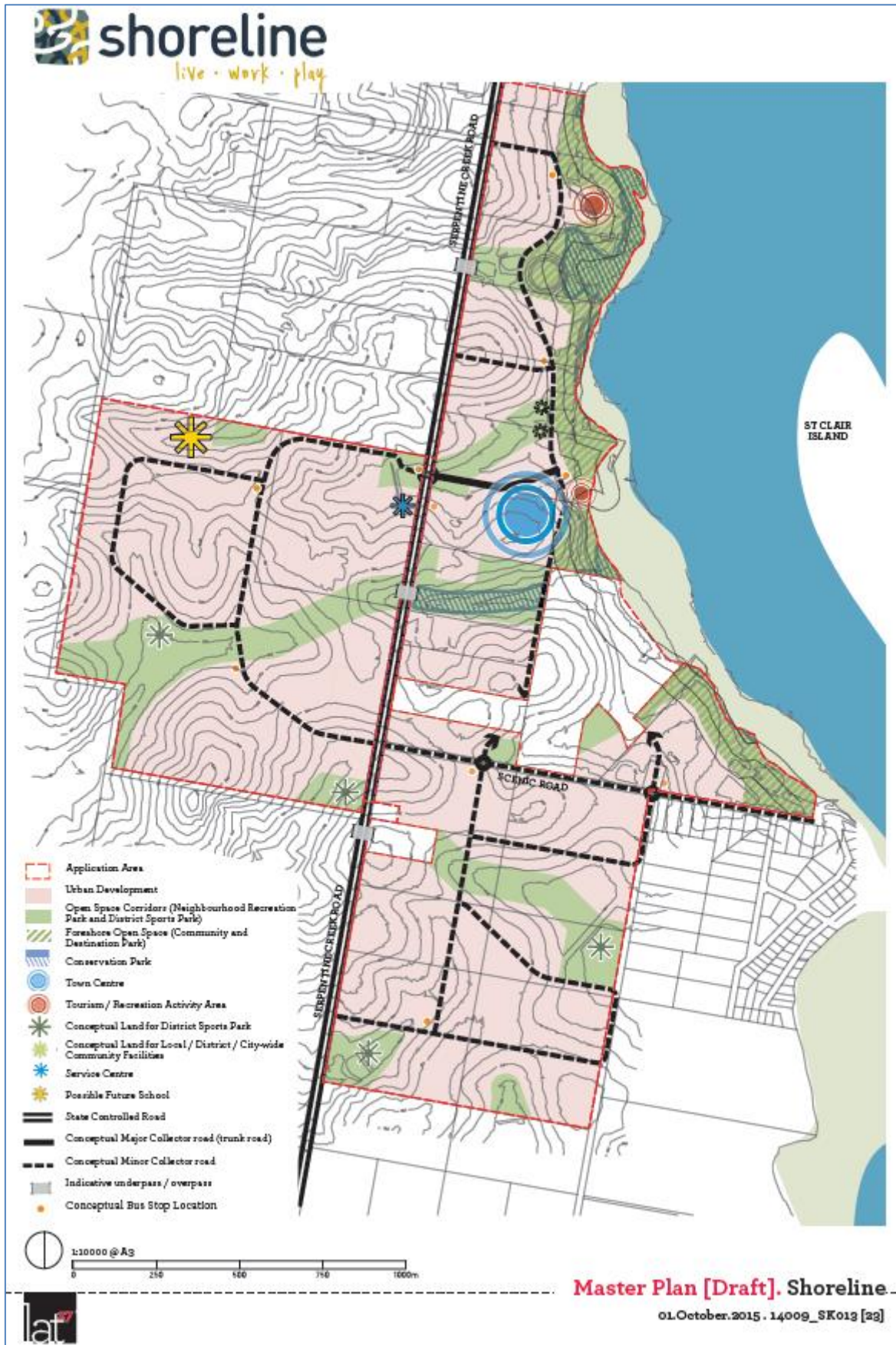


Figure 1 – Shoreline Master Plan



## 1.2 APPLICATION

The Shoreline POD applies to the land identified in the Schedule of Addresses and Real Property Descriptions at Appendix I to this POD. Also, Figure 2 shows an aerial photograph overlaid with cadastral boundaries (courtesy of the state government's Qld Globe) and an outline of the land (in red) to which this POD applies.



**Figure 2 – Aerial Photograph of the Shoreline site showing extent of land to which the Shoreline POD applies**

### 1.3 PURPOSE AND RELATIONSHIP TO THE SUSTAINABLE PLANNING ACT 2009

The Shoreline POD is the enabling statutory tool for the Shoreline Urban Village. It provides for the future and on-going development of the site as envisaged by the Shoreline Structure Plan which forms Volume 2 of the Preliminary Approval application for the Shoreline project. Note the Shoreline Structure Plan is not identified as an assessment criterion for the purposes of the Shoreline POD. However, the Shoreline Master Plan (one of a suite of plans included in the Structure Plan document) does form part of this POD and is included at Figure 1. This Master Plan shows the conceptual road layout, location of the town centre and tourism/recreation activity areas, residential areas and open space / foreshore open space corridors.

The Shoreline POD specifies the assessment processes and code provisions against which future development applications for assessable development will be assessed.

The land to which the Shoreline POD applies and the spatial extent of the precincts contained within the Shoreline POD is identified in Figure 3 – Shoreline POD Precinct Plan.

The Shoreline POD functions as part of the Preliminary Approval pursuant to s242 of the SPA for the Shoreline Urban Village development which varies the effect of the RPS V6.2 by specifying:

- The Overall Outcomes for the Shoreline POD.
- The unique Tables of Assessment applicable to each precinct within the Shoreline POD.
- The unique Precinct Codes applicable to each precinct within the Shoreline POD.
- Codes (being overlay codes, use codes, other development codes and general codes) and other parts of the RPS V6.2 applicable to development within the Shoreline POD, together with any variations to those codes.

### 1.4 STRUCTURE

The Shoreline POD includes:

- The Shoreline POD Master Plan (Figure 1).
- The Shoreline POD Precinct Plan (Figure 3), which identifies the
  - Shoreline Town Centre Core Precinct.
  - Shoreline Town Centre Frame Precinct.
  - Shoreline Residential Precinct.
  - Shoreline Open Space Precinct and Foreshore Sub-precinct.
  - Tourism/Recreation Activity Areas.
  - Town Centre Park.
  - Local Parks.
  - Service Centre.
- Tables of Assessment for each Precinct.
- Precinct Codes for each Precinct.
- Codes for which subsequent development applications within the POD Area will be assessed.

Editor's notes in **[bold]** are included through the POD to explain the nature and or reasoning for the variations to the RPS V6.2 where relevant. As per Part 2 of the RPS V6.2 (and the Queensland Planning Provisions), such notes are extrinsic material and do not have the force of law. The RPS V6.2 applies to assessable development on the Shoreline site to the extent the provisions of the planning scheme are not varied by this POD.

Also, as per the Queensland Planning Provisions, this POD is based on the approach the overlays should not automatically change the level of assessment and there should be few instances where this would occur. Rather, they typically require the application of additional assessment criteria. Therefore, overlays where used usually trigger assessment against an overlay code or an overlay map rather than increase the level of assessment.

For convenience, Appendix II to this POD contains the full suite of relevant RPS V6.2 parts (including maps, codes and policies) varied by this POD, so that they can be used as a standalone assessment tool for future development.

Where a part of the RPS V6.2 has been varied, new text, tables or figures are in **red**; where maps, text, tables or figures are deleted they are in **struck-out red text** or are crossed out with a **red line** and or indicated with a **red watermark**.

The parts of the RPS V6.2 that are varied by this POD include the following documents and maps:

## Part 4 – Zones

Division 8 – Investigation Zone

Note, new precincts have been created for the Shoreline POD, which include their own unique tables of assessment and precinct codes:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct
- Shoreline Residential Precinct
- Shoreline Open Space Precinct

## Part 5 – Overlays

Division 3 – Bushfire Hazard Overlay

Division 7 – Habitat Protection Overlay

Division 9 – Protection of the Poultry Industry Overlay

Division 10 – Road and Rail Noise Impacts Overlay

## Part 6 – Use Codes

Division 1 – Aged Persons and Special Needs Housing

Division 4 – Apartment Building

Division 7 – Child Care Centre

Division 8 – Display Dwelling

Division 9 – Drive Through Restaurant

Division 10 – Dual Occupancy

Division 11 – Dwelling House

Division 12 – Estate Sales Office

Division 18 – Multiple Dwelling

Division 20 – Park

Division 24 – Service Station

Division 28 – Tourist Accommodation

## Part 7 – Other Development Codes

Division 11 - Reconfiguration

## Part 8 – General Codes

Division 2 – Centre Activity

Division 3 – Centre Design

Division 9 – Stormwater Management

## **Part 9 – Schedules**

Schedule 3 – Dictionary  
Schedule 5 – Lot Sizes  
Schedule 6 – Movement Network and Road Design  
Schedule 11 – Water Quality Objectives

## **Overlay Mapping**

Habitat Protection – Bushland Habitat  
Landslide Hazard Mainlands  
Protection Poultry Industry  
Road and Rail Noise Impacts Mainland  
Waterways Wetlands and Moreton Bay Mainland



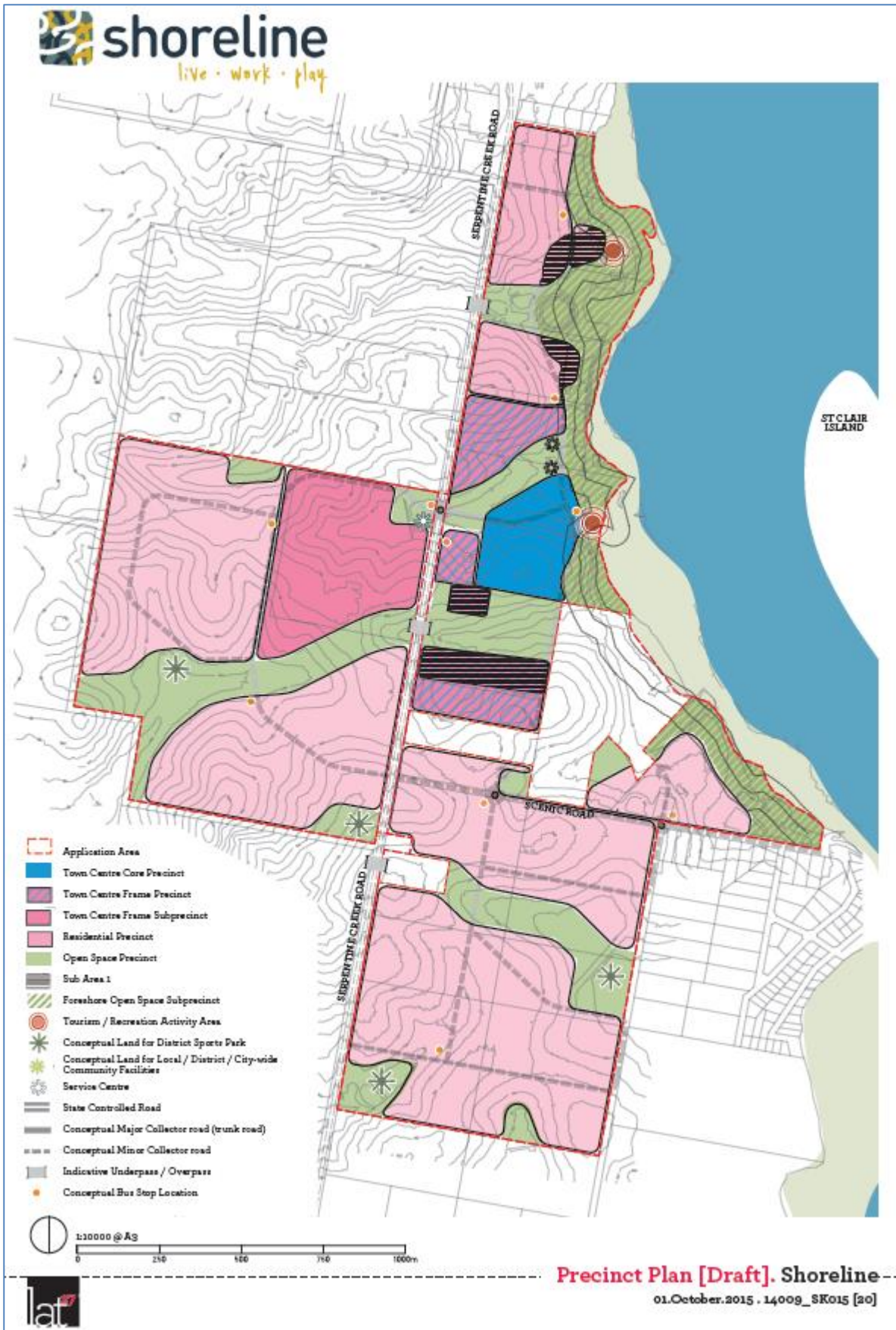


Figure 3 - Shoreline POD Precinct Plan

## 2. OVERALL OUTCOMES

### 2.1 INTRODUCTION

The Desired Environmental Outcomes at Part 3 of the RPS V6.2 are applicable to the Shoreline POD to the extent relevant, and are varied by the inclusion of the following additional Desired Environmental Outcomes.

### 2.2 SHORELINE POD DESIRED ENVIRONMENTAL OUTCOMES

The Desired Environmental Outcomes of the Shoreline POD are to:

- Create a vital, self-contained urban village that offers high quality lifestyle opportunities for residents and the wider southern Redland Bay community and responds to the extraordinary natural setting.
- Deliver a variety of distinctive places, ranging from an active village centre heart where people work, shop and recreate, to low density neighbourhoods that cater for the majority of residents' daily needs in their local community.

### 2.3 PRECINCT OVERALL OUTCOMES

The following apply to the various Precincts in the Shoreline POD in addition to the Overall Outcomes discussed at Section 4 of this POD.

#### 2.3.1 Shoreline Town Centre Core Precinct

The Overall Outcomes of the Shoreline Town Centre Core Precinct is to:

- Facilitate a distinctive and vibrant mixed use centre that provides access to daily needs, places for meeting, leisure and recreation and local business opportunities.

#### 2.3.2 Shoreline Town Centre Frame Precinct

The Overall Outcomes of the Shoreline Town Centre Frame Precinct is to:

- Provide a wide variety of housing types within a short walk of shopping, employment, leisure activities and public transport, while still offering residents a more traditional residential lifestyle.

#### 2.3.3 Shoreline Residential Precinct

The Overall Outcomes of the Shoreline Residential Precinct is to:

- Establish safe, conveniently accessible, walkable and attractive neighbourhoods that meet the diverse and changing needs of the community and offer a wide choice of housing, leisure, access to local employment opportunities and associated community and commercial facilities.

#### 2.3.4 Shoreline Open Space Precinct

The Overall Outcomes of the Shoreline Open Space Precinct is to:

- Provide a broad range of environmental, formal and informal recreation settings and community spaces that provide an attractive, linear greenspace for Shoreline and Redland City residents.

- Create tourism and recreation activity destinations, sensitively set within the foreshore landscape, which provides a variety of recreation and leisure activities, appealing to both the local community and visitors.
- Provide for a network of open spaces which will integrate and enhance local hydrology, habitat and fauna movement.
- Enhance the foreshore and provide opportunities to view the bay and engage with the water.

## 3. PRECINCTS & TABLES OF ASSESSMENT

### 3.1 INTRODUCTION

The Shoreline POD contains the following precincts:

- Shoreline Town Centre Core Precinct
- Shoreline Town Centre Frame Precinct, including the Town Centre Frame (Reduced Density) Sub-precinct.
- Shoreline Residential Precinct
- Shoreline Open Space Precinct, including the Foreshore Sub-precinct.

The Shoreline POD also contains sub-area 1, in which relevant provisions of the Building Design Code to Reduce Biting Insect Nuisance apply.

The unique Tables of Assessment detailed in the following sub-sections replace the Table of Assessment for Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.4 of the RPS V6.2 and the Table of Assessment for Other Development not associated with a Material Change of Use of Premises for the Investigation Zone contained in Part 4, Division 8, Section 4.8.5 of the RPS V6.2 and apply variously to all the land within the Shoreline POD area in accordance with the Precinct Plan at Figure 3.

**Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.**

### 3.2 SHORELINE TOWN CENTRE CORE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the District Centre Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Core Precinct Tables of Assessment.

For information, variations to the District Centre Zone Code used to create the Shoreline Town Centre Core Precinct Tables of Assessment are identified below at sections 3.2.1 and 3.2.2.

The Shoreline Town Centre Core Precinct Tables of Assessment are included at section 3.2.3 and 3.2.4.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the District Centre Zone, unless varied by this POD.

#### 3.2.1 Proposed Variations to the District Centre Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Town Centre Core Precinct Table of Assessment

Use	Variation
All	Included self-assessable provisions for a number of uses  Development Near Underground Infrastructure Code removed as an Assessment Criteria <b><i>[as this matter is adequately dealt with at Reconfiguration and Operational Works application stage]</i></b>
Aged Persons and Special Needs Housing	Code Assessable whether or not part of a mixed use development and if building height is 14 metres or less <b><i>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</i></b>
Apartment Building	Code Assessable whether or not part of a mixed use development and if building height is 14 metres or less <b><i>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</i></b>
Multiple dwelling <b><i>[was impact assessable. As envisaged in the precinct and occurring as part of a master planned community, code assessment is considered appropriate]</i></b>	Code Assessable if the building height is 14 metres or less  Assessment criteria: <ul style="list-style-type: none"> <li>- District Centre Precinct Code</li> <li>- Access and Parking Code</li> <li>- Centre Design Code*</li> <li>- Erosion Prevention and Sediment Control Code</li> <li>- Excavation and Fill Code</li> <li>- Infrastructure Works Code</li> <li>- Landscape Code</li> <li>- Multiple Dwelling Code*</li> <li>- Stormwater Management Code*</li> </ul>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As parks may be envisaged in the precinct, self-</i></b>

Use	Variation
	<b>assessment is considered suitable where meeting the identified acceptable solutions]</b> Code Assessable if not self-assessable
Service Industry	Code Assessable if 500m <sup>2</sup> or less gross floor area <b>[was impact assessable if over 100sqm, variation to 500sqm enables a range of uses considered suitable to service the new Shoreline community]</b>
Shop	Code Assessable if 6,000 m <sup>2</sup> or less gross floor area and where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town Centre Core Precinct exceeding 6,000 m <sup>2</sup> GFA, otherwise impact assessable <b>[in concert with the variation to the defined use “Shop” in Part 9, Schedule 3 to exclude a Discount Department Store use from the definition, this variation is intended to ensure that the Overall Outcome for the Shoreline Town Centre Core Precinct is achieved, i.e. higher order retail facilities are intended to be limited to a full line supermarket]</b>
Telecommunications Facility	Impact Assessable <b>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</b>
Vehicle Parking Station	Code Assessable whether or not part of a mixed use development <b>[was only code assessable if part of mixed use, otherwise impact. As occurring as part of a master planned community, option for stand-alone building may occur in suitable locations]</b>

### 3.2.2 Proposed Variations to the District Centre Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Town Centre Core Precinct Table of Assessment

Other Development	Variation
Retaining Wall	Development deleted from Table of Assessment <b>[this matter adequately dealt with by QDC and existing Excavation and Fill Code]</b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b>[not a matter able to be regulated by a planning scheme]</b>



### 3.2.3 Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises<sup>1</sup>

Shoreline Town Centre Core Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.29</sup>	Level of Assessment <sup>4.30</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Apartment Building Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<sup>1</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.29</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.30</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<p><b>Bulky Goods Showroom</b></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<p><b>Caretakers Dwelling</b></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Caretakers Dwelling Code</li> <li>■ Centre Design Code*</li> </ul>
<p><b>Child Care Centre</b></p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Child Care Centre Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<p><b>Commercial Office</b></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■</li> <li>■</li> <li>■</li> </ul>



		<ul style="list-style-type: none"> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Community Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Drive Through Restaurant</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Drive Through Restaurant Code *</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Education Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Emergency Services</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Estate Sales Office Code*</li> </ul>
<b>Funeral Parlour</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Health Care Centre</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> </ul>

	<p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul>
<b>Indoor Recreation Facility</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Minor Utility</b>	<p><u>Exempt</u></p>	
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If the building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions in section 8.5.4 of the Development Near</li> </ul>

	column 3  <u>Code Assessable</u> If not self-assessable	Underground Infrastructure Code <ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Passenger Terminal</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Place of Worship</b>	<u>Impact Assessable</u>	
<b>Refreshment Establishment</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Retail Warehouse</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>

		<ul style="list-style-type: none"> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Road</b>	<u>Exempt</u>	
<b>Service Industry</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If 500m<sup>2</sup> or less of gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section of 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Shop</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If</p> <ol style="list-style-type: none"> <li>(1) Not self-assessable;</li> <li>(2) 6,000 m<sup>2</sup> or less of gross floor area; and</li> <li>(3) Where the increased GFA does not result in total combined GFA for this use in both existing and proposed buildings in the Shoreline Town Centre Core Precinct exceeding 6,000 m<sup>2</sup> GFA.</li> </ol> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Temporary Use</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Temporary Use Code</li> </ul>
<b>Tourist Accommodation</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Tourist Accommodation Code *</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Utility Installation</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Vehicle Parking Station</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Veterinary Surgery</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Centre Design Code*</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses</b>	<u>Impact Assessable</u>	

### 3.2.4 Shoreline Town Centre Core Precinct - Table of Assessment for Other Development not associated with a Material Change of Use<sup>2</sup>

Shoreline Town Centre Core Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.31</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.32</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by -</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Core Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building works <sup>4.33</sup>  <u>Self-Assessable</u> If - (1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>2</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.31</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.32</sup> Whether or not having a Community Management Statement.

<sup>4.33</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.



## Shoreline Town Centre Core Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.31</sup></b>	<b>Assessment Criteria</b>
	<u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Works for -</b>		
<b>Excavation and Fill</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>All other development not listed in column 1</b>	<u>Exempt</u>	

### 3.3 SHORELINE TOWN CENTRE FRAME PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Medium Density Residential Zone in the RPS V6.2 have been used to create unique Shoreline Town Centre Frame Precinct Tables of Assessment.

For information, variations to the Medium Density Residential Zone Code to create the Shoreline Town Centre Frame Precinct Tables of Assessment are identified below at sections 3.3.1 and 3.3.2.

The Shoreline Town Centre Frame Precinct Tables of Assessment are included at section 3.3.3 and 3.3.4.

Note, all land included in the Town Centre Frame Precinct is taken to be included in the MDR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Medium Density Residential Zone – MDR1 sub-area, unless varied by this POD.

The Town Centre Frame Precinct contains Sub-area 1 defined as the land between 100m south of the northern boundary of Lot 1 RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830, as depicted on the Shoreline Precinct Plan.

#### 3.3.1 Proposed Variations to the Medium Density Residential Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Town Centre Frame Precinct Table of Assessment

Use	Variation
Any use where references are made to sub-areas other than MDR1 and or where height in accordance with Table 2 is specified	References to other than MDR1 removed Code Assessable if the building height is 14 metres or less <b><i>[Table 2 has a variety of different height limits for code assessment; remove reference to Table 2 and specify 14 metres as standard]</i></b>
Apartment Building	Impact Assessable <b><i>[was code assessable]</i></b>
Bed and Breakfast	The Self-Assessable and Code Assessable criteria specified apply in the precinct (i.e. remains self/code assessable despite being assessed as if located in MDR1) <b><i>[Bed and Breakfast is self/code assessable in portions of this zone in the planning scheme, but is impact assessable in MDR1. As the use is appropriate in the precinct, self/code assessment is considered suitable]</i></b>
Commercial Office Health Care Centre Refreshment Establishment Shop	Self-Assessable if complying with the Acceptable Solutions in section 8.2.4 of the Centre Activity Code* and Code Assessable where part of a mixed use development <b><i>[These uses are self-assessable/code assessable in MDR3 in the planning scheme, but not in MDR 1. These are the types of uses envisaged to occur in mixed use development in the precinct. As such self assessment/code assessment is considered suitable]</i></b>
Dual Occupancy	Code Assessable (i.e. remains code assessable despite being assessed as if located in MDR1) if: (a) located on a premises that is 700m <sup>2</sup> or more in area and has a frontage of 20m or more;

Use	Variation
	(b) any built to boundary wall is 9 metres or less in total length, is 3 metres or less in height and does not have windows or doors. <b><i>[Dual occupancy is code assessable in portions of this zone in the planning scheme, but is impact assessable in MDR1. As the use is envisaged in the precinct, code assessment is considered suitable]</i></b>
Dwelling House	Exempt – except where in sub-area 1 <b><i>[Other than in this sub-area, a Dwelling House can be adequately regulated by the Queensland Development Code]</i></b> Self-assessable if in sub-area 1 to be assessed against the Building Design code To Reduce Biting Insect Nuisance <b><i>[This sub-area and code was introduced to ensure buildings for detached dwellings are designed to reduce the influence of biting insects within a 100m of bushland and conservation areas contained in Lot 1 on RP133830]</i></b>
Education Facility	Requirement for use to be part of a mixed use development for code assessment removed
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As pocket parks may be envisaged in the precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</i></b> Code Assessable if not self-assessable
Shop	Code Assessable if 250m <sup>2</sup> or less gross floor area <b><i>[was impact assessable above 200 m<sup>2</sup> of gross floor area. As the creation of such a facility is envisaged in the Master Plan, a slightly higher threshold for impact assessment is considered suitable]</i></b>
Telecommunications Facility	Impact Assessable <b><i>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</i></b>

### 3.3.2 Proposed Variations to the Medium Density Residential Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Town Centre Frame Precinct Table of Assessment

Other Development	Variation
On-site raising or relocating of an existing dwelling unit; Private Tennis Court; and Retaining Wall	Development deleted from Table of Assessment <b><i>[this matter adequately dealt with by the Queensland Development Code and existing Excavation and Fill Code]</i></b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b><i>[not a matter able to be regulated by a planning scheme]</i></b>

### 3.3.3 Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises<sup>3</sup>

The Town Centre Frame Precinct contains sub-area 1 defined as the land between 100m south of the northern boundary of Lot 1 on RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830.

#### Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<u>Code Assessable</u> If the building height is 14 metres or less  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<u>Impact Assessable</u>	
<b>Bed and Breakfast</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Bed and Breakfast Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> </ul>
<b>Caretakers Dwelling</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>

<sup>3</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.114</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.115</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Commercial Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>(1) The use is undertaken as part of a mixed use development; (2) Having 400m<sup>2</sup> or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Dual Occupancy</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that -        (a) is 700m<sup>2</sup> or more in area;        (b) has a frontage of 20 metres or more;        (2) The building height is -        (a) 9.5 metres or less above ground level;        (b) 2 storey or less; and        (3) Any built to boundary wall -        (a) is 9 metres or less in total length;        (b) is 3 metres or less in height; and        (c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Dual Occupancy Code *</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Dwelling House</b>	<p><u>Exempt</u> Where not in sub-area 1</p> <p><u>Self-Assessable</u> If in sub-area 1</p>	<ul style="list-style-type: none"> <li>■ Building Design Code To Reduce Biting Insect Nuisance</li> </ul>
<b>Education Facility</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>
<b>Health Care Centre</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions in column 3</p> <p><u>Code Assessable</u> If not self-assessable and the use is undertaken as part of a mixed use development</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul>
<b>Indoor Recreation Facility</b>	<p><u>Code Assessable</u> If the use is undertaken as part of a mixed use development</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	
<b>Mobile Home Park</b>	<u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Mobile Home Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that -</p> <p style="padding-left: 40px;">(a) is 800m<sup>2</sup> or more in area;</p> <p style="padding-left: 40px;">(b) has a frontage of 20 metres or more; and</p> <p>(2) The building height is 14 metres or less</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Outdoor Recreation</b>		<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame</li> </ul>

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
	<u>Impact Assessable</u>	Precinct Code <ul style="list-style-type: none"> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions in section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Refreshment Establishment</b>	<u>Self-Assessable -</u> If complying with the assessment criteria being the acceptable solutions in column 3  <u>Code Assessable</u> If - <ol style="list-style-type: none"> <li>(1) The use is undertaken as part of a mixed use development;</li> <li>(2) Having 400m<sup>2</sup> or less gross floor area</li> </ol> Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Road</b>	<u>Exempt</u>	
<b>Shop</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.2.4 of the Centre Activity Code*</li> </ul>



**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

<b>column 1</b>	<b>column 2</b>	<b>column 3</b>
<b>Use<sup>4.114</sup></b>	<b>Level of Assessment<sup>4.115</sup></b>	<b>Assessment Criteria</b>
	If -  (1) The use is undertaken as part of a mixed use development; (2) Having less than 250m <sup>2</sup> gross floor area  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Telecommunications Facility</b>	<u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■</li> </ul>
<b>Tourist Accommodation</b>	<u>Code Assessable</u> If the building height does not exceed 14 metres  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Tourist Accommodation Code *</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Utility Installation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</b>	<u>Impact Assessable</u>	

**Shoreline Town Centre Frame Precinct - Table of Assessment for Material Change of Use of Premises**

column 1	column 2	column 3
Use <sup>4.114</sup>	Level of Assessment <sup>4.115</sup>	Assessment Criteria
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

### 3.3.4 Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>4</sup>

Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.117</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.118</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by –</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Town Centre Frame Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.119</sup>  <u>Self-Assessable</u> If -	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>4</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.117</sup> See Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.118</sup> Whether or not having a Community Management Statement.

<sup>4.119</sup> See Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work

## Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.117</sup></b>	<b>Assessment Criteria</b>
	(1) Not exempt; (2) Complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>■ Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Town Centre Frame Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.117</sup>	Assessment Criteria
Private Waterfront Structure	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
All other development not listed in column 1	<u>Exempt</u>	

### 3.4 SHORELINE RESIDENTIAL PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Urban Residential Zone in the RPS V6.2 have been used to create unique Shoreline Residential Precinct Tables of Assessment.

For information, variations to the Urban Residential Zone Code used to create the Shoreline Residential Precinct Tables of Assessment are identified below at sections 3.4.1 and 3.4.2.

The Shoreline Residential Precinct Tables of Assessment are included at sections 3.4.3 and 3.4.4.

All land included in the Shoreline Residential Precinct is taken to be included in the UR1 Sub-area.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Urban Residential Zone – UR1 sub-area, unless varied by this POD.

The Residential Precinct contains sub-area 1, being that land within 100m of the vegetation mapped as A2 on the Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 dated 15 September 2014, as depicted on the Shoreline Precinct Plan.

#### 3.4.1 Proposed Variations to the Urban Residential Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Residential Precinct Table of Assessment

Use	Variation
All	Any use where height of 8.5 metres or less above ground level and 2 storeys or less, is specified is changed to 9.5 metres <b><i>[The RPSV6.2 has 8.5m / 2 storey height limit for code assessment – the height has been increased to 9.5 metres to be consistent with the approach recently adopted by Brisbane City Council]</i></b> References to Sub-areas other than UR1 deleted.
Apartment Building	Code Assessable if – (a) Within 250 metres of the Tourism and Recreation Activity Area and the building height is: - 14 metres or less above ground level; - 3 storey or less; (b) The premises is:- - 800 m <sup>2</sup> or more in area; - has a frontage of 20 metres or more.  Otherwise impact assessable <b><i>[This variation provides for the opportunity for this form of development to support the identified Shoreline Tourism and Recreation Activity Areas]</i></b>
Display Dwelling	Self-assessable provision included where complying with the acceptable solutions for self assessment in the relevant use code
Dual Occupancy	Code Assessable if: (a) located on a premises that is 700m <sup>2</sup> or more in area and has a frontage of 20m or more; (b) any built to boundary wall is 9 metres or less in total length, is 3 metres or less in height and does not have windows or doors. <b><i>[A dual occupancy is code assessable where minimum 800sqm site area and 20 frontage and meeting BTB wall requirements. If not meeting these criteria it becomes impact assessable. Propose above alternate criteria]</i></b>

Use	Variation
Dwelling House	Exempt –except where in sub-area 1 <b>[Other than in sub-area 1, Dwelling House can be adequately regulated by the Queensland Development Code]</b> Self-assessable if in sub-area 1 to be assessed against the Building Design Code To Reduce Biting Insect Nuisance <b>[This sub-area and code was introduced to ensure buildings for detached dwellings are designed to reduce the influence of biting insects within a 100m of bushland conservation areas]</b>
Multiple dwelling	Code Assessable if – (a) Within 250 metres of the Tourism and Recreation Activity Area is: - 14 metres or less above ground level; - 3 storeys or less; and (b) The premises: - is 800 m2 or more in area; - has a frontage of 20 metres or more.  Otherwise impact assessable <b>[This variation provides for the opportunity for this form of development to support the identified Shoreline Tourism and Recreation Activity Areas]</b>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b>[was code assessable if park works were not being undertaken by local government / not on local government land. As local parks are envisaged in the Structure Plan within the residential precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</b> Code Assessable if not self-assessable.
Telecommunications Facility	Impact Assessable <b>[was self-assessable and code assessable, however, considering the amenity impacts of such facilities, impact assessment is considered a more appropriate level of assessment]</b>

### 3.4.2 Proposed Variations to the Urban Residential Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Residential Precinct Table of Assessment

Other Development	Variation
On-site raising or relocating of an existing dwelling unit; Private Tennis Court; and Retaining Wall	Development deleted from Table of Assessment <b>[these matters adequately dealt with by QDC and existing Excavation and Fill Code]</b>
Creating lots by subdividing another lot by Building Format Plan	Development deleted from Table of Assessment <b>[not a matter able to be regulated by a planning scheme]</b>

### 3.4.3 Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises<sup>5</sup>

Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
<b>Aged Persons and Special Needs Housing</b>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) the building height is 9.5 metres or less above ground level;</p> <p>(2) 2 storeys or less</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Aged Persons and Special Needs Housing Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Apartment Building</b>	<p><u>Code Assessable</u></p> <p>If within 250 metres of the Tourism and Recreation Activity Area and the building height is –</p> <p>(1) 14 metres or less above ground level;</p> <p>(2) 3 storeys or less;</p> <p>(3) The premises is –</p> <p>(a) 800 m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Apartment Building Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Bed and Breakfast</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Bed and Breakfast Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> </ul>
<b>Caretakers Dwelling</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>

<sup>5</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.199</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.200</sup> See Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.



## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
<b>Display Dwelling</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.8.4 of the Display Dwelling Code*</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Display Dwelling Code*</li> </ul>
<b>Dual Occupancy</b>	<p><u>Code Assessable</u> If -</p> <p>(1) The use is located on a premises that - (a) is 700m<sup>2</sup> or more in area; (b) has a frontage of 20 metres or more;</p> <p>(2) The building height is - (a) 9.5 metres or less above ground level; (b) 2 storey or less;</p> <p>(3) Any built to boundary wall - (a) is 9 metres or less in total length; (b) is 3 metres or less in height; (c) does not have windows or doors.</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Dual Occupancy Code *</li> <li>■ Domestic Driveway Crossover Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Dwelling House</b>	<p><u>Exempt</u> Where not in sub-area 1</p> <p><u>Self-Assessable</u> If in sub-area 1</p>	<ul style="list-style-type: none"> <li>■ Building Design Code to Reduce Biting Insect Nuisance</li> </ul>
<b>Estate Sales Office</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
<b>Use<sup>4.199</sup></b>	<b>Level of Assessment<sup>4.200</sup></b>	<b>Assessment Criteria</b>
<b>Home Business</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.15.4 of the Home Business Code</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Home Business Code</li> <li>■ Access and Parking Code</li> </ul> <p>And where being carried out in a Domestic Outbuilding -</p> <ul style="list-style-type: none"> <li>■ Domestic Outbuilding Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	
<b>Multiple Dwelling</b>	<p><u>Code Assessable</u> If within 250 metres of the Tourism and Recreation Activity Area and the building height is -</p> <ul style="list-style-type: none"> <li>(1) 14 metres or less above ground level;</li> <li>(2) 3 storeys or less; and</li> <li>(3) The premises is -               <ul style="list-style-type: none"> <li>(a) 800 m<sup>2</sup> or more in area;</li> <li>(b) has a frontage of 20 metres or more.</li> </ul> </li> </ul> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Multiple Dwelling Code*</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Shoreline Residential Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.199</sup>	Level of Assessment <sup>4.200</sup>	Assessment Criteria
Road	<u>Exempt</u>	
Telecommunications Facility	<u>Impact Assessable</u>	
Utility Installation	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
Defined uses not listed in column 1	<u>Impact Assessable</u>	
Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2	<u>Impact Assessable</u>	
Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses	<u>Impact Assessable</u>	

### 3.4.4 Shoreline Residential Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>6</sup>

Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.203</sup></b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by –</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan; or</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Residential Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.204</sup>  <u>Self-Assessable</u> If -  (1) Not exempt; (2) Complying with the	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>6</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a RPS code varied by this POD, that code is identified by an asterisk.

<sup>4.202</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.203</sup> Whether or not having a Community Management Statement.

<sup>4.204</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.

## Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
<b>Other Development</b>	<b>Level of Assessment<sup>4.202</sup></b>	<b>Assessment Criteria</b>
	<p>assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>■ Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>■ Acceptable Solutions A1.(1)(b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>■ Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>

## Shoreline Residential Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.202</sup>	Assessment Criteria
Private Waterfront Structure	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
All other development not listed in column 1	<u>Exempt</u>	

### 3.5 SHORELINE OPEN SPACE PRECINCT TABLES OF ASSESSMENT

The Table of Assessment for Material Change of Use of Premises and Table of Assessment for Other Development of the Open Space Zone in the RPS V6.2 have been used to create unique Shoreline Open Space Precinct Tables of Assessment.

For information, variations to the Open Space Zone Code used to create the Shoreline Open Space Precinct Tables of Assessment are identified at sections 3.5.1 and 3.5.2.

The Shoreline Open Space Precinct Tables of Assessment are included at sections 3.5.3 and 3.5.4.

In addition, when applying any other aspect of the RPS V6.2 (e.g. Use Codes) to development on land in this precinct, such development is to be read as being in the Open Space Zone, unless varied by this POD.

#### 3.5.1 Proposed Variations to the Open Space Zone Table of Assessment for Material Change of Use of Premises used to create the Shoreline Open Space Precinct Table of Assessment

Use	Variation
Various	Provide for exemption if use undertaken by Redland City Council
Estate Sales Office	Self-Assessable if complying with Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*, Code assessable otherwise <b><i>[was impact assessable, this use is temporary and provides the opportunity for reuse of the estate sales office for other use other than dwelling]</i></b>
Outdoor Recreation Facility	Code Assessable <b><i>[was impact assessable if the facilities were not being undertaken by local government / on local government land. As the creation of such facilities is envisaged in the Structure Plan and supports the desired outcomes for use of open space, code assessment is considered suitable]</i></b>
Park	Self-Assessable if complying with the assessment criteria being the acceptable solutions listed in column 3 <b><i>[was code assessable if park works were not being undertaken by local government / not on local government land. As parks are envisaged in the Structure Plan within the open space precinct, self-assessment is considered suitable where meeting the identified acceptable solutions]</i></b> Code Assessable if not self-assessable
Refreshment Establishment	Code Assessable if 150m <sup>2</sup> or less gross floor area <b><i>[was impact assessable above 100 m<sup>2</sup> of gross floor area. As the creation of such facilities is envisaged in the Structure Plan and supports the desired outcomes for use of open space, a slightly higher threshold for impact assessment is considered suitable]</i></b>
Telecommunications Facility	Impact Assessable <b><i>[was self-assessable and impact assessable, however, considering the amenity impacts on such facilities, impact assessment is considered a more appropriate level of assessment]</i></b>
Tourist Park	Impact Assessable <b><i>[was code assessable if on land controlled by the local government and on North Stradbroke Island]</i></b>

### 3.5.2 Proposed Variations to the Open Space Zone Table of Assessment for Other Development not associated with a Material Change of Use used to create the Shoreline Open Space Precinct Table of Assessment

Other Development	Variation
Creating lots by subdividing another lot by Standard Format Plan	Code Assessable <i>[was impact assessable if not being undertaken by local government. As subdivision to create the desired open spaces within the site will occur in accordance with the Structure Plan, code assessment is considered suitable]</i>
Domestic Outbuilding On-site raising or relocating of an existing dwelling unit Private Tennis Court Retaining Wall	Removed from Table of Assessment <i>[these matters adequately dealt with by QDC and the existing Excavation and Fill Code]</i>



### 3.5.3 Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises<sup>7</sup>

Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.131</sup>	Level of Assessment <sup>4.132</sup>	Assessment Criteria
<b>Caretakers Dwelling</b>	<u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Caretakers Dwelling Code</li> </ul>
<b>Community Facility</b>	<u>Exempt</u> If undertaken by Redland City Council  <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Emergency Services</b>	<u>Exempt</u> If undertaken by Redland City Council  <u>Code Assessable</u> If not exempt	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Estate Sales Office</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code*</li> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Estate Sales Office Code*</li> <li>■ Access and Parking Code</li> </ul>
<b>Minor Utility</b>	<u>Exempt</u>	

<sup>7</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.131</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 1 - Uses.

<sup>4.132</sup> See Part 9 - Schedule 3 of RPS V6.2 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

### Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>4.131</sup>	Level of Assessment <sup>4.132</sup>	Assessment Criteria
<b>Outdoor Recreation Facility</b>	<p><u>Exempt</u> If undertaken by Redland City Council</p> <p><u>Code Assessable</u> If not exempt</p>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Park</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.20.4 of the Park Code*</li> <li>■ Acceptable Solutions of section 8.5.4 of the Development Near Underground Infrastructure Code</li> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Park Code*</li> <li>■ Access and Parking Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Refreshment Establishment</b>	<p><u>Exempt</u> If undertaken by Redland City Council</p> <p><u>Code Assessable</u> If not exempt and 150m<sup>2</sup> or less gross floor area</p> <p>Otherwise - <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Road</b>	<u>Exempt</u>	
<b>Telecommunications Facility</b>	<u>Impact Assessable</u>	

**Shoreline Open Space Precinct - Table of Assessment for Material Change of Use of Premises**

<b>column 1</b>	<b>column 2</b>	<b>column 3</b>
<b>Use<sup>4.131</sup></b>	<b>Level of Assessment<sup>4.132</sup></b>	<b>Assessment Criteria</b>
<b>Temporary Use</b>	<u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3  <u>Code Assessable</u> If not self-assessable	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 6.27.4 of the Temporary Use Code</li>   <li>■ Shoreline Open Space Precinct Code</li> <li>■ Temporary Use Code</li> </ul>
<b>Tourist Park</b>	<u>Impact Assessable</u>	
<b>Utility Installation</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Access and Parking Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> <li>■ Landscape Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Defined uses not listed in column 1</b>	<u>Impact Assessable</u>	
<b>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</b>	<u>Impact Assessable</u>	
<b>Uses not defined in Part 9 - Schedule 3 - Dictionary*, Division 1 - Uses</b>	<u>Impact Assessable</u>	

### 3.5.4 Shoreline Open Space Precinct - Table of Assessment for Other Development not associated with a Material Change of Use of Premises<sup>8</sup>

Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.134</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
<b>Creating lots by subdividing another lot by Standard Format Plan<sup>4.135</sup></b>	<u>Code Assessable</u> If being undertaken by the local government  Otherwise - <u>Impact Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Reconfiguration Code*</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Excavation and Fill Code</li> <li>■ Infrastructure Works Code</li> <li>■ Stormwater Management Code*</li> </ul>
<b>Creating lots by subdividing another lot by -</b> <ul style="list-style-type: none"> <li>■ Volumetric Format Plan</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Shoreline Open Space Precinct Code</li> <li>■ Reconfiguration Code*</li> </ul>
<ul style="list-style-type: none"> <li>■ Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>■ Dividing land into parts by Agreement; or</li> <li>■ Creating an easement giving access to a lot from a constructed road</li> </ul>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Reconfiguration Code*</li> </ul>
<b>Building Work for -</b>		
<b>Communications Structures</b>	<u>Exempt</u> If minor building work <sup>4.136</sup>  <u>Self-Assessable</u> If -  (1) Not exempt; (2) Complying with the assessment criteria	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 7.2.4 of the Communications Structures Code</li> </ul>

<sup>8</sup> Where the applicable code in Column 3 of the Tables of Assessment for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<sup>4.134</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>4.135</sup> Whether or not having a Community Management Statement.

<sup>4.136</sup> See Part 9 - Schedule 3 - Dictionary\*, Division 2 - Administrative Terms for a definition of minor building work.

## Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.134</sup>	Assessment Criteria
	<p>being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Communications Structures Code</li> </ul>
<b>Operational Work for -</b>		
<b>Constructing a Domestic Driveway Crossover</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>Domestic Driveway Crossover Code</li> </ul>
<b>Excavation and Fill</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>Acceptable Solutions A1.(1) (b),(c),(d) (e) in section 7.6.4 of the Excavation and Fill Code</li> <li>Erosion Prevention and Sediment Control Code</li> <li>Excavation and Fill Code</li> </ul>
<b>Placing an Advertising Device on Premises</b>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>Advertising Devices Code</li> </ul>
<b>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</b>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>Reconfiguration Code*</li> <li>Access and Parking Code</li> <li>Development Near Underground Infrastructure</li> <li>Erosion Prevention and Sediment Control Code</li> <li>Excavation and Fill Code</li> <li>Infrastructure Works Code</li> <li>Landscape Code</li> <li>Stormwater Management Code*</li> </ul>

## Shoreline Open Space Precinct - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>4.134</sup>	Assessment Criteria
<b>Private Waterfront Structures</b>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Private Waterfront Structure Code</li> <li>■ Development Near Underground Infrastructure Code</li> <li>■ Erosion Prevention and Sediment Control Code</li> <li>■ Excavation and Fill Code</li> </ul>
<b>All other development not listed in column 1</b>	<u>Exempt</u>	

## 4. PRECINCT CODES

### 4.1 SHORELINE TOWN CENTRE CORE PRECINCT

#### 4.1.1 Introduction

The District Centre Zone Code has been amended to create the unique Shoreline Town Centre Core Precinct Code. For information, the Overall Outcomes of the District Centre Zone Code have been varied by the application of the following additional Overall Outcomes:

- Development contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.
- Development creates a compact, medium density centre, comprising retail uses (e.g. supermarket and shops) and commercial/service uses (e.g. commercial/business space, entertainment and leisure facilities, restaurants, bars, cafes, community uses, service facilities).
- Development built form is predominantly 3 storeys.
- Residential development provides for higher density living.

Further, the Specific Outcomes and Probable Solutions of the District Centre Zone Code have been varied by the application of the following provisions:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i>
P2.3 (2) <i>[requires setback of 3m/half height of building where side/rear boundary adjoins a residential zone]</i>	Applies only where a rear and/or side boundary adjoins a residential zone not in the Town Centre Frame Precinct. <i>[previously applied to any residential zone – as the Town Centre Frame Precinct is intended for medium density development (and some mix of uses) the setbacks at boundary that were designed for where interfacing with lower density residential are not relevant]</i>

#### 4.1.2 Compliance with Shoreline Town Centre Core Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.1.4 complies with the Shoreline Town Centre Core Precinct Code.

##### Editor's Note –

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Town Centre Core Precinct Code –

- Planning Scheme Policy 5 – Environmental Emissions;
- Planning Scheme Policy 9 – Infrastructure Works;
- Planning Scheme Policy 12 – Social and Economic Impact Assessment.

### 4.1.3 Overall Outcomes for Shoreline Town Centre Core Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Core Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Core Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

#### (a) Uses and Other Development

Provide for a range of uses that -

- a. enhance and protect the primacy, vitality and vibrancy of the City's network of centres;
- b. meet demonstrated community needs to serve a district sized catchment;
- c. includes supermarkets, specialty stores, commercial activities and community services;
- d. provides employment opportunities;
- e. provide a focus for community interaction and activity;
- f. are located near parkland and community facilities to form part of a district community node and support the function of retail and commercial activities to be located in the precinct;
- g. are conveniently accessible to the district catchment area they serve by private vehicle, public transport and pedestrian and cycle routes;
- h. contains a rich and diverse mix of uses that encourage street activity and extended hours of trading.

Provide for a limited range of residential and tourist accommodation uses that -

- a. contribute to the economic and social vitality of the centre;
- b. maximise accessibility for a residential and tourist population to services, facilities and employment;
- c. are designed and integrated as part of a mixed use development.

#### (b) Built Form and Density

- (i) The scale of uses and other development achieve a high standard of built form and urban design that -
  - a. reinforce a "sense of place";
  - b. maintain a mid-rise integrated development appearance;
  - c. limit the impact of over shadowing on public and civic places;
  - d. contribute to an attractive streetscape along all road frontages;
  - e. ensure a high level of physical and visual interaction and pedestrian access at ground level;
  - f. is predominantly 3 storeys in height.
- (ii) Development creates a compact, medium density centre, comprising retail uses (e.g. supermarkets and shops) and commercial/service uses (e.g. commercial/business space,



entertainment and leisure facilities, restaurants, bars, cafes, community uses and service facilities). Higher order retail activities (e.g. discount department store) are not envisaged.

- (iii) The density of uses and other development -
- a. maximise the coherent and efficient use of land;
  - b. do not overwhelm or dominate the centre or adjacent precincts;
  - c. provides areas for public places, landscaping and streetscape works;
  - d. for residential development, provides for higher density living.

(c) Amenity

- (i) Uses and other development achieve a high standard of centre amenity by -
- a. ensuring car parking and servicing areas are discretely located and do not visually dominate the centre;
  - b. ensuring residential and tourist accommodation uses have access to natural light and ventilation, privacy and private and communal open space;
  - c. protecting and enhancing places of cultural significance and streetscape value;
  - d. providing high quality useable public and civic places within and external to the built form;
  - e. providing a high quality landscape and streetscape setting that complements the large scale nature of the built form and recognises the centre function;
  - f. mitigating impacts associated with light, noise, air and traffic.

(d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- g. minimising the need for excavation and fill;
- h. protecting the site from erosion;
- i. incorporating best practice stormwater management and water quality;
- j. maximising the use of planting species that are native to the area.

(e) Infrastructure

Uses and other development -

- k. maximise the efficient use of existing infrastructure;
- l. provide for the planned extension of infrastructure in an orderly and cost effective manner.

Uses and other development are serviced by infrastructure including -

- m. reticulated water;
- n. reticulated sewerage;
- o. stormwater drainage;
- p. constructed road access;
- q. energy;
- r. telecommunications,
- s. waste and recycling collection.

Uses and other development reinforce a legible, integrated, efficient, safe and attractive movement network that -

- t. incorporate a full range of movement modes and facilities including public transport, passenger vehicles, walking and cycling;

- u. provide pedestrian, cycle and vehicle connectivity and ease of mobility within the centre and with surrounding neighbourhoods, and public transport stops, stations and interchanges;
- v. minimise conflicts between traffic using the centre and through traffic and between pedestrians, cyclists and vehicles;
- w. maximise opportunities for the provision of pedestrian and cycle paths throughout the centre.

#### 4.1.4 Specific Outcome and Probable Solutions applicable to Assessable Development<sup>9</sup>

<b>Shoreline Town Centre Core Precinct Code Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<u>Uses and Other Development -</u>		
<b>S1.1</b>	(1) The precinct provides for a range of centre uses that - (a) enhance and protect the role and function of the City's network of centres; (b) meet demonstrated community needs to service a catchment of up to 10,000 people; (c) includes up to 6,000 m <sup>2</sup> of retail space including supermarkets and up to 6,000 m <sup>2</sup> of commercial uses, including specialty stores, commercial activities and community services.	<b>P1.1</b>	(1) No probable solution identified.
<b>S1.2</b>	Residential and tourist accommodation uses are designed and ensure the maintenance of active street frontages at ground level.	<b>P1.2</b>	No probable solution identified.
	<u>Built Form and Density -</u>		
<b>S2.1</b>	(1) Building height adopts a mid-rise built form that ensures a high quality appearance when viewed from within and external to the centre; (2) Where a use proposes a building height greater than an existing dwelling unit in the adjoining Town Centre Frame Precinct, site layout and building design	<b>P2.1</b>	(1) Building or structure height is 14 metres or less above ground level; (2) No probable solution identified.

<sup>9</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.2</b>	<p>minimises any potential impacts of overshadowing and loss of privacy.</p> <p>(1) Site coverage maintains a balance between built and unbuilt areas of the site and contributes to a high quality centre environment by -</p> <p>(a) ensuring adequate areas are available for high quality landscaping and streetscape treatments;</p> <p>(b) providing areas for integrated car parking and servicing functions.</p>	<b>P2.2</b>	<p>(1) No probable solution identified.</p>
<b>S2.3</b>	<p>(1) Front setbacks are consistent with the desired streetscape for that part of the centre and provide a generous covered pedestrian environment;</p> <p>(2) Side and rear set backs -</p> <p>(a) maintain privacy, breezes and solar access to adjoining residential area;</p> <p>(b) provide areas for service functions such as car parking;</p> <p>(c) provide areas for landscaping and streetscape treatments;</p> <p>(3) Where the land backs onto a residential area included in the Shoreline Town Centre Frame Precinct across a street, high quality streetscape treatments, including landscaped buffers, are provided along the whole of the rear frontage.</p>	<b>P2.3</b>	<p>(1) No probable solution identified;</p> <p>(2) Where a rear and/or side boundary adjoins a residential area included in the Shoreline Town Centre Frame Precinct -</p> <p>(a) the building setback from the boundary is a minimum of 3 metres or half the height of the building at that point, whichever is greater;</p> <p>(b) this boundary is landscaped with trees that are capable of growing to above the height of the eaves of building within 5 years of planting;</p> <p>(c) is supported by a 2 metre high acoustic and visual screen fence along the entire length of the boundary;</p> <p>(3) No probable solution identified.</p>
<b>S2.4</b>	<p>Residential and tourist accommodation uses are maximised to ensure a greater number of residents and tourists can reside or be accommodated in close proximity to services, attractions, facilities and employment opportunities within the centre.</p>	<b>P2.4</b>	<p>Residential development achieves a density of up to 50 dwellings per hectare.</p>

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.5</b>	(1) Building design and layout incorporates architectural elements that - <ul style="list-style-type: none"> <li>(a) reinforce a high quality centre environment;</li> <li>(b) exhibit a high degree of interest through the use of colour, angles, materials and shadows;</li> <li>(c) provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages;</li> <li>(d) minimise any adverse overshadowing and reflective impact on public and civic places and adjoining precinct;</li> <li>(e) provide physical connections and linkages between buildings and between buildings and public places, to encourage pedestrian movement;</li> <li>(f) ensure buildings have their primary access to the main street frontage and provide an active frontage to all other streets;</li> <li>(g) incorporate covered pedestrian walkways and a covered pedestrian spine that will provides direct access to shops and civic areas and links all areas of the centre;</li> <li>(h) ensure high levels of physical and visual interaction and pedestrian access at ground level.</li> </ul>	<b>P2.5</b>	No probable solution identified.
<b>S3.1</b>	<u>Amenity</u> High quality landscaping and streetscaping treatments are incorporated to reinforce a sense of place and contribute to the overall attractiveness and function of the centre.	<b>P3.1</b>	No probable solution identified.
<b>S3.2</b>	Development does not impact on the cultural heritage values of a registered heritage place(s) or character precinct.	<b>P3.2</b>	No probable solution identified.

**Shoreline Town Centre Core Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S3.3</b>	(1) Residential and tourist accommodation uses are capable of receiving solar access; (2) Building design maintains solar access to the habitable rooms and private open space areas of adjoining residential areas.	<b>P3.3</b>	(1) No probable solution identified; (2) No probable solution identified.
<b>S3.4</b>	(1) Residential and tourist accommodation uses maximise privacy (visual and acoustic) through - (a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent residential uses either within or adjoining the development; (b) separating noise generating areas from sleeping areas.	<b>P3.4</b>	(1) No probable solution identified.
<b>S3.5</b>	(1) Residential and tourist accommodation uses ensure, private and communal open space areas are - (a) clearly defined for their intended user and use; (b) easily accessible from living or common areas; (c) useable in size and dimension.	<b>P3.5</b>	(1) No probable solution identified.
<b>S3.6</b>	(1) Artificial light does not result in unreasonable disturbance to any person or activity; (2) Lighting is designed to avoid spilling onto adjoining residential zones; (3) Glare and reflection of the sun are minimised through material and glazing choice.	<b>P3.6</b>	(1) No probable solution identified; (2) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level; (3) No probable solution identified.
<b>S3.7</b>	(1) Noise generated by the use or other development is compatible with that experienced in a centre environment; (2) Where residential and tourist accommodation uses are incorporated as part of a mixed use development or	<b>P3.7</b>	(1) No probable solution identified; (2) The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S3.8</b>	<p>the development adjoins a residential area, non-residential uses are located, and designed to ameliorate noise impacts.</p> <p>Air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment.</p>	<b>P3.8</b>	<p>No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p>
<b>S3.9</b>	<p>(1) Uses and other development reinforce the maintenance of high standard of centre amenity by -</p> <p>(a) locating air conditioning units and/or refrigeration units so that they are not visually obtrusive and do not cause adverse visual or noise impacts on adjoining premises;</p> <p>(b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape.</p>	<b>P3.9</b>	<p>(1) No probable solution identified.</p>
<b>S3.10</b>	<p>(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being -</p> <p>(a) orientated towards the street to provide opportunities for casual surveillance of public and civic places;</p> <p>(b) designed and well lit to ensure safety and casual surveillance of car parking areas and pedestrian and cycle paths.</p>	<b>P3.10</b>	<p>(1) No probable solution identified.</p>
<b>S4.1</b>	<p><u>Environment -</u></p> <p>(2) Uses and other developments are consistent with the effective protection of environmental values from</p>	<b>P4.1</b>	<p>No probable solution identified.</p>

<b>Shoreline Town Centre Core Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S4.2</b>	<p>external impacts including -</p> <ul style="list-style-type: none"> <li>(a) stormwater run-off;</li> <li>(b) water quality;</li> <li>(c) erosion and sediment run-off;</li> <li>(d) pollution control.</li> </ul> <p>Uses and other development are designed to minimise the need for excavation and fill.</p>	<b>P4.2</b>	<p>No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 6 - Excavations and Fill Code for assessment criteria where the site requires earthworks.</p>
<b>S4.3</b>	<p>(1) Landscaping is designed to -</p> <ul style="list-style-type: none"> <li>(a) incorporate plant species that are native to the local area;</li> <li>(b) recognise and enhance the landscape and streetscape character of the centre;</li> <li>(c) incorporate landscaping as a component of the stormwater management system.</li> </ul>	<b>P4.3</b>	<p>(1) Species used for landscaping are selected from the native plants listed in -</p> <ul style="list-style-type: none"> <li>(a) Vegetation Enhancement Strategy;</li> <li>(b) Part 9 Schedule 9 - Street Trees where within the road reserve.</li> </ul> <p><b>Editor's Note -</b></p> <p>For additional assessment criteria refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul>
<b>S5.1</b>	<p><u>Infrastructure</u></p> <p>Infrastructure is provided to be readily integrated with existing systems and facilitate the orderly provision of future systems.</p>	<b>P5.1</b>	<p>No probable solutions identified.</p>
<b>S5.2</b>	<p>Infrastructure is designed, located, constructed and managed in a manner that recognises and contributes to the sense of place and attractiveness of the centre.</p>	<b>P5.2</b>	<p>No probable solution identified.</p>
<b>S5.3</b>	<p>(1) All uses and other development are serviced by infrastructure, including -</p> <ul style="list-style-type: none"> <li>(a) reticulated water;</li> <li>(b) reticulated sewerage;</li> <li>(c) stormwater drainage;</li> <li>(d) constructed road access;</li> <li>(e) energy;</li> <li>(f) telecommunications;</li> <li>(g) waste and recycling</li> </ul>	<b>P5.3</b>	<p>(1) No probable solution identified.</p>

**Shoreline Town Centre Core Precinct Code  
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Specific Outcomes		Probable Solutions	
<b>S5.4</b>	<p>collection facilities.</p> <p>(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by -</p> <p>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</p> <p>(b) screening waste and recycling container storage areas from view;</p> <p>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;</p> <p>(2) Uses and other development -</p> <p>(a) provide safe and efficient manoeuvring for waste collection vehicles;</p> <p>(b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;</p> <p>(c) ensure sufficient vertical clearance for container servicing;</p> <p>(d) ensure unobstructed access to containers by collection vehicles;</p> <p>(3) Waste and recycling storage is designed and located to -</p> <p>(a) provide adequate container volume to contain the waste and recyclables;</p> <p>(b) provide recycle containers in an equivalent or greater volume to waste containers;</p> <p>(c) provide a dedicated waste and recycling container storage area that is convenient and safe to use;</p> <p>(d) ensure containers are located on impermeable surfaces.</p>	<b>P5.4</b>	<p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p>(3) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.</p> <p>Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.</p> </div>
<b>S5.5</b>	<p>(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport</p>	<b>P5.5</b>	<p>(1) No probable solution identified.</p>



**Shoreline Town Centre Core Precinct Code  
Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S5.6</b>	<p>passengers, pedestrians and cyclists by providing -</p> <ul style="list-style-type: none"> <li>(a) links to public transport routes, stops and interchanges in the most accessible and convenient locations to maximise their use;</li> <li>(b) pedestrian and cycle paths, throughout the centre and linking to surrounding neighbourhoods;</li> <li>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.</li> </ul> <p>(1) Opportunities for cycling as a modal choice for employees and customers are provided through -</p> <ul style="list-style-type: none"> <li>(a) clearly defined on-site paths and facilities;</li> <li>(b) secure cycle storage areas, and facilities including showers and lockers for employees;</li> <li>(c) provision of cycle racks for customers.</li> </ul>	<b>P5.6</b>	<p>(1) Cycling facilities include -</p> <ul style="list-style-type: none"> <li>(a) On-site bicycle facilities that are designed and constructed in accordance with <i>AUSTROAD's Traffic Engineering Practice, Part 14 - Bicycles</i>;</li> <li>(b) the following for employees - 1 bicycle space per 200m<sup>2</sup> of gross floor area; 1 personal locker per 2 bicycle parking spaces; 1 shower cubicle with ancillary changing area per 5 bicycle spaces; or 1 shower cubicle with ancillary changing area if less than 5 bicycle spaces are required;</li> <li>(c) 1 bicycle space per 200m<sup>2</sup> of gross floor area of customers, up to a maximum of 10 spaces.</li> </ul>
<b>S5.7</b>	<p>(1) The design and layout of vehicular access, parking facilities and service delivery areas are -</p> <ul style="list-style-type: none"> <li>(a) located to minimise disruption to traffic flow, promote efficiency and public transport priority and minimise impact on adjoining areas;</li> <li>(b) located and designed to minimise conflicts between pedestrians and cyclists with vehicles and service delivery vehicles;</li> </ul>	<b>P5.7</b>	<p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.</li> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.</li> </ul> </div>

Shoreline Town Centre Core Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S5.8</b>	(c) located to maintain a high quality built form and streetscape from along all road frontages; (d) located to provide for integrated car parking and service delivery areas.  Community infrastructure is able to function effectively during and immediately after flood events.	<b>P5.8</b>	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 years ARI)
Police facilities	0.5% (1 in 200 years ARI)
Hospitals and associated facilities	0.2% (1 in 500 years ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 years ARI)
Power stations	0.2% (1 in 500 years ARI)
Major switch yards	0.2% (1 in 500 years ARI)
Substations	0.5% (1 in 200 years ARI)
Sewerage treatment plants	1% (1 in 100 years ARI)
Water treatment plants	0.5% (1 in 200 years ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	No specific recommended flood level by development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

**Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

## 4.2 TOWN CENTRE FRAME PRECINCT

### 4.2.1 Introduction

The Medium Density Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.

The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct.

The Town Centre Frame Precinct also contains sub-area 1, defined as the land between 100m south of the northern boundary of Lot 1 on RP 133830 and 100m south of the southern boundary of Lot 1 on RP 133830, as depicted on the Shoreline Precinct Plan.

For information, the Overall Outcomes of the Medium Density Residential Zone Code have been varied by the application of the following additional Overall Outcomes:

- Development contains a wide choice of medium to low density residential development, including other residential development such as temporary accommodation and retirement living.
- Opportunities for live and work dwellings and home-based businesses are accommodated.
- Opportunities for small commercial development and mixed use buildings are accommodated.
- A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

Further, the Specific Outcomes and Probable Solutions of the Medium Density Residential Zone Code have been varied by the application of the following provisions:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
P1.2 and P1.3 <b><i>[identifies intended residential uses – consider there is need to expand range to reflect precinct intent]</i></b>	The precinct is also used for: (a) home-based businesses; (b) commercial and mixed use development (c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan.
P1.5 (1) <b><i>[sets 500sqm limit on non-res in MDR1]</i></b>	Not applicable. <b><i>[ propose to remove criteria entirely]</i></b>
P2.1 <b><i>[Refers to Table 2 with multiple heights – need to set specific height for precinct]</i></b>	Building height is equal to or less than 14m and 3 storeys.
P2.2 <b><i>[limits site cover to 50%]</i></b>	Site coverage is 60% or less.
S2.4 and P2.4 (1) <b><i>[sets min lot size of</i></b>	Reference to term “larger” removed from S2.4. Reconfiguration achieves lots that are a minimum of 400m <sup>2</sup> where a Dwelling House in the Town

Outcome/Solution	Variation/Addition
1200sqm]	Centre Frame (Reduced Density) Sub-precinct and otherwise, a maximum of 500m <sup>2</sup> , 700m <sup>2</sup> where a Dual Occupancy and 800m <sup>2</sup> in other circumstances <b><i>[Lot sizes proposed are considered adequate to provide for increased density, Detached housing to be restricted to lots less than 500m<sup>2</sup> in areas outside of the Town Centre Frame (Reduced Density) Sub-precinct].</i></b>
S4.4	Additional outcome added for landscaping adjoining acoustic barriers.

## 4.2.2 Compliance with Shoreline Town Centre Frame Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.2.4 complies with the Shoreline Town Centre Frame Precinct Code.

### Editor's Note -

The following planning scheme policies will assist in achieving Specific Outcomes within the Shoreline Town Centre Frame Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

## 4.2.3. Overall Outcomes for Shoreline Town Centre Frame Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Town Centre Frame Precinct Code.
- (2) The overall outcomes sought for the Shoreline Town Centre Frame Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

Provide for a range of residential uses that -

- a. contain a wide choice of medium to low-density residential development, including other residential development such as temporary accommodation and retirement living;
- b. accommodates opportunities for live and work dwellings and home-based businesses;
- c. offers opportunities for medium density living in the Town Centre Frame Precinct and lower density;
- d. in the Town Centre Frame (Reduced Density) Sub-precinct, are predominantly low-rise, detached housing;
- e. provide a range of dwelling types that offer choice, affordability and adaptability;
- f. maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;
- g. encourage opportunities for working from home.

Provide for a range of limited non-residential uses that -

- h. provide opportunities for small commercial development and mixed-use buildings;
- i. fulfill a local community need and provide opportunities for social interaction and activity;
- j. are highly accessible to the residents served;
- k. do not compromise the role and function of centres;
- l. are not large land consumers that by their scale and nature will diminish the quantity of land within this zone;
- m. are located on the major road network rather than local residential streets;
- n. do not result in commercial ribbon development.

A service centre is created to provide convenience services to residents and comprises a service station and convenience retailing.

#### (b) Built Form and Density

The scale of uses and other development contribute to a predominantly medium density residential built form by -

- a. Providing a range of dwelling units that are predominately mid rise;
- b. buildings are sited, and of a width, depth and bulk that are consistent with the development type and a residential streetscape.

The scale of uses and other development in the Town Centre Frame (Reduced Density) sub-precinct contribute to a predominantly low-rise built form.

The density of uses and other development -

- a. utilise land efficiently through infill development that respect existing streetscapes in established areas;
- b. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the precinct.
- c. where located in the Town Centre Frame (Reduced Density) Sub-precinct form a "Transition Area" between the adjoining conventional residential areas and the higher density Town Centre Frame and Town Centre Core precincts. The Town Centre Frame (Reduced Density) Sub-precinct will have larger portions of detached housing than other areas in the Town Centre Frame which are higher density and predominantly attached housing and commercial uses.

Lot layout is climatically responsive.

Buildings incorporate a mix of materials that are responsive to local conditions and styles.

#### (c) Amenity

Uses and other development achieve a high standard of amenity by -

- a. protecting and enhancing places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy, and private and communal open space commensurate with the use;
- c. maintaining a residential streetscape through housing that actively addresses the street;
- d. contributing to high quality useable public open space that meet the needs of the community in the vicinity of the use;
- e. maintaining the safety of people and property;
- f. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

#### (d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of planting species that are native and characteristic to the area;
- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the upgrade of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water;
- e. reticulated sewerage;
- f. stormwater drainage;
- g. constructed road access;
- h. energy;
- i. telecommunications;
- j. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and movement network that -

- k. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- l. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

#### 4.2.4 Specific Outcome and Probable Solutions applicable to Assessable Development<sup>10</sup>

Shoreline Town Centre Frame Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S1.1</b>	<p><u>Uses and Other Development -</u></p> <p>(1) Land in proximity to centres, services and facilities and public transport is maximised for dwelling units that result in a compact housing form.</p> <p>(2) Land in the Town Centre Frame (Reduced Density) sub-precinct forms a transition area to the Residential Precincts.</p>	<b>P1.1</b>	<p>(1) The precinct is primarily utilised for -</p> <ul style="list-style-type: none"> <li>(a) multiple dwellings in the form of townhouses, villas or the like;</li> <li>(b) aged persons and special needs housing that provide a mix of dependent, semi-dependent and independent accommodation; and</li> <li>(c) apartment buildings.</li> </ul> <p>(2) The Town Centre Frame</p>

<sup>10</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S1.2</b>	<p>(1) The following uses are encouraged -</p> <ul style="list-style-type: none"> <li>(a) home-based businesses;</li> <li>(b) commercial and mixed use development; and</li> <li>(c) attached dwellings</li> </ul> <p>(2) The following uses are encouraged in the Town Centre Frame (Reduced Density) sub-precinct -</p> <ul style="list-style-type: none"> <li>(a) home-based businesses; and</li> <li>(b) dwelling houses; and</li> <li>(c) a convenience service centre at or in the vicinity of the Service Centre Node shown on the Shoreline POD Precinct Plan.</li> </ul>	<b>P1.2</b>	<p>(Reduced Density) sub-precinct is primarily used for -</p> <ul style="list-style-type: none"> <li>(a) dwelling houses; and</li> <li>(b) dual occupancy.</li> </ul> <p>(1) No probable solution identified.</p> <p>(2) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 6 -</p> <ul style="list-style-type: none"> <li>■ Division 1 - Aged Persons and Special Needs Housing Code*;</li> <li>■ Division 5 - Bed and Breakfast Code;</li> <li>■ Division 15 - Home Business Code;</li> </ul>
<b>S2.1</b>	<p><u>Built Form and Density -</u></p> <p>(1) The height of buildings and structures should comply with the envisioned heights as set out in P2.1;</p> <p>(2) Uses of a lesser height do not prejudice the preferred building form promoted through this precinct;</p> <p>(3) Where the Shoreline Town Centre Frame Precinct directly adjoins a precinct that requires a lesser building height - building height addresses streetscape, privacy and solar access of adjoining properties.</p>	<b>P2.1</b>	<p>(1) Building height is equal to, or less than 14m and 3 storeys;</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific assessment criteria.</p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified.</p>
<b>S2.2</b>	<p>(1) Site coverage of buildings balance built and un-built areas to -</p> <ul style="list-style-type: none"> <li>(a) provide solar access to living and open space areas;</li> <li>(b) assist in retaining existing native plants;</li> <li>(c) enhance privacy between dwelling units within and external to the use;</li> </ul>	<b>P2.2</b>	<p>(1) Site coverage is 60 percent or less unless otherwise specified for the relevant use code.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific site coverage assessment criteria.</p>



**Shoreline Town Centre Frame Precinct Code  
Assessable Development**

<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.3</b>	(d) provide useable communal and private open for the occupants; (e) provide space for service functions including car parking and clothes drying.  (1) Setbacks - (a) complement existing front setbacks in the street; (b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.	<b>P2.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to the relevant use code for specific setback assessment criteria
<b>S2.4</b>	(1) Density - (a) Lot reconfiguration creates lot sizes that provide opportunities for medium density housing uses; (b) On sub-arterial roads, consolidates lots to allow access to the development from alternative lower order roads to maximise high order road efficiency and safety; (c) Dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape; and (2) Density in the Town Centre Frame (Reduced Density) sub-precinct – (a) Lot configuration creates lot sizes that provide predominantly for dwelling houses; and (b) Lower densities will generally be located in the sub-precinct. (3) For aged persons and special needs housing, density varies depending on the type of accommodation provided.	<b>P2.4</b>	(1) Reconfiguration achieves - (a) Lots that are a maximum of 500m <sup>2</sup> where a dwelling house, a minimum of 700 m <sup>2</sup> where a dual occupancy and a minimum 800m <sup>2</sup> in other circumstances; (b) No probable solution identified; and (c) Residential uses achieve a density of 1 dwelling unit per 200m <sup>2</sup> of site area; (2) Reconfiguration achieves – (a) Lots that are a minimum of 400m <sup>2</sup> where a dwelling house and 700m <sup>2</sup> where a dual occupancy; and (b) No probable solution identified. (3) For aged persons and special needs housing achieves a density, based on accommodation type provided of - (a) independent units = 1 dwelling unit for 200m <sup>2</sup> ; (b) semi-dependent units - 1 dwelling unit per 100m <sup>2</sup> ; (c) dependent units = 1 bed per 50m <sup>2</sup> .
<b>S2.5</b>	(1) Building design incorporates architectural elements that - (a) exhibit a high degree of	<b>P2.5</b>	(1) No probable solution identified.



<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S2.6</b>	<p>interest through the use of colour, angles, and materials;</p> <p>(b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow;</p> <p>(c) minimise any adverse overshadowing, glare or reflection on adjoining properties;</p> <p>(d) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street;</p> <p>(e) provide physical connections and linkages between buildings, and between buildings and public places, including parks, to encourage pedestrian movement;</p> <p>(f) integrate with landscape planting and features.</p> <p>(1) Reconfiguration results in pleasant environments and reduced energy consumption through being climatically responsive by -</p> <p>(a) lots being orientated and of a length and width to - maximise solar access to the north in winter; minimise solar access to the east and west in summer;</p> <p>(b) having regard to the topography of the land.</p>	<b>P2.6</b>	<p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific built form assessment criteria.</p> <p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 11 - Reconfiguration Code* for specific climate control assessment criteria.</p>
<b>S3.1</b>	<p><u>Amenity -</u></p> <p>(1) Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.</p>	<b>P3.1</b>	<p>(1) No probable solution identified</p>
<b>S3.2</b>	<p>(1) Uses are capable of -</p> <p>(a) receiving solar access;</p> <p>(b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.</p>	<b>P3.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific solar access assessment</p>

<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
		criteria	
<b>S3.3</b>	(1) Building layout and design maximise privacy (visual and acoustic) through - <ul style="list-style-type: none"> <li>(a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use;</li> <li>(b) separating noise generating areas from sleeping areas.</li> </ul>	<b>P3.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to the relevant use code for specific privacy assessment criteria.
<b>S3.4</b>	(1) Private and communal open space areas are - <ul style="list-style-type: none"> <li>(a) clearly defined for their intended user and use;</li> <li>(b) easily accessible from living or common areas;</li> <li>(c) useable in size and dimension;</li> <li>(d) of a suitable slope;</li> <li>(e) capable of receiving solar access.</li> </ul>	<b>P3.4</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to the relevant use code for specific private and communal open space assessment criteria.
<b>S3.5</b>	(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention, including being - <ul style="list-style-type: none"> <li>(a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places;</li> <li>(b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking areas and pedestrian and cycle paths.</li> </ul>	<b>P3.5</b>	(1) No probable solution identified.
<b>S3.6</b>	(1) Due to the limited land resource within this precinct, public open space contributions for the purpose of embellishment of existing open space within easy	<b>P3.6</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to -

## Shoreline Town Centre Frame Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<b>S3.7</b>	<p>proximity to the use is preferred over the dedication of land.</p> <p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through material and glazing choice.</p>	<b>P3.7</b>	<ul style="list-style-type: none"> <li>■ Part 11 - Planning Scheme Policy 3 - Contributions and Security Bonding Code;</li> <li>■ Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> <p>(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level;</p> <p>(2) No probable solution identified.</p>
<b>S3.8</b>	Noise generated by the use or other development is compatible with that experienced in a residential environment.	<b>P3.8</b>	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
<b>S3.9</b>	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by no emission of vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	<b>P3.9</b>	No probable solution identified.
<b>S3.10</b>	<p>(1) Traffic movements are compatible with that experienced in a residential environment;</p> <p>(2) Where a mixed use is proposed, traffic movement and car parking provision is commensurate with the nature of the use;</p> <p>(3) Where a mixed use is proposed service facilities, waste collection areas and unloading areas are located to minimise any adverse impacts on dwelling units within or adjoining the development.</p>	<b>P3.10</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified;</p> <p>(3) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 - Division 1 - Access and Parking Code for specific assessment criteria.</p>
<b>S4.1</b>	<p><u>Environment -</u></p> <p>(1) Protect the environment from impacts associated with the use or other development, including -</p> <p>(a) stormwater run-off;</p>	<b>P4.1</b>	(1) No probable solution identified.

**Shoreline Town Centre Frame Precinct Code**  
**Assessable Development**

Specific Outcomes		Probable Solutions	
<b>S4.2</b>	(b) water quality; (c) erosion and sediment run-off; (d) weed infestation.  Uses and other development are designed to complement, rather than detract from the landscape.	<b>P4.2</b>	No probable solution identified.
<b>S4.3</b>	(1) Minimise the need for excavation and fill - (a) external to the building, basement car parking and facilities associated with the use; (b) by ensuring uses and other development are located and designed to - prevent the unnecessary removal of native plants; protect overland drainage flows; protect the amenity of adjoining properties; reduce erosion and sediment run-off.	<b>P4.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria where the site requires earthworks.
<b>S4.4</b>	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) maximises use of permeable surfaces and landscaping to reduce stormwater run-off; (d) incorporates landscaping as a component of the stormwater management system.  (2) Acoustic barriers along Serpentine Creek road- (a) are of high visual quality, designed for longevity; and (b) are provided with maintenance access; and (c) provide for pedestrian and fauna permeability; (d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design;	<b>P4.4</b>	(1) Species used for landscaping are selected from the native plant species listed in - (a) Vegetation Enhancement Strategy; (b) Part 9 Schedule 9 - Street Trees, where within the road reserve.  (2) No probable solution identified.  <b>Editor's Note -</b>  For additional assessment criteria refer to Part 8 - ■ Division 8 - Landscape Code; ■ Division 9 - Stormwater Management Code*.

<b>Shoreline Town Centre Frame Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	(e) incorporate landscaping to enhance visual amenity and minimize the visual impacts of noise screens.		
<b>S5.1</b>	<u>Infrastructure -</u> (1) All uses and other development are serviced by infrastructure including - (a) reticulated water; (b) reticulated sewerage; (c) stormwater drainage; (d) constructed road access; (e) energy; (f) telecommunications; (g) waste and recycling collection facilities.	<b>P5.1</b>	(1) No probable solution identified.
<b>S5.2</b>	(1) Uses and other development -maximise connectivity and movement by providing - (a) links to public transport routes and activity areas within and external to the use; (b) on-site and off-site pedestrian and cycle paths; (c) clear and direct vehicle access and movement areas within and external to the use.	<b>P5.2</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to Part 8 - <ul style="list-style-type: none"> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement;</li> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle paths.</li> </ul>
<b>S5.3</b>	(1) Waste and recycling is managed to minimise impacts on the environment by - (a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers; (b) screening waste and recycling container storage areas from view; (c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.	<b>P5.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.
<b>S5.4</b>	Community infrastructure is able to function effectively during and immediately after flood events.	<b>P5.4</b>	Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended

<b>Shoreline Town Centre Frame Precinct Code Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
	Flood Levels for Community Infrastructure.

**Table 1 - Recommended Flood Levels for Community Infrastructure**

<b>Type of Community Infrastructure</b>	<b>Recommended Flood Level AEP (ARI)</b>
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.

► **Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

## 4.4 SHORELINE RESIDENTIAL PRECINCT

### 4.4.1 Introduction

The Urban Residential Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Residential Precinct Code. For information, the Overall Outcomes of the Urban Residential Precinct Code have been varied as follows:

- Development in that part of the precinct in the vicinity of the Tourism / Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment and may include apartment buildings, but does not preclude detached housing. Development in other portions of the precinct maintains a predominantly detached housing environment, but may include dual occupancy.
- Addition of statement under infrastructure heading that uses and other development do not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

The Residential Precinct contains sub-area 1:

- Sub-area 1 is land within 100m of the vegetation mapped as A2 on the Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 dated 15 September 2014.

Further, the Specific Outcomes and Probable Solutions of the Urban Residential Zone Code have been varied as follows:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
P1.2 (1) <b><i>[identifies intended residential uses – need to expand range to reflect precinct intent]</i></b>	The precinct is also used for dwelling houses and dual occupancy.
P1.2 (2) <b><i>[UR2 not relevant]</i></b>	Remove reference to sub-area.
P2.1 (1) <b><i>[planning scheme has 8.5m height limit – this appears consistent with the intent for the generic parts of the precinct, so have not varied. But specific parts of the precinct can accommodate higher density]</i></b>	Overall building height is 9.5 metres or less above ground level or 14 metres or less above ground level where for development within 250 metres of a Tourism / Recreation Activity area. <b><i>[This variation reflects the intent of the Shoreline Residential Precinct to facilitate higher densities and mix of uses within easy walking distance of centres, and activity areas. This achieves the desired outcomes of promoting walkable communities with higher densities in well located portions of the precinct]</i></b>
P2.2 (1) <b><i>[limits site cover to 50%]</i></b>	Site coverage is a maximum of 60 percent.
P2.4 (1) and (2) <b><i>[sets net density at 12-</i></b>	Reconfiguration achieves: A site residential density of up to 15 dwellings per hectare.



Outcome/Solution	Variation/Addition
<b>15 lots per ha]</b>	Add provision that for site residential density of up to 30 dwellings per hectare where for development within 250 metres of the Tourism / Recreation Activity Area. <b>[aligned with Structure Plan intent]</b>
Specific Outcomes and Probable Solutions dealing with infrastructure	Additional Specific Outcomes (S5.6 – S 5.8) and Probable Solutions (P5.6 – P5.8) added to address mitigation of potential impacts on future Energex substation site located on land at 392 – 396 Serpentine Creek Road, Redland Bay, described as Lot 1 on SP226358.

#### 4.4.2 Compliance with Shoreline Residential Precinct Code

- (1) Development that is consistent with the specific outcomes in section 4.4.4 complies with the Shoreline Residential Precinct Code.

##### Editor's Note -

The following planning scheme policies will assist in achieving specific outcomes within the Shoreline Residential Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works;
- Planning Scheme Policy 12 - Social and Economic Impact Assessment.

#### 4.4.3 Overall Outcomes for Shoreline Residential Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Residential Precinct Code.
- (2) The overall outcomes sought for the Shoreline Residential Precinct Code are described by five key characteristics-
- (a) Uses and Other Development;
  - (b) Built Form and Density;
  - (c) Amenity;
  - (d) Environment;
  - (e) Infrastructure.

Each of these is detailed below.

- (a) Uses and Other Development

Provide for a range of residential uses that -

- a. are predominantly low-rise detached houses on individual lots of various sizes;
- b. maximise the supply of residential land through infill development;
- c. provide for housing choice and affordability;
- d. encourage opportunities for working from home;
- e. where in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may include apartment buildings.

Provide for a limited range of non-residential uses that -

- a. fulfill a local community need and provide opportunities for social interaction and activity;
- b. are highly accessible to the residents served;



- c. are located on the major road network rather than local residential streets;
- d. do not compromise the role and function of centres;
- e. do not result in commercial ribbon development.
- f.

#### (b) Built Form and Density

The scale of uses and other development contribute to a predominantly detached residential built form by -

- a. limiting building height to maintain a low-rise appearance;
- b. buildings are sited and of a width, depth and bulk that are consistent with the lot size and a residential streetscape;
- c. in sub-areas and for non-residential uses - being consistent with the preferred building types expected in the zone.

The density of uses and other development -

- d. utilise land efficiently through provision of a range of lot sizes and infill development that respects existing streetscapes in established areas;
- e. where aged persons and special needs housing provide a range of accommodation types that, in total, is consistent with the predominant density in the zone.

Development in that part of the precinct in the vicinity of the Tourism/Recreation Activity Area indicated on the Shoreline POD Precinct Plan may achieve a higher density residential environment.

Lot layout is climatically responsive.

Buildings incorporate a mix of architectural elements and styles that are responsive to local conditions and styles.

#### (c) Amenity

Uses and other development achieves a high standard of amenity by -

- a. protecting and enhancing of places of cultural significance or streetscape value;
- b. having access to natural light and ventilation, privacy and private open space commensurate with the use;
- c. providing high quality useable public open space that meets the needs of the community;
- d. maintaining the safety of people and property;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

The scale, operational attributes and impacts of non-residential uses maintains a high standard of residential amenity.

#### (d) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. maximising the retention of native plants;
- e. maximising the use of native plants that are characteristic to the area;
- f. incorporating best practice stormwater management and enhancing water quality.

(e) Infrastructure

Uses and other development -

- a. make efficient use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result unacceptable risk to community infrastructure;
- d. near major electricity infrastructure or a substation is compatible with the nature and potential impacts of the infrastructure and does not unduly impinge upon operations and access arrangements for major electricity infrastructure or substations.

Uses and other development are serviced by infrastructure including -

- e. reticulated water;
- f. reticulated sewerage; or
- g. where the site is not able to be connected to a reticulated sewerage system, wastewater is treated and disposed of on-site subject to site, soil and locational constraints;
- h. stormwater drainage;
- i. constructed road access;
- j. energy;
- k. telecommunications,
- l. waste and recycling collection;
- m. infrastructure is provided in accordance with any infrastructure agreement applying to the area.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- n. incorporate a full range of movement modes including public transport, passenger vehicles, walking and cycling;
- o. provide pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility.

#### 4.4.4 Specific Outcomes and Probable Solutions applicable to Assessable Development<sup>11</sup>

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<u>Uses and Other Development -</u>			
<b>S1.1</b>	(1) Incorporates an increased range of residential uses; (2) Where within 250 metres of the Tourism / Recreation Activity Area incorporates a greater range of medium and higher density residential uses.	<b>P1.1</b>	(1) Is primarily utilised for dwelling houses and dual occupancy. (2) Where within 250 metres of the Tourism / Recreation Activity Area incorporates a range of housing types including apartment buildings and multiple dwellings that support the Tourism / Recreation Activity Areas.
<b>S1.2</b>	(1) Non-residential uses such as local shopping, medical facilities, churches, child care centres and the like may be contemplated in appropriate locations and subject to detailed development requirements including - (a) being located on the major road network; (b) co-locating with other similar uses; (c) providing only for the identified convenience needs of the local community; (d) not impacting on the role and function of the City's network of centres; (e) resulting in positive economic and social benefits for the local community.	<b>P1.2</b>	(1) Non-residential uses - (a) locate on the corner of collector or higher order roads; (b) where of a - retail or commercial nature - a. are co-located with other similar uses; b. do not exceed 600m <sup>2</sup> gross floor area, with no one tenancy exceeding 400m <sup>2</sup> gross floor area; c. are not within 800 metres of any similar uses or a centre zone; community facilities, health care centres, childcare centres, or uses of a similar community service nature - d. are 400m <sup>2</sup> or less gross floor area per use; e. are co-located with other similar uses or retail or commercial uses.
<b>Editor's Note -</b>			
Refer to Part 11 - Planning Scheme Policy 12 - Social and Economic Impact Assessment.			
<b>S1.3</b>	(1) The following uses are encouraged – (a) bed and breakfast;	<b>P1.3</b>	(1) No probable solution identified.
<b>Editor's Note -</b>			

<sup>11</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	(b) home business.		Refer to Part 6 - <ul style="list-style-type: none"> <li>■ Division 5 - Bed and Breakfast Code;</li> <li>■ Division 15 - Home Business Code;</li> </ul>
	<b>Built Form and Density -</b>		
<b>S2.1</b>	(1) The height of buildings and structures maintain a low-rise built by - <ul style="list-style-type: none"> <li>(a) being compatible with the existing streetscape;</li> <li>(b) adopting the predominant height of surrounding buildings;</li> </ul> (2) The height of buildings and structures maintain a mid-rise built form within 250 metres of the Tourism / Recreation Activity Area;           (3) Where a use proposes a building height greater than an adjoining building, site layout and building design minimises any potential impacts of overshadowing and loss of privacy.	<b>P2.1</b>	(1) Overall building height is 9.5 metres or less above ground level;           (2) 14 metres or less above ground level where within 250 metres of a Tourism and Recreation Activity Area;           (3) No probable solution identified.  <b>Editor's Note -</b> Refer to the relevant use code for specific building height assessment criteria.
<b>S2.2</b>	(1) Site coverage of buildings balances built and un-built areas to - <ul style="list-style-type: none"> <li>(a) provide solar access to living and open space areas;</li> <li>(b) assist in retaining existing native plants;</li> <li>(c) enhance privacy between buildings;</li> <li>(d) provide useable open space for the occupants;</li> <li>(e) provide space for service functions including car parking and clothes drying.</li> </ul>	<b>P2.2</b>	(1) Site coverage is a maximum of 60 percent, unless otherwise specified in the relevant use code.  <b>Editor's Note -</b> Refer to the relevant use code for specific site coverage assessment criteria.
<b>S2.3</b>	(1) Setbacks - <ul style="list-style-type: none"> <li>(a) complement existing front setbacks in the street;</li> <li>(b) maximise the usability of side and rear setbacks for outdoor open space areas, privacy and solar access for the occupants and adjoining uses.</li> </ul>	<b>P2.3</b>	(1) No probable solution identified.  <b>Editor's Note -</b> Refer to the relevant use code for specific setback assessment criteria.
<b>S2.4</b>	(1) Reconfiguration provides a	<b>P2.4</b>	(1) Reconfiguration achieves an

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<b>S2.5</b>	<p style="margin-left: 20px;">mix of lot sizes to accommodate a variety of dwelling types;</p> <p>(2) Dwelling unit density is –</p> <p style="margin-left: 40px;">(a) compatible with the detached low-rise character of the precinct;</p> <p style="margin-left: 40px;">(b) compatible with a medium-rise character within 250 metres of the Tourism / Recreation Activity Area.</p> <p>(3) For aged persons and special needs housing, density increases depending on the type of accommodation provided.</p>	<b>P2.5</b>	<p style="margin-left: 20px;">average net residential density of up to 15 dwellings per hectare;</p> <p>(2) Residential development achieves a density of –</p> <p style="margin-left: 40px;">(a) not greater than 1 dwelling unit per 400m<sup>2</sup></p> <p style="margin-left: 40px;">(b) up to 30 dwellings per hectare where within 250 metres of a Tourism / Recreation Activity Area;</p> <p>(3) The density of aged persons and special needs housing is based on the accommodation type provided –</p> <p style="margin-left: 40px;">(a) independent units = 1 dwelling unit per 400m<sup>2</sup>;</p> <p style="margin-left: 40px;">(b) semi-dependent units = 1 dwelling per 200m<sup>2</sup>;</p> <p style="margin-left: 40px;">(c) dependent units = 1 bed per 100m<sup>2</sup>.</p> <p>(1) No probable solution identified.</p>
<b>S2.6</b>	<p>(1) Building design incorporates architectural elements that –</p> <p style="margin-left: 40px;">(a) exhibit a high degree of interest through the use of colour, angles and materials;</p> <p style="margin-left: 40px;">(b) include verandahs, decks, eaves, window hoods or similar elements to create shade and cast shadow;</p> <p style="margin-left: 40px;">(c) promote an attractive streetscape and encourage safety and surveillance through orientating entrances towards the street;</p> <p style="margin-left: 40px;">(d) minimise adverse overshadowing and reflective impacts on adjoining dwelling units;</p> <p style="margin-left: 40px;">(e) integrate with landscape setting and natural environment features.</p>	<b>P2.6</b>	<p>(1) No probable solution identified.</p>
<b>S2.7</b>	<p>(1) Reconfiguration results in pleasant environments and</p>	<b>S2.7</b>	<p>(1) No probable solution identified.</p>

**Editor's Note -**

Refer to the relevant use code for specific built form assessment criteria.

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>reduced energy consumption through being climatically responsive by -</p> <p>(a) lots being orientated and of a length and width to – maximise solar access to the north in winter; minimise solar access to the east and west in summer;</p> <p>(b) having regard to the topography of the land.</p>		<p><b>Editor's Note -</b></p> <p>Refer to the relevant use code or Part 7-Division 11 - Reconfiguration Code* for specific climate control assessment criteria.</p>
	<p><u>Amenity -</u></p>		
<b>S3.1</b>	Uses and other development do not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.	<b>P3.1</b>	No probable solution identified.
<b>S3.2</b>	<p>(1) Uses are capable of -</p> <p>(a) receiving solar access;</p> <p>(b) maintaining solar access to the habitable rooms and open space areas of surrounding uses.</p>	<b>P3.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific solar access assessment criteria.</p>
<b>S3.3</b>	<p>(1) Building layout and design maximise privacy (visual and acoustic) through -</p> <p>(a) locating habitable rooms so they do not directly overlook habitable rooms of adjacent uses, either within or adjoining the use;</p> <p>(b) separating noise generating areas from sleeping areas.</p>	<b>P3.3</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific privacy assessment criteria.</p>
<b>S3.4</b>	<p>(1) Private open space areas are -</p> <p>(a) clearly defined for private use;</p> <p>(b) easily accessible from living or common areas;</p> <p>(c) of a useable in size and dimension;</p> <p>(d) of a suitable slope;</p> <p>(e) capable of receiving solar access.</p>	<b>P3.4</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to the relevant use code for specific private open space assessment criteria.</p>
<b>S3.5</b>	<p>(1) Areas set aside for public open space -</p> <p>(a) provide for recreational,</p>	<b>P3.5</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p>

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<b>S3.6</b>	<p>aesthetic and environmental needs;</p> <p>(b) incorporate stormwater management needs, while not hindering the function of the open space.</p> <p>(1) Uses and other development are designed in accordance with the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention by being -</p> <p>(a) orientated towards the street or parkland to provide opportunities for casual surveillance of public places;</p> <p>(b) designed and well lit to ensure casual surveillance opportunities, particularly for open space, car parking and pedestrian and cycle paths.</p>	<b>P3.6</b>	<p>For additional assessment criteria for public open space refer -</p> <ul style="list-style-type: none"> <li>■ Part 6 - Division 20 - Park Code*;</li> <li>■ Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> <p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>To assist in achieving S3.6 refer to Planning Scheme Policy 16 - Safer By Design.</p>
<b>S3.7</b>	<p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through material and glazing choice.</p>	<b>P3.7</b>	<p>(1) The vertical illumination resulting from direct, reflected or other incidental light emanating from the site does not exceed 8 lux when measured at any point 1.5 metres outside the boundary at or above ground level;</p> <p>(2) No probable solution identified.</p>
<b>S3.8</b>	Noise generated by the use or other development is compatible with that experienced in a residential environment.	<b>P3.8</b>	The use achieves the acoustic quality objectives stated in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .
<b>S3.9</b>	Air quality impacts are eliminated or mitigated to a level that is compatible with a residential environment by not emitting vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, radio or electrical interference beyond the premises.	<b>P3.9</b>	No probable solution identified.
<b>S3.10</b>	(1) Traffic movements are compatible with that experienced in a residential environment.	<b>P3.10</b>	<p>(1) Non-residential uses for commercial/ retail, community facilities and services, or similar are -</p> <p>(a) located on collector or higher order roads;</p>

<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
			(b) do not gain access from local roads.  <b>Editor's Note -</b>  Refer to Planning Scheme Policy 5 - Environmental Emissions for further information on air quality and noise impacts.
	<u>Environment -</u>		
<b>S4.1</b>	(1) Protect the environment from impacts associated with the use or other development including - (a) stormwater run-off; (b) water quality; (c) erosion and sediment run-off; (d) weed infestation.	<b>P4.1</b>	(1) No probable solution identified.
<b>S4.2</b>	(1) Minimise the need for excavation and fill by uses and other development being located and designed to – (a) prevent the unnecessary removal of native plants; (b) protect natural overland drainage systems; (c) protect the amenity of adjoining properties; (d) reduce erosion and sediment run-off. (2) Where the topography or environmental values of a site result in the creation of larger lots or the dedication of land the net density requirements of P2.4 are achieved.	<b>P4.2</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  Refer to Part 7 - Division 6 - Excavation and Fill Code for specific assessment criteria.  (2) No probable solution identified.
<b>S4.3</b>	(1) Landscaping - (a) incorporates plant species that are native to the local area; (b) recognises and enhances the landscape character of the local area; (c) supports the retention and rehabilitation of enhancement areas and corridors; (d) maximises use of permeable surfaces and	<b>P4.3</b>	(1) Species used for landscaping are selected from the native plant species listed in - (a) Schedule 9 - Street Trees where within the road reserve; (b) Vegetation Enhancement Strategy.  <b>Editor's Note -</b>  For additional assessment criteria, refer



<b>Shoreline Residential Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>landscaping to reduce stormwater run-off;</p> <p>(e) incorporate landscaping as a component of the stormwater management system.</p> <p>(2) Acoustic barriers along Serpentine Creek road-</p> <p>(a) are of high visual quality, designed for longevity; and</p> <p>(b) are provided with maintenance access; and</p> <p>(c) provide for pedestrian and fauna permeability;</p> <p>(d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design; and</p> <p>(e) incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens.</p>		<p>to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul> <p>(2) No probable solution identified.</p>
<b>S5.1</b>	<p><u>Infrastructure -</u></p> <p>(1) Uses and other development are serviced by infrastructure including -</p> <p>(a) reticulated water;</p> <p>(b) reticulated sewerage; or</p> <p>(c) where the site not able to be connected to a reticulated sewerage system, wastewater is - treated and disposed of on-site subject to site, soil and location constraints;</p> <p>reduces the potential for -</p> <p style="padding-left: 20px;">a. contaminating groundwater, surface water or wetland environments;</p> <p style="padding-left: 20px;">b. risks to reticulated water supply and public health;</p> <p>(d) stormwater drainage;</p> <p>(e) constructed road access;</p> <p>(f) energy;</p> <p>(g) telecommunications;</p> <p>(h) waste and recycling collection facilities.</p>	<b>P5.1</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>For additional assessment requirements refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 7 - Infrastructure Works Code;</li> <li>■ Division 9 - Stormwater Management Code*.</li> </ul>
<b>S5.2</b>	Road alignment and design do not	<b>P5.2</b>	No probable solution identified.

## Shoreline Residential Precinct Code Assessable Development

Specific Outcomes		Probable Solutions	
<p><b>S5.3</b></p> <p>adversely impact upon the environmental values of the area.</p> <p>(1) Uses and other development -</p> <ul style="list-style-type: none"> <li>(a) maximise opportunities to incorporate public transport;</li> <li>(b) provide and upgrade pedestrian and cycle paths;</li> <li>(c) provide a high level of internal accessibility and good external connections for vehicles through the use of a grid pattern layout;</li> <li>(d) minimise use of culs-de-sac.</li> </ul>	<p><b>P5.3</b></p> <p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to -</p> <ul style="list-style-type: none"> <li>■ Part 8 - Division 7 - Infrastructure Works Code for further information on provision, design and construction of infrastructure, roads and pedestrian and cycle paths;</li> <li>■ Where creating new lots refer to Part 7 - Division 11 - Reconfiguration Code*.</li> </ul> </div>		
<p><b>S5.4</b></p> <p>(1) Waste and recycling is managed to minimise impacts on the environment by -</p> <ul style="list-style-type: none"> <li>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</li> <li>(b) screening waste and recycling container storage areas from view;</li> <li>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts.</li> </ul>	<p><b>P5.4</b></p> <p>(1) No probable solution identified.</p> <div style="background-color: #e0e0e0; padding: 5px; margin-top: 10px;"> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.</p> </div>		
<p><b>S5.5</b></p> <p>Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>P5.5</b></p> <p>Community infrastructure is located at or above the recommended flood levels in Table 1 - Recommended Flood Levels for Community Infrastructure.</p>		
<p><b>S5.6</b></p> <p>Other than where they are separated from major electricity infrastructure or substations by a road, buildings are oriented to avoid direct overlooking of such infrastructure.</p>	<p><b>P5.6</b></p> <p>Other than where they are separated from major infrastructure sites or a substation site by a road, buildings are designed so that windows and balconies do not face infrastructure sites and any side views to infrastructure sites are screened by devices attached to the building (in addition to any landscaping on the site).</p>		
<p><b>S5.7</b></p> <p>(1) Development provides sufficient space within the site</p>	<p><b>P5.7</b></p> <p>(1) Landscaping should comprise –</p> <ul style="list-style-type: none"> <li>(b) a minimum 3 metre wide</li> </ul>		

**Shoreline Residential Precinct Code  
Assessable Development**

<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
	<p>to establish landscaping which substantively assists in screening and softening structures and equipment associated with –</p> <p>(a) major electricity infrastructure; and</p> <p>(b) substations.</p>		<p>densely planted landscape buffer is provided along the boundary adjoining major electricity infrastructure, (including provision for advanced trees and shrubs that will grow to a minimum height of 10 metres).</p> <p>(c) a minimum 3 metre wide densely planted landscape buffer is provided along the boundary adjoining a substation site, (including provision for advanced trees and shrubs that will grow to a minimum height of 5 metres).</p>
<b>S5.8</b>	Development is located and designed to maintain access to major electricity infrastructure or sub-stations.	<b>P5.8</b>	No probable solution identified.
<b>S5.9</b>	Development is designed to minimise the risk to public health from insect-borne arboviruses and nuisance caused by biting insects - Esplanade road reserves are to be sited on environmental corridors	<b>P5.9</b>	Criteria as per the Biting Insect Management Plan- Design Solutions

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	<p>No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.</p>

**Reference** - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.

## 4.5 SHORELINE OPEN SPACE PRECINCT

### 4.5.1 Introduction

The Open Space Zone Code in the RPS V6.2 has been amended to create the unique Shoreline Open Space Precinct Code. For information, the Overall Outcomes of the Open Space Zone Code haven been varied by the following additional Overall Outcomes:

- Development incorporates a network of east-west multi-functional environmental corridors, which integrate WSUD responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD Area and the foreshore parkland, and provide for pedestrian and cyclist movement.
- Development in the Foreshore sub-precinct comprises a major foreshore parkland with opportunities to view the bay and engage with the water and that conserves remnant coastal vegetation.
- Development establishes a prominent meeting place and venue for community and private events (generally in the vicinity of the Tourism and Recreation Activity Area Nodes indicated on the Shoreline POD Precinct Plan) and may include a variety of leisure and recreation activities, including a restaurant/café/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground.

Further, the Specific Outcomes and Probable Solutions of the Open Space Zone have been varied as follows:

Outcome/Solution	Variation/Addition
S1.1	Not applicable. <b><i>[refers to Table 1 in planning scheme – a table of inconsistent uses. As the Table of Assessment has specified appropriate uses, this is not necessary. Retaining reference to Table 1 of the Planning Scheme would require multiple variations to the table to align with the specific range of uses envisaged in the precinct]</i></b>
S1.2	Add to Specific Outcome S1.2 the following:  (a) leisure and recreation activities, such as a restaurant/café/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground at or in the vicinity of the Tourism / Recreation Activity Area identified on the Shoreline POD Precinct Plan. <b><i>[this provides for development envisaged at the locations identified on the POD Precinct Plan]</i></b>
P4.3(1)	Probable Solution varied from No Probable Solution to landscape planting is to be in accordance with the Approved Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.
P5.4.(1)	Probable Solution amended to reference Approved Shoreline Open Space Landscape Strategy and Approved Shoreline Biting Insect Management Plan.

### 4.5.2 Compliance with Shoreline Open Space Precinct Code

Development that is consistent with the specific outcomes in section 4.5.4 complies with the Shoreline Open Space Precinct Code.

### Editor's Note -

The following planning scheme policy will assist in achieving specific outcomes within the Open Space Precinct Code -

- Planning Scheme Policy 5 - Environmental Emissions;
- Planning Scheme Policy 9 - Infrastructure Works.

### 4.5.3 Overall Outcomes for Shoreline Open Space Precinct Code

- (1) The overall outcomes are the purpose of the Shoreline Open Space Precinct Code.
- (2) The overall outcomes sought for the Shoreline Open Space Precinct Code are described by six key characteristics -
  - (a) Uses and Other Development;
  - (b) Open Space Design;
  - (c) Built Form;
  - (d) Amenity;
  - (e) Environment;
  - (f) Infrastructure.

Each of these is detailed below.

#### (a) Uses and Other Development

In the Foreshore Sub-precinct comprises a major foreshore parkland with opportunities to view the Bay and engage with the water and that conserves remnant coastal vegetation.

Establishes a prominent meeting place and venue for community and private events – generally in the vicinity of the Tourism and Recreation Activity Area Nodes indicated on the Shoreline POD Precinct Plan – and includes a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques, open air theatre and a playground.

Provide for a range of open space and recreational uses that -

- a. meet the active or passive recreational needs of residents and visitors to the City;
- b. provide for recreation activities on land in public or private ownership;
- c. may include land used for activities not involving access by the general public;
- d. provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas.

Provide for a limited range of other uses that -

- e. fulfill ancillary functions that are required for the open space to function effectively;
- f. do not impact on the amenity and landscape setting of the area.

Incorporates a network of east-west multi-functional environmental corridors, which integrate Water Sensitive Urban Design responses to stormwater, establish local fauna links between conservation and protection areas to the west of the Shoreline POD area and the Foreshore Sub-precinct and provide for pedestrian and cyclist movement.

Reconfiguration -

- g. facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;
- h. does not prejudice the future use of this land for open space purposes.

#### (b) Open Space Design

Uses and other development are designed in a manner that -

- a. contribute to the legibility and character of the local area;
- b. provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;
- c. provide for a range of passive and active recreational opportunities;
- d. enhance opportunities for community interaction;
- e. complement the broader open space network;
- f. form links between existing open space areas.

#### (c) Built Form

Uses and other development have a site layout that -

- a. utilise land efficiently;
- b. provide for vehicle access and parking commensurate with activities expected on the site;
- c. incorporate existing landscape and topographic features;
- d. retain and integrate existing native plants;
- e. support the retention and enhancement of habitats and corridors;
- f. assist in the identification of entry points and paths;
- g. maximise visibility of public and semi-public areas to encourage casual surveillance.

The scale of uses and other development -

- h. is compatible with that of the surrounding area;
- i. positively contributes to the visual amenity of the area;
- j. is consistent with the open space nature of the precinct and the specific function of the site.

Buildings design -

- k. facilitates the intended use while being compatible with the predominant built form in the surrounding area;
- l. is physically accessible for all the community;
- m. maximises Crime Prevention Through Environmental design (CPTED) principles;
- n. incorporates architectural elements and a mix of materials that are responsive to local conditions and styles.

#### (d) Amenity

Uses and other development achieve a high standard of amenity by -

- a. providing high quality useable public and private open space that meets the needs of community;
- b. creating open space areas that are safe and comfortable for users;
- c. contributing to the livability of the City through the provision of visual relief from the built environment;
- d. providing a landscape setting that complements the specific open space function of the site;
- e. eliminating or mitigating impacts associated with light, noise, air and traffic.

(e) Environment

Uses and other development minimise adverse impacts on environmental and scenic values by -

- a. responding to topographical features;
- b. minimising the need for excavation and fill;
- c. protecting the site from erosion;
- d. minimising the need to clear native plants;
- e. maximising the use of plant species that are native to the area;
- f. incorporating best practice stormwater management that minimises adverse impacts associated with run-off;
- g. enhancing water quality and minimise adverse impacts of potentially water and soil contaminating substances.

(f) Infrastructure

Uses and other development -

- a. maximise use of existing infrastructure;
- b. provide for the extension of infrastructure in an orderly and cost effective manner;
- c. do not result in unacceptable risk to community infrastructure.

Uses and other development are serviced by infrastructure including -

- d. reticulated water or adequate potable water supply;
- e. reticulated sewerage; or
- f. where the site is not able to be connected to a reticulated sewerage system, wastewater is treated and disposed of on-site subject to site, soil and locational constraints;
- g. stormwater drainage;
- h. constructed road access;
- i. energy;
- j. telecommunications;
- k. waste and recycling collection.

Uses and other development reinforce an integrated, legible, efficient and safe movement network that -

- l. incorporates and provides a range of movement modes including passenger vehicles, pedestrian and cycling and where possible public transport;
- m. provides for pedestrian, cycle and vehicle movement networks that maximise connectivity, permeability and ease of mobility throughout the site and to adjoining areas;
- n. minimises conflict between traffic generated by the use and adjoining land uses.

Uses manage the generation, storage and disposal of waste commensurate with the specific activities of the use.



#### 4.5.4 Specific Outcomes and Probable Solutions applicable to Assessable Development<sup>12</sup>

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<u>Uses and Other Development -</u>		
<b>S1.1</b>	<p>(1) The following activities are consistent in the precinct -</p> <p>(a) leisure and recreation activities, such as restaurant/cafe/bar, tennis courts, informal open space for picnics and barbeques, open air theatre and a playground at or in the vicinity of the Tourism/Recreation Activity Area identified on the Shoreline POD Precinct Plan;</p> <p>(b) parks that - complement environmental attributes such as nature based, water focused or the like; serve diverse demographic and community needs such as local play, sport field or showground or the like; are themed to showcase specific attributes such as ornamental gardens, showgrounds or the like;</p> <p>(c) outdoor recreation facilities such as fields, tracks, race courses, arenas and trails, pools, golf courses and ranges, courts, and the like and ancillary facilities including clubhouses and canteens;</p> <p>(d) community facilities such as cultural, social or community based uses such as halls, showgrounds or the like;</p> <p>(e) utility installations and minor utilities where necessary to - protect the safety of people and property; provide essential services to the community.</p>	<b>P1.1</b>	(1) No probable solution identified.

<sup>12</sup> Where the applicable code in Column 2 Probable Solutions of the Precinct Code for a particular use or other development is a code varied by this POD, that code is identified by an asterisk.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S1.2</b>	(1) Reconfiguration - <ul style="list-style-type: none"> <li>(a) facilitates the dedication of open space land to Council as non-trunk or trunk infrastructure as identified in the Shoreline Infrastructure Agreement;</li> <li>(b) enhances social, cultural and recreational opportunities;</li> <li>(c) provides linkages between existing and/or open space areas;</li> <li>(d) does not prejudice the future use of this land for open space purposes.</li> </ul>	<b>P1.2</b>	(1) No probable solution identified.
<b>S2</b>	<u>Open Space Design -</u> <ul style="list-style-type: none"> <li>(1) The design of open space sites -               <ul style="list-style-type: none"> <li>(a) contributes to the legibility and character of the local area through -                   <ul style="list-style-type: none"> <li>facilitating movement networks, specifically pedestrians and cyclists;</li> <li>encouraging walking and cycling;</li> <li>being suited to the locational attributes of the area;</li> </ul> </li> <li>(b) provides adequate facilities that meet community needs and expectations based on -                   <ul style="list-style-type: none"> <li>the demographic profiles of surrounding areas;</li> <li>the density of residential development in surrounding areas;</li> </ul> </li> <li>(c) provides for a range of passive and active recreational opportunities, and preferably a mixture of varied activities within the site;</li> <li>(d) facilitates community interaction as a place to meet, socialise and recreate;</li> <li>(e) complements adjoining and nearby open space areas to facilitate an open space network that in combination offer a diversity of outdoor activities;</li> </ul> </li> </ul>	<b>P2</b>	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(f) integrates with adjoining open space areas through - interlinking pedestrian and cycle paths; providing complementary activities and facilities.		
<b>S3.1</b>	<p><u>Built Form -</u></p> <p>(1) Site layout -</p> <p>(a) complements the existing landscape features of the site including - topography; native plants; bushland habitats and corridors; foreshore areas, waterways and wetlands;</p> <p>(b) uses the site efficiently and allocates sufficient areas for all activities related to the use;</p> <p>(c) provides for vehicle access to the use, that does not adversely affect the function of the road from which the use is accessed;</p> <p>(d) locates parking areas and entries at visible locations that have easy and direct access to facilities or buildings associated with the use;</p> <p>(e) is designed to maximise personal safety of users;</p> <p>(f) provides sufficient areas for servicing, manoeuvring and loading/unloading as applicable to the specific use.</p>	<b>P3.1</b>	(1) No probable solution identified.
<b>S3.2</b>	<p>(1) Building height -</p> <p>(a) does not - dominate the predominantly open space nature of the site; result in overshadowing of key outdoor areas;</p> <p>(b) respects the existing streetscape and adopts the predominant height of nearby buildings;</p> <p>(c) where a use involves a building or structure that is higher the predominant building height of nearby</p>	<b>P3.2</b>	<p>(1) Building height -</p> <p>(a) is 8.5 metres or less above ground level; or</p> <p>(b) for specific recreational activities - is a height appropriate to the function of the activity.</p> <p><b>Editor's Note -</b></p> <p>Building height of sports complexes may vary depending on the sporting activity undertaken. Refer to Sports Dimensions for Playing Areas - Fourth Edition 1998.</p>

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S3.3</b>	<p>buildings all necessary measures are taken to mitigate the impact of overshadowing, loss of privacy or the like.</p> <p>(1) Site coverage of buildings and any other hard surface areas minimise built areas to -</p> <ul style="list-style-type: none"> <li>(a) emphasise the function of this precinct as an open landscape that offers relief from the built environment;</li> <li>(b) assist in retaining existing native plants, habitat areas and corridors;</li> <li>(c) provide sufficient areas for access, parking, manoeuvring and service functions while designing these in a manner that - maximise permeable surfaces; complements the open space nature of the precinct.</li> <li>(d) facilitate stormwater and flood management.</li> </ul>	<b>P3.3</b>	(1) No probable solution identified.
<b>S3.4</b>	<p>(1) Setbacks of buildings from property boundaries -</p> <ul style="list-style-type: none"> <li>(a) allow for the safe and efficient use of the site;</li> <li>(b) allow for planted landscaping to support built form;</li> <li>(c) provide car parking at visible locations that has easy and direct pedestrian access to building entries and recreation areas;</li> <li>(d) enable the effective location of overland flow paths and utility infrastructure;</li> <li>(e) minimise visual impacts on key scenic sight lines;</li> <li>(f) are increased where required to provide - overland flow paths associated with flood and stormwater management, other infrastructure; car parking.</li> </ul>	<b>P3.4</b>	(1) No probable solution identified.
<b>S3.5</b>	(1) Where the use incorporates	<b>P3.5</b>	(1) No probable solution identified.

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>buildings that are visible from public locations and are accessed by the public on a regular basis, they are designed to incorporate architectural elements that -</p> <ul style="list-style-type: none"> <li>(a) exhibit a high degree of interest through the use of colour, angles, materials and shadows;</li> <li>(b) integrate with landscape planting and prevailing landscape features;</li> <li>(c) maintain human scale;</li> <li>(d) provide interesting, functional and attractive facades that contribute to the streetscape and open space setting and pedestrian experience;</li> <li>(e) minimise any adverse overshadowing and reflective impacts;</li> <li>(f) provide physical connections and linkages between buildings and outdoor areas;</li> <li>(g) are articulated to minimise appearance of building bulk and size.</li> </ul>		
<b>S3.6</b>	(1) Uses and other development provide equitable access to all residents and visitors.	<b>S3.6</b>	<ul style="list-style-type: none"> <li>(1) Uses and other development -               <ul style="list-style-type: none"> <li>(a) provide non-discriminatory access to buildings and paths in accordance with <i>Australian Standard 1428 - Design for Access and Mobility</i>;</li> <li>(b) are designed to be multi-purpose and easily adapted for future changes of use.</li> </ul> </li> </ul>
<b>S4.1</b>	<p><u>Amenity -</u></p> <p>Development does not adversely impact on the cultural heritage values of a registered heritage place(s) or character precinct.</p>	<b>P4.1</b>	No probable solution identified.
<b>S4.2</b>	Buildings are located and designed to maintain the visual prominence of open spaces, significant landmarks and conserve important view corridors.	<b>P4.2</b>	No probable solution identified.
<b>S4.3</b>	(1) High quality landscape planting is provided to -	<b>P4.3</b>	(1) Landscape planting is in accordance with the Approved

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	(a) provide a focus for the open space nature of the precinct; (b) minimise the removal of existing native plants, habitat areas and corridors; (c) support buildings or structures associated with the use to maintain - scale; screen outdoor, storage and service areas; create visual relief to the built form; (d) create visual relief and shade, particularly within car parking areas; (e) define - activity areas; entrances; car parking areas; pedestrian and cycle paths.		Shoreline Open Space Landscape Strategy and the Approved Shoreline Biting Insect Management Plan.  <b>Editor's Note -</b>  Refer to Part 8 - <ul style="list-style-type: none"> <li>■ Division 8 - Landscape Code for general landscaping assessment criteria;</li> <li>■ Division 1 - Access and Parking Code for car parking landscape assessment criteria.</li> </ul>
<b>S4.4</b>	(1) Furniture and equipment - <ul style="list-style-type: none"> <li>(a) satisfy the functional requirements of the specific activities of the site;</li> <li>(b) include, as appropriate shelters, play equipment, seating, waste containers, water fountains and the like;</li> <li>(c) are durable.</li> </ul>	<b>P4.4</b>	(1) No probable solution identified.
<b>S4.5</b>	(1) Building design maximises use of the principles of Crime Prevention through Environmental Design (CPTED) to assist in crime prevention including - <ul style="list-style-type: none"> <li>(a) being orientated towards the street or other active areas;</li> <li>(b) being well lit;</li> <li>(c) providing opportunities for casual surveillance.</li> </ul>	<b>P4.5</b>	(1) No probable solution identified.
<b>S4.6</b>	(1) Uses and other development - <ul style="list-style-type: none"> <li>(a) particularly where catering for night time activities and major spectator events, mitigate or eliminate lighting and noise impacts;</li> <li>(b) including design and orientation of artificial</li> </ul>	<b>P4.6</b>	(1) No probable solution identified.  <b>Editor's Note -</b>  For an environmentally relevant activity, noise emissions comply with the requirements of any development approval issued under the <i>Environmental Protection Act 1994</i> .

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S4.7</b>	<p>lighting, vehicular access points, car parking, spectator areas and other major noise sources, minimise noise and lighting impacts.</p> <p>(1) Artificial lighting does not result in unreasonable disturbance to any person or activity;</p> <p>(2) Glare and reflection from the sun are minimised through landscape and building material, and glazing choice.</p>	<b>P4.7</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 5 - Environmental Emissions for further information on noise and air quality impacts.</p>
<b>S4.8</b>	<p>(1) Signage clutter is minimised, especially to the external streetscape;</p> <p>(2) Where appropriate -</p> <p>(a) communal signage is provided, preferably in the form of an architectural and landscaped feature;</p> <p>(b) directional, interpretative or signage of a similar nature assist the user in navigating the site and gaining knowledge of the features of the site.</p>	<b>P4.8</b>	<p>(1) No probable solution identified;</p> <p>(2) No probable solution identified.</p>
	<b>Environment -</b>		
<b>S5.1</b>	<p>(1) Protect the environment from impacts associated with the use or other development including -</p> <p>(a) stormwater run-off;</p> <p>(b) erosion and sediment run-off;</p> <p>(c) water quality;</p> <p>(d) weed infestation.</p>	<b>P5.1</b>	<p>(1) No probable solution identified.</p>
<b>S5.2</b>	<p>(1) Minimise the need for excavation and fill by activities being located and designed to -</p> <p>(a) prevent the unnecessary removal of native plants;</p> <p>(b) protect overland drainage systems;</p> <p>(c) protect the amenity of adjoining properties;</p> <p>(d) reduce erosion and sediment run-off.</p>	<b>P5.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 7 - Division 6 - Excavation and Fill Code for assessment criteria.</p>

Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S5.3</b>	Infrastructure is co-located to minimise the need to remove native plants and adversely impact upon the environmental values of the area.	<b>P5.3</b>	No probable solution identified.
<b>S5.4</b>	<p>(1) Landscaping -</p> <ul style="list-style-type: none"> <li>(a) incorporates plant species that are native to the local area;</li> <li>(b) recognises and enhances the landscape character of the local area;</li> <li>(c) supports the retention and rehabilitation of enhancement areas and corridors;</li> <li>(d) maximises use of permeable surfaces and landscaping to reduce stormwater run-off;</li> </ul> <p>(2) Acoustic barriers along Serpentine Creek road-</p> <ul style="list-style-type: none"> <li>(a) are of high visual quality, designed for longevity; and</li> <li>(b) are provided with maintenance access;</li> <li>(c) provide for pedestrian and fauna permeability;</li> <li>(d) are a combination of: vegetated earth mounds; acoustic screens; and acoustic treatments incorporated into building design; and</li> <li>(e) incorporate landscaping to enhance visual amenity and minimise the visual impacts of noise screens.</li> </ul> <p>(3) Incorporate landscaping as a component of the stormwater management system.</p>	<b>P5.4</b>	<p>(1) Species used for landscaping are selected from the native plant species listed in -</p> <ul style="list-style-type: none"> <li>(a) The Approved Shoreline Open Space Landscape Strategy, Approved Shoreline Biting Insect Management Plan;</li> <li>(b) The Approved Shoreline Open Space Landscape Strategy and Schedule 9 - Street Trees where within the road reserve.</li> </ul> <p>(2) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <ul style="list-style-type: none"> <li>■ Note the approved Shoreline Open Space and Landscape Strategy prevails to the extent there is any inconsistency with the Vegetation Enhancement Strategy and / or Schedule 9 – Street Trees</li> <li>■ For additional assessment criteria, refer to Part 8 -             <ul style="list-style-type: none"> <li>▶ Division 8 - Landscape Code;</li> <li>▶ Division 9 - Stormwater Management Code*.</li> </ul> </li> </ul>
<b>S5.5</b>	<p>(1) Fences and non-building walls -</p> <ul style="list-style-type: none"> <li>(a) are minimised to those essential for - the safety of people; limiting access to service or outdoor storage areas or infrastructure;</li> <li>(b) generally consist of bollards or the like rather</li> </ul>	<b>P5.5</b>	(1) No probable solution identified.



Shoreline Open Space Precinct Code			
Assessable Development			
Specific Outcomes		Probable Solutions	
	<p>than solid or continuous fencing;</p> <p>(c) where required, they are visually attractive and contribute to or blend with planted landscaping and building materials;</p> <p>(d) do not inhibit the movement of native animals.</p>		
<b>S6.1</b>	<p><u>Infrastructure -</u></p> <p>(1) All uses are serviced by infrastructure including -</p> <p>(a) reticulated water or adequate potable water supply;</p> <p>(b) reticulated sewerage; or</p> <p>(c) where the site cannot be connected to a reticulated sewerage system, wastewater - is treated and disposed of on-site, subject to site, soil and locational constraints;</p> <p>reduces the potential for -</p> <p style="padding-left: 20px;">a. contaminating groundwater, surface water or wetland environments;</p> <p style="padding-left: 20px;">b. risks to reticulated water supply and public health;</p> <p>(d) stormwater drainage;</p> <p>(e) constructed road access;</p> <p>(f) energy;</p> <p>(g) telecommunications;</p> <p>(h) waste and recycling facilities.</p>	<b>P6.1</b>	(1) No probable solution identified.
<b>S6.2</b>	<p>(1) Uses and other development maximise the safe, convenient and comfortable movement of public transport passengers, pedestrians and cyclists by providing -</p> <p>(a) links to public transport routes and stops;</p> <p>(b) pedestrian and cycle paths;</p> <p>(c) pathways, building entrances, amenities and seating that support accessibility for people with special needs.</p>	<b>P6.2</b>	<p>(1) No probable solution identified.</p> <p><b>Editor's Note -</b></p> <p>Refer to Part 8 -</p> <ul style="list-style-type: none"> <li>■ Division 7 - Infrastructure Works Code for further assessment criteria on provision, design and construction of utility infrastructure and pedestrian and cycle path;</li> <li>■ Division 1 - Access and Parking Code for further assessment criteria related to access and internal movement.</li> </ul>

<b>Shoreline Open Space Precinct Code</b>			
<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
<b>S6.3</b>	(1) Opportunities for cycling as a modal choice are provided through - <ul style="list-style-type: none"> <li>(a) clearly defined cycle paths and facilities;</li> <li>(b) secure cycle storage areas and facilities for cyclists.</li> </ul>	<b>P6.3</b>	(1) No probable solution identified.
<b>S6.4</b>	(1) Vehicular access and parking facilities - <ul style="list-style-type: none"> <li>(a) are located to minimise disruption to traffic flow;</li> <li>(b) promote use of public transport;</li> <li>(c) minimise impact on adjoining areas;</li> <li>(d) are located and designed to -               <ul style="list-style-type: none"> <li>minimise conflicts between pedestrians and cyclists with vehicles;</li> <li>maintain a high quality landscape and streetscape from along all road frontages.</li> </ul> </li> </ul>	<b>P6.4</b>	(1) No probable solution identified.
<b>S6.5</b>	(1) Waste and recycling is managed to minimise impacts on the environment and nearby premises by - <ul style="list-style-type: none"> <li>(a) locating waste and recycling storage areas to protect amenity and to provide safe manual handling of containers;</li> <li>(b) screening waste and recycling container storage areas from view;</li> <li>(c) providing for the cleansing of containers in a manner that does not cause adverse environmental impacts;</li> </ul> (2) Uses and other development - <ul style="list-style-type: none"> <li>(a) provide safe and efficient manoeuvring for waste collection vehicles;</li> <li>(b) ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;</li> <li>(c) ensure sufficient vertical clearance for container servicing;</li> <li>(d) ensure unobstructed</li> </ul>	<b>P6.5</b>	(1) No probable solution identified. (2) No probable solution identified. (3) No probable solution identified.

**Editor's Note -**

Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works – Chapter 16 – Waste Management for further information on waste and recycling container volume, storage, servicing, screening and cleansing.

Refer to Part 8 - Division 1 - Access and Parking Code for waste collection vehicle servicing and manoeuvring assessment criteria.

Shoreline Open Space Precinct Code	
Assessable Development	
Specific Outcomes	Probable Solutions
<p>access to containers by collection vehicles;</p> <p>(3) Waste and recycling storage is designed and located to -</p> <p>(a) provide adequate container volume to contain the waste and recyclables;</p> <p>(b) provide recycle containers in an equivalent or greater volume to waste containers;</p> <p>(c) provide a dedicated waste and recycling container storage area that is convenient and safe to use;</p> <p>(d) ensure containers are located on impermeable surfaces.</p>	
<p><b>S6.6</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>P6.6</b> Community infrastructure is located at or above the recommended flood levels in Table 1.</p>

**Table 1 - Recommended Flood Levels for Community Infrastructure**

Type of Community Infrastructure	Recommended Flood Level AEP (ARI)
Emergency services, other than police facilities	0.2% (1 in 500 year ARI)
Emergency shelters	0.5% (1 in 200 year ARI)
Police facilities	0.5% (1 in 200 year ARI)
Hospitals and associated facilities	0.2% (1 in 500 year ARI)
Stores of valuable records or items of historic or cultural significance, such as galleries and libraries	0.5% (1 in 200 year ARI)
Power stations	0.2% (1 in 500 year ARI)
Major switch yards	0.2% (1 in 500 year ARI)
Substations	0.5% (1 in 200 year ARI)
Sewerage treatment plants	1% (1 in 100 year ARI)
Water treatment plants	0.5% (1 in 200 year ARI)
<ul style="list-style-type: none"> <li>■ State-controlled roads</li> <li>■ Works of an electricity entity not otherwise listed in this table</li> <li>■ Railway lines, stations and associated facilities</li> <li>■ Aviation facilities</li> <li>■ Communication network facilities</li> </ul>	<p>No specific recommended flood level but development proponents should ensure that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.</p>

*Reference - State Planning Policy Guideline 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.*

## 5. OVERLAYS & OVERLAY CODES

### 5.1 INTRODUCTION

The following overlays are currently mapped over the subject site under the RPS V6.2. The relevance of each overlay in relation to the Shoreline POD, together with the applicability of the relevant overlay code in the RPS V6.2, and any variation to these provisions, is as specified below.

### 5.2 ACID SULFATE SOILS OVERLAY

#### 5.2.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.2.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

#### 5.2.3 Code

No variation to code.

### 5.3 BUSHFIRE HAZARD OVERLAY

#### 5.3.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.3.2 Level of assessment

No variation to the level of assessment specified in the RPS v6.2.

#### 5.3.3 Code

The overlay code is varied so that uses and other development is in accordance with the Shoreline Master Plan and are sited, designed and maintained in accordance with the approved Shoreline Bushfire Management Plan.

### 5.4 FLOOD PRONE, STORM TIDE AND DRAINAGE CONSTRAINED LAND OVERLAY

***[All the storm tide will be in the Shoreline Open Space Precinct as will 90% of the flood prone land. Application of Overlay is therefore considered acceptable]***

#### 5.4.1 Spatial application of overlay

No variation to overlay mapping.

#### 5.4.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

### 5.4.3 Code

No variation to code.

## 5.5 HABITAT PROTECTION OVERLAY

### 5.5.1 Spatial application of overlay

The Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 is varied so as not to apply to land included in the Shoreline POD.

***[Many of the enhancement corridors, areas and links shown on the Habitat Protection – Bushland Habitat Overlay Map in the RPS V6.2 for the Shoreline site are cadastrally focussed, presumably as an attempt to share the burden of providing such links amongst individual landowners in the future, which is not a relevant consideration for this application given the consolidated ownership of the site. Also, the recommendations of ecological investigations undertaken for the Shoreline project are that conservation protection measures be focussed on establishing a continuous conservation and open space network for the site. The foreshore open space corridor and the three east-west open space and habitat corridors shown on the Shoreline Structure Plan are based on this recommended approach. Accordingly, the overlay is redundant. Further, the approved Open Space Landscape Strategy guides the development of the site's open space network.]***

### 5.5.2 Level of assessment

The level of assessment specified in the RPS V6.2 is varied so as not to apply to the Shoreline POD area.

### 5.5.3 Code

The Code is varied so as not to apply to the Shoreline POD area.

## 5.6 HERITAGE PLACE AND CHARACTER PRECINCT OVERLAY

### 5.6.1 Spatial application of overlay

No variation to overlay mapping.

### 5.6.2 Level of assessment

No variation to the level of assessment specified in the RPS V6.2.

### 5.6.3 Code

No variation to code.

## 5.7 PROTECTION OF THE POULTRY INDUSTRY OVERLAY

The overlay is varied so as to not apply within the Shoreline POD, as the poultry industry use that generated this overlay has now been abandoned. Accordingly, the overlay is now redundant within the Shoreline POD area.

## 5.8 ROAD AND RAIL NOISE IMPACTS OVERLAY

The overlay is varied so that it is provided for information purposes only and does not regulate development under the RPS V6.2. This variation accords with the Queensland Planning Provisions.

Residential development on land located in a transport noise corridor should comply with the [Queensland Development Code MP 4.4 Buildings in a transport noise corridor](#).

## 5.9 WATERWAYS, WETLANDS AND MORETON BAY OVERLAY

This overlay is varied so as not to apply in the Shoreline POD area. The Master Plan for the Shoreline POD has been developed based on ecological reports which considered the appropriate treatment of waterways and wetlands and the Shoreline Redlands Water Sensitive Urban Design Strategy.

## 5.10 LANDSLIDE HAZARD OVERLAY

This overlay is varied so as not to apply in the Shoreline POD Area.

***[Because land will be graded as part of bulk earthworks. Outside of open space precinct, all land is only low landslide risk – this landslide risk will be ameliorated as part of earthworks]***

## 6. USE CODES

### 6.1 INTRODUCTION

The Use Codes of the RPS V6.2 are:

- Aged Persons and Special Needs Housing
- Agriculture
- Animal Keeping
- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Child Care Centre
- Display Dwelling
- Drive Through Restaurant
- Dual Occupancy
- Dwelling House
- Estate Sales Office
- Extractive Industry
- Forestry
- Home Business
- Intensive Agriculture
- Mobile Home Park
- Multiple Dwelling
- Outdoor Dining
- Park
- Roadside Stall
- Rural Enterprise
- Service Station
- Telecommunications Facility
- Temporary Use
- Tourist Accommodation
- Tourist Park

### 6.2 VARIATION TO USE CODES

These Use Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Aged Persons and Special Needs Housing	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the

Code	Outcome/Solution	Variation/Addition
	P3. (1) (h) and P6. (1) (g)	Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD.  Relevant requirements of the Approved Shoreline Biting Insect Management Plan are adopted.
Agriculture	-	No variation.
Animal Keeping	-	No variation.
Apartment Building	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Within 250 metres of the Tourism / Recreation Activity Area.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m.
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) Table 2 Maximum height to the top of the floor level of highest habitable room, is deleted. (c) site coverage is as specified in the relevant Precinct code of the Shoreline POD.
Bed and Breakfast	A1. (2)	Not applicable. <b>[lot size approved at subdivision stage – no need to be min 800sqm]</b>
Caretakers Dwelling	-	No variation.
Child Care Centre	P2. (4) added and P3. (1) (c) added	Relevant requirements of the Approved Shoreline Biting Insect Management Plan are implemented.
Display Dwelling	A1. (1) (c) P1. (2) (a)	Is used as a dwelling unit within 5 years of being constructed.
Drive Through Restaurant	S1. (1)	The use is located in the Shoreline Town Centre Core Precinct or at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
Dual Occupancy	P1. (1)	The use is located in the: (a) Shoreline Town Centre Frame Precinct; or (b) Shoreline Residential Precinct.



Code	Outcome/Solution	Variation/Addition
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	The use: (a) building height is as specified in the relevant Precinct code of the Shoreline POD; (b) site coverage is as specified in the relevant Precinct code of the Shoreline POD;
Dwelling House	A1. (2) P1. (2)	Maximum site coverage is 60%. <b><i>[replaces 50% applying to Medium Density Residential Zone and Urban Residential Zone]</i></b>
Estate Sales Office	6.12.14 A1. (1)	The use operates for a maximum of 5 years and can be reused as a tourism or recreation facility (including but not limited to such uses as Refreshment Establishment, Shop or Community Facility) with appropriate approvals if located in the vicinity of the Tourism / Recreation Activity Area.
	P1. (1) (a)	The use operates for a maximum of 5 years and can be reused as a tourism or recreation facility if located in the vicinity of the Tourism / Recreation Activity Area, with appropriate approvals.
Extractive Industry	-	No variation.
Forestry	-	No variation.
Home Business	-	No variation.
Intensive Agriculture	-	No variation.
Mobile Home Park	-	No variation.
Multiple Dwelling	P1. (1)	The use is located in the: (a) Shoreline Town Centre Core Precinct; or (b) Shoreline Town Centre Frame Precinct; or (c) Shoreline Residential Precinct.
	P2. (1) (a)	The use has a minimum lot size of 800m <sup>2</sup> and frontage width of 20m (this has been reflected in Part 9 – Schedule 5 Lot Sizes).
	P2. (1) (b)	The use density accords with the precinct and Shoreline Master Plan.
	P3. (1) (a)	(a) building height is as specified in the

Code	Outcome/Solution	Variation/Addition
		<p>relevant Precinct code of the Shoreline POD;</p> <p>(b) The Requirement in Table 1 for Table 2 Maximum height to the top of the floor level of highest habitable room to be a standard is deleted.</p> <p>(c) site coverage is as specified in the relevant Precinct code of the Shoreline POD;</p>
Outdoor Dining	-	Not used as no longer identified as a land use in the RPS V6.2.
Park	A1. (1)	<p>Delete.</p> <p>The use is on land:</p> <p>(a) within a precinct where such a use is envisaged in the Table of Assessment; or</p> <p>(b) on land intended for that purpose in the Shoreline Master Plan; or otherwise</p> <p>(c) as for A1. (1) of the Park Code*.</p>
Roadside Stall	-	No variation.
Rural Enterprise	-	No variation.
Service Station	S1. (1)	The use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan.
	P2.5	<p>Gross floor area of the retail component of the use does not exceed:</p> <p>(a) 500m<sup>2</sup> where the use is located at or in the vicinity of the Service Centre Node identified on the Shoreline POD Precinct Plan; or otherwise</p> <p>(b) as for P2.5. (1) of the Service Station Code*.</p>
Telecommunications Facility	-	No variation.
Temporary Use	-	No variation.
Tourist Accommodation	S1.1 (1)	<p>The location of the use for urban based tourist accommodation is:</p> <p>(a) within a precinct where such a use is envisaged in the Table of Assessment; or</p> <p>(b) on land intended for that purpose in the Shoreline Master Plan; or otherwise</p> <p>(c) as for S1.1 (1) (a) (i) of the Tourist Accommodation Code*.</p>
Tourist Park	-	No variation.

## 7. OTHER DEVELOPMENT CODES

### 7.1 INTRODUCTION

The Other Development Codes of the RPS V6.2 are:

- Advertising Devices
- Communication Structures
- Domestic Driveway Crossover
- Domestic Outbuilding
- Excavation and Fill
- On-site Raising or Relocation
- Private Tennis Court
- Private Waterfront Structures
- Reconfiguration

### 7.2 VARIATION TO OTHER DEVELOPMENT CODES

Variation is proposed to the Reconfiguration Code. The variation is to Table 1 of the Code, wherein the Minimum Lot Area Range and Minimum Lot Frontage / Width for the Medium Density Residential Zone, standard and corner lots is 800 m<sup>2</sup> and 20 metres respectively.

## 8. GENERAL CODES

### 8.1 INTRODUCTION

The General Codes of the RPS V6.2 are:

- Access and Parking
- Centre Activity
- Centre Design
- Commercial Industry Activity
- Development Near Underground Infrastructure
- Erosion Prevention and Sediment Control
- Infrastructure Works
- Landscape
- Stormwater Management

### 8.2 VARIATION TO GENERAL CODES

The General Codes are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Code	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Centre Activity	A1. (1)	The centre activity is located in either the Shoreline Town Centre Core Precinct or Shoreline Town Centre Frame Precinct.
Centre Design	Table 1 Maximum Building Height	Delete Maximum height to the top floor level of highest habitable room/commercial storey column in Table 1.
Commercial Industry Activity	-	No variation.
Development Near Underground Infrastructure	-	No variation.
Erosion Prevention and Sediment Control	-	No variation.
Infrastructure Works	-	No variation.
Landscape	-	No variation.
Stormwater Management	Complete Code	Code varied to reference the Shoreline Redlands Water Sensitive Urban Design Strategy V7 (refer Appendix III).

An additional code has been added:

## 8.3 BUILDING DESIGN CODE TO REDUCE BITING INSECT NUISANCE

### 8.3.1 Application

This code applies to self-assessable and assessable development identified as required by the tables of assessment in **Part 3 (Tables of assessment)**.

### 8.3.2 Purpose and overall outcomes

(1) The purpose of this code is to ensure development minimises:-

- (a) the exposure of people to health risks associated with arboviruses;
- (b) the adverse impacts on an amenable lifestyle and the public's wellbeing from exposure to biting midges and mosquitoes; and
- (c) the adverse impacts of biting midges and mosquitoes on human health, and long-term management costs to Council.

(2) The purpose of the code will be achieved through the following overall outcomes:-

- Development incorporates the following mitigation measures to minimise the risk to public health from exposure to arboviruses:

In sub-area 1

- (a) Development and other uses must ensure all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and
  - (b) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.
- (ii) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.

#### **Editor's Note - Building Design Advice**

Careful attention to elements of both conceptual and detailed design can significantly lessen the potential for mosquitoes (and biting midges) to enter buildings.

- Outdoor entertaining areas are encouraged to be equipped with insect screens with a mesh aperture of not more than 1mm to minimise mosquito entry to the area.
- Insect screens specifically designed to prevent the entry of smaller insects such as biting midge are recommended to be incorporated to minimise biting midge entry to the building.
- Locate the majority of windows on the windward side of the building to pressurise the building and reduce opportunities for biting insects to enter the preferred leeward side of the building.
- Ceiling fans and other air circulation devices are encouraged to increase airflow indoors and outdoors to minimise the ability for mosquitoes to travel inside the building.
- Outdoor lighting is encouraged to be directed towards the ground to minimise the attraction of biting insects. Mosquitoes will travel significant distance towards lit up areas.

### 8.3.3 Specific Outcome and Probable Solutions applicable to Assessable Development

Specific Outcomes		Probable Solutions	
<b>S1.1</b>	<p>Dwellings include barriers to the intrusion of mosquitoes and other biting insects into enclosed communal areas and living spaces including -</p> <ul style="list-style-type: none"> <li>(1) In sub-area 1               <ul style="list-style-type: none"> <li>(c) Development and other uses must ensure all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and</li> <li>(d) Where a Child Care Centre, must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.</li> </ul> </li> <li>(2) Where an Aged Person and Special Needs Housing or Child Care Centre use in any location, development ensures all windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.</li> </ul>	<b>P1.1</b>	<ul style="list-style-type: none"> <li>(1) No probable solution identified.</li> <li>(2) No probable solution identified.</li> </ul>

## 9. SCHEDULES

### 9.1 INTRODUCTION

The Schedules to the RPS V6.2 are:

- Access and Parking
- Land Designated for Community Infrastructure
- Dictionary
- Heritage Places Register
- Lot Sizes
- Movement Network and Road Design
- Roof Colour Chart
- Specific Advertising Devices
- Street Trees
- Water Quality Objectives

### 9.2 VARIATION TO SCHEDULES

The Schedules are applicable to the Shoreline POD to the extent relevant, and are varied as follows:

Schedule	Outcome/Solution	Variation/Addition
Access and Parking	-	No variation.
Land Designated for Community Infrastructure	-	No variation.
Dictionary	Definition of Shop  Definition of Mixed Use	Varied so as to exclude Discount Department Store, which for the purpose of the Shoreline POD is an undefined use.  Varied so as to remove mandatory requirement for mixed use development to include tourist accommodation.
Heritage Places Register	-	No variation.
Lot Sizes	Table 1 Use Lot Size	Table 1 is amended so that the minimum lot size for Dual Occupancy use in Urban Residential and Medium Residential Zones is 700 m <sup>2</sup> . For multiple Dwelling and Aged Persons and Special Need Housing uses in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800 m <sup>2</sup> . For Apartment Building use in the Medium Density Residential Zone, the minimum lot size is 800m <sup>2</sup> .
Roof Colour Chart	-	No variation.
Specific Advertising Devices	-	No variation.
Street Trees	-	No variation.
Water Quality Objectives	-	Varied so as not to apply in the Shoreline POD area.





**Attachment 2 - Aerial photograph of the site**



17 November 2015

## **Infrastructure Agreement**

**Shoreline Redlands Pty Ltd ABN 92 163 078 715**

**Redland City Council ABN 86 058 929 428**

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# This Infrastructure Agreement

is made the                      day of                      2015 between the following parties:

**Shoreline Redlands Pty Ltd ABN 92 163 078 715** of 88A Old  
Cleveland Road, Capalaba  
(Developer)

AND

**Redland City Council ABN 86 058 929 428** of Corner Bloomfield &  
Middle Streets, Cleveland, Queensland  
(Council)

## Recitals

- A The Developer has lodged the Development Application with Council over the Application Land.
- B The Proposed Development requires the provision of infrastructure.
- C The Development Obligations require infrastructure to be provided before or as part of the Proposed Development so that the Development Obligations are correlated with the Proposed Development.
- D This Agreement attaches to the Development Land.
- E This Agreement forms part of the common material for Council's assessment of the Development Application.

### The parties agree

that in consideration of, among other things, the mutual promises contained in this Agreement:

## 1. Definitions and Interpretation

### 1.1 Definitions

In this Agreement:

**Actual Cost** means the final cost of the design and construction of the completed Work Contribution endorsed by a Registered Professional Engineer of Queensland (RPEQ).

- (a) The Actual Cost includes:
  - (i) the cost of planning and designing the Work Contribution;
  - (ii) the cost of survey and site investigation for the Work Contribution;
  - (iii) a cost under a contract for the provision of the relevant Work Contribution;
  - (iv) a portable long service leave payment under a contract for the provision of the relevant Work Contribution;

- (v) an insurance premium for the Work Contribution; and
  - (vi) the cost of obtaining any necessary Approval for the Work Contribution;
- (b) The Actual Cost does not include:
- (i) the inspection fee of Council for the commencement and end of the maintenance period for the work and all connection to live mains charges;
  - (ii) a cost of carrying out temporary works or providing temporary infrastructure not forming part of the ultimate configuration of the Works Contribution;
  - (iii) a cost of the decommissioning, removal and rehabilitation works or temporary works or providing temporary infrastructure not forming part of the ultimate configuration of the Works Contribution;
  - (iv) any Infrastructure Contribution provided by Council or a person other than the Developer;
  - (v) a cost to the extent that GST is payable and an input tax credit can be claimed by the Developer;
  - (vi) a cost attributable directly or indirectly to the failure of a party to perform and fulfil this Agreement or a document provided for under this Agreement other than to the extent the failure is the result of a failure by Council to perform and fulfil this Agreement or the document provided for under this Agreement;
  - (vii) a cost caused or contributed to by a party's negligent or wilful act or omission;

**Agreement** means this agreement and includes any annexure, exhibit and schedule to this agreement;

**Application** means an application for an Approval;

**Application Land** means the land the subject of the Development Application which is:

- (a) the Shoreline Land;
- (b) the Other Land; and
- (c) the Prescribed Land;

**Approval** means a consent, permit, licence, certificate, authorisation, registration, membership, allocation or approval under a law and includes a development approval;

**Approval Authority** means an Authority under a law having the function to decide an Approval;

**Authority** means a government, semi-government, local government, statutory, public, ministerial, civil, administrative, fiscal or judicial body or other entity or body with relevant power or authority;

**Balance Investigation Zone Land** means land which is included in the Investigation Zone under the Planning Scheme in force as at the Commencement Date which is:

- (a) south of Redland Bay; and
- (b) not part of the Development Land;

**Business Day** has the meaning given to it in the *Acts Interpretation Act 1954* (Qld);

**Calendar Day** means from one midnight to the following one;

**Claim** means an allegation, debt, cause of action, liability claim, proceeding, suit or demand of any nature at law or otherwise, whether present or future, fixed or unascertained, actual or contingent;

**Commencement Date** means the date when the last party executes this Agreement;

**Council** means Redland City Council ABN 86 058 929 428;

**CPI** means the Consumer Price: All Groups Index for Brisbane, published by the Australian Bureau of Statistics or if that index is no longer published, then an index which in the Council's reasonable opinion is a similar index;

**Cycle and Path Network Plan** means the Cycle & Path Network Plan in the Development Approval which at the Commencement Date is Map CT9 dated 28 October 2015, included in Schedule 5 of this Agreement;

**Developable Lot** means an Initial Lot or a Subsequent Lot which is not a Developed Lot;

**Developed Lot** means a lot forming part of the Development Land which is:

- (a) provided with the infrastructure and services necessary to enable its use in accordance with the Development Entitlements; and
- (b) not intended to be the subject of:
  - (i) an Application for a material change of use; and
  - (ii) a further reconfiguring of a lot;

**Developer** means the party identified as the Developer in this Agreement;

**Development Application** means the development application described in Schedule 2;

**Development Approval** means a development approval given by the Council for the Development Application as described in Schedule 2, if an approval is given by Council;

**Development Entitlements** means the entitlements for the development of the Development Land in the Development Approval;

**Development Land** means the following:

- (a) the Shoreline Land;
- (b) the Other Land; and
- (c) if a Notice is given under clause 2.4(c), the Prescribed Land;

**Development Obligations** means an obligation under this Agreement to be performed and fulfilled by a party;



**Financial Contribution** means the provision of a monetary sum for infrastructure;

**Force Majeure** means an event:

- (a) being a Commonwealth or State government decree, an act of God, industrial disturbance, act of public enemy, war, international blockade, public riot, lightning, flood, earthquake, fire, storm or other physical or material restraint;
- (b) which is not within the reasonable control of the party claiming Force Majeure; and
- (c) which could not have been prevented by that party exercising a standard of knowledge, foresight, care and diligence consistent with that of a prudent and competent person under the circumstances;

**Initial Lot** means a lot comprising the Development Land at the Commencement Date;

**Infrastructure Charging Instrument** means a law or an instrument prepared under a law for the levying of a charge for development infrastructure;

*Note: The Infrastructure Charging Instrument at the Commencement Date is Redland Adopted Infrastructure Charges Resolution (No. 2.1) 2014.*

**Infrastructure Contribution** means a contribution for infrastructure which may be in the form of the following:

- (a) a Financial Contribution;
- (b) a Land Contribution;
- (c) a Work Contribution;

**Investigation Zone Land** means the Development Land and the Balance Investigation Zone Land;

**Land Contribution** means the provision of land including an easement for infrastructure;

**Master Plan** means the master plan for the Proposed Development approved in accordance with the requirements of the Development Approval which at the Commencement Date is drawing 14009\_SK013[23] dated 1 October 2015, included in Schedule 5 of this Agreement;

**Notice** means a document to be given by a party or a person under this Agreement;

**Other Land** means the land stated in Schedule 2;

**Owner** means an owner of all or part of the Development Land for the time being;

**Plan of Subdivision** means a plan however called for reconfiguring a lot, which under a law requires the Approval in whatever form, of a local government before it can be registered or otherwise recorded under that law;

**Planned Cost** means the establishment cost of a Work Contribution stated in Schedule 3;

**Planning Scheme** means the Redlands Planning Scheme as amended, and any planning scheme that replaces it and applies to the Application Land;

**Planning Scheme Policy 9 (Infrastructure Works)** means Part 11 Policy 9 (Infrastructure Works) of the Planning Scheme, and any document that replaces it and applies to the Application Land;

*Note: The Planning Scheme Policy 9 (Infrastructure Works) at the Commencement Date is Version 7 of the Planning Scheme.*

**Prescribed Approval Conditions** means the conditions for an Approval of the Development Application in Schedule 4;

**Prescribed Land** means Lot 74 on S31102;

**Priority Infrastructure Plan** means Part 10 of the Planning Scheme and any instrument that replaces it including a Local Government Infrastructure Plan (**LGIP**);

**Proposed Development** means the development of the Development Land provided for in the Development Entitlements;

**Shoreline Land** means the land stated in Schedule 2;

**SPA** means the *Sustainable Planning Act 2009* (Qld);

**Special Conditions** means the special conditions in Schedule 1;

**Subsequent Lot** means a lot forming part of the Development Land which is not an Initial Lot;

**Tax** means the following:

- (a) a tax, levy, impost, deduction, charge or duty (including stamp and transactional duty) imposed under a law by an Authority, excluding GST;
- (b) any interest, penalty, fine and expense for a matter under paragraph (a);

**Transferee** means a person to whom the Developer proposes to sell a Developable Lot;

**Water Network Map** means the water network map in the Development Approval which at the Commencement Date is drawing W9 dated 11 November 2015, included in Schedule 5 of this Agreement;

**Work Contribution** means the provision of work for infrastructure;

**Works** means the works described in the Infrastructure Contributions Schedule in Schedule 3.

## 1.2 Undefined word

If a word is not defined in this Agreement, unless the context or subject matter otherwise indicates or requires, the word is to have a meaning given to it by the following:

- (a) SPA;
- (b) a relevant local planning instrument if the word is not defined in SPA;
- (c) the Macquarie Dictionary if the word is not defined in SPA or a relevant planning instrument.

### **1.3 Interpretation**

In this Agreement, headings and bold type are for convenience only and do not affect the interpretation of this Agreement and, unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing a gender include any gender;
- (c) other parts of speech and grammatical forms of a word or phrase defined in this Agreement have a corresponding meaning;
- (d) an expression importing a natural person includes any company, partnership, joint venture, association, corporation or other body corporate and any Government Agency;
- (e) a reference to any thing (including any right) includes a part of that thing but nothing in this clause 1.3(e) implies that performance of part of an obligation constitutes performance of the obligation;
- (f) a reference to a clause, party, annexure, exhibit or schedule is a reference to a clause of, and a party, annexure, exhibit and schedule to, this Agreement;
- (g) a reference to a statute, regulation, proclamation, ordinance or by-law includes all statutes, regulations, proclamations, ordinances or by-laws amending, consolidating or replacing it, whether passed by the same or another Government Agency with legal power to do so, and a reference to a statute includes all regulations, proclamations, ordinances and by-laws issued under that statute;
- (h) a reference to a document (including reference to the Development Approval if given by Council) includes all amendments or supplements to, or replacements or novations of, that document;
- (i) a reference to a party to a document includes that party's successors and permitted assigns;
- (j) a reference to an agreement other than this Agreement includes an undertaking, deed, agreement or legally enforceable arrangement in writing;
- (k) a reference to a document includes any agreement in writing, or any decision notice, other notice, certificate, instrument or other document of any kind;
- (l) all references to "\$" and "dollars" are to the lawful currency of Australia;
- (m) all references to dates and times are to Australian Eastern Standard Time;
- (n) a reference to a day is a Calendar Day;
- (o) no provision of this Agreement will be construed adversely to a party solely on the ground that the party was responsible for the preparation of this Agreement or that provision.

### **1.4 Inclusive expressions**

Specifying anything in this Agreement after the words "includes" or "for example" or similar expressions does not limit what else is included unless there is express wording to the contrary.

## **1.5 Business Day**

Where the day on or by which any thing is to be done is not a Business Day, that thing must be done on or by the next Business Day.

## **1.6 Trustee**

A party which is a trustee is bound both personally and in its capacity as trustee.

## **2. Infrastructure Agreement**

### **2.1 Application of Act**

This Agreement constitutes an infrastructure agreement pursuant to section 670 of SPA.

### **2.2 Application of the Infrastructure Agreement**

This Agreement applies to all development comprising the Proposed Development of the Development Land.

### **2.3 Agreement binding**

The Developer consents to the Development Obligations contained in this Agreement attaching to the Development Land at the Commencement Date so as to bind, under section 674 of SPA, the Owner and the Owner's successors in title.

### **2.4 Owner's consent**

The Developer warrants that:

- (a) it is not the Owner of the Development Land;
- (b) it has provided Council with a document evidencing the consent of the Owner of the Development Land to the Development Obligations specified in this Agreement being attached to the Development Land with such evidence being contained in Annexure A of this Agreement;
- (c) it consents to the Development Obligations specified in this Agreement being attached to the Prescribed Land once the Developer gives a Notice to the Council with a document evidencing the consent of the owner of the Prescribed Land to the Development Obligations specified in this Agreement being attached to the Prescribed Land.

### **2.5 Relationship to an Approval**

If a Development Obligation is inconsistent with an Approval for the Proposed Development, the Development Obligation is to prevail to the extent of the inconsistency.

### **2.6 Relationship to a planning instrument**

If a Development Entitlement or Development Obligation is affected by a change to a planning instrument, the parties are to in a manner which is as timely as is reasonably practicable:

- (a) confer with a view to reaching an agreement as to the affect the change has on a Development Entitlement and a Development Obligation;

- (b) if the parties agree that a Development Entitlement or Development Obligation is affected by the change, using their best endeavours, review the Development Obligations and negotiate in good faith and change this Agreement to put the parties in as near practical position as they would have been had it not been for the change to the planning instrument including where appropriate:
  - (i) the repayment of amounts paid and reimbursement of amounts expended under this Agreement;
  - (ii) changing or cancelling the Development Obligations if the Development Entitlements are changed without the consent of the Developer;
- (c) invoke the dispute resolution process under clause 12 if an agreement cannot be reached for a matter in clauses 2.6(a) and (b); and
- (d) have regard to the following in relation to a matter in clauses 2.6(a) and (b):
  - (i) this Agreement;
  - (ii) the intent of the parties in entering into this Agreement as stated in the recitals.

## **2.7 Relationship to an Infrastructure Charging Instrument**

If a Development Obligation is inconsistent with an Infrastructure Charging Instrument, the Development Obligation is to prevail to the extent of the inconsistency.

## **2.8 No Fetter**

Nothing in this Agreement is intended to fetter the discretion of the Council in relation to a decision about the Development Application or any further Application that may be made in respect of the Development Land.

## **3. Operation of the infrastructure agreement**

### **3.1 Commencement of the Infrastructure Agreement**

This Agreement is to be of no effect until the Commencement Date.

### **3.2 Development Application**

- (a) The Council is to decide the Development Application in a manner which is as timely as is reasonably practicable.
- (b) The Developer is not to make a Claim against the Council other than as a respondent to a Claim made by another person, if the Council gives an Approval subject to the Prescribed Approval Conditions for the Development Application.
- (c) Clause 3.2(d) applies if the Council or an Authority:
  - (i) propose to change the Approval for the Development Application given by the Council; or
  - (ii) gives an Approval for the Development Application which is not subject to the Prescribed Approval Conditions.
- (d) The parties are to in a manner which is as timely as is reasonably practicable:

- (i) confer with a view to reaching an agreement as to the effect, if any, the change resulting from the event in clause 3.2(c) (**the prescribed change**) may have on a Development Entitlement and a Development Obligation;
  - (ii) if the parties agree that a Development Entitlement or Development Obligation may be affected by the prescribed change, use their best endeavours to review the Development Obligation, negotiate in good faith and change this Agreement to put the parties in as near as practical a position as they would have been had it not been for the prescribed change having regard to the intent of the parties in entering into this Agreement as stated in the recitals;
  - (iii) invoke the dispute resolution process under clause 12 if an agreement cannot be reached for a matter in clauses 3.2(c)(i) and(ii);
  - (iv) in respect of clause 3.2(c)(i) use their reasonable endeavours to ensure that the prescribed change is not made under SPA until clauses 3.2(c)(i) to (iii) are performed and fulfilled.
- (e) For the avoidance of doubt, clause 3.2(b) does not prevent the Developer making an Application to the Council for change to an Approval for the Development Application given by the Council.

### **3.3 Termination of the infrastructure agreement**

- (a) A party may give to each other party a Notice which states that it proposes to terminate this Agreement if one of the following events has occurred:
- (i) the Council in deciding the Development Application does not give an Approval subject to the Prescribed Approval Conditions or conditions which are materially similar to the Prescribed Approval Conditions;
  - (ii) the Development Entitlements:
    - (A) do not take effect under SPA; or
    - (B) cease to have effect under SPA;
  - (iii) the parties agree as follows:
    - (A) the Proposed Development has been completed and the Development Obligations have been performed and fulfilled;
    - (B) to terminate this Agreement;
  - (iv) the parties agree as follows:
    - (A) that the performance and fulfilment of this Agreement has been frustrated by an event outside of the control of the parties;
    - (B) to terminate this Agreement.

- (b) A party may at a date, which is 20 Business Days after the giving of the Notice under clause 3.3(a), give to each other party a Notice which states that this Agreement is terminated.
- (c) Prior to a party acting under clause 3.3(a)(i), one of the following events must have occurred:
  - (i) if the Development Entitlements have not taken effect under SPA:
    - (A) the Development Application is withdrawn under section 356(1) of SPA; or
    - (B) the resolution of any proceeding in the Planning and Environment Court involving the Development Application to the effect that the Development Application is withdrawn, set aside or otherwise not permitted to proceed;
  - (ii) if the Development Entitlements have taken effect under SPA:
    - (A) the Developer has made a request to cancel the Development Approval under SPA including obtaining the consent of all owners of the Application Land to the making of that request; and
    - (B) Council has, as required by section 381 of SPA, cancelled the Development Approval and given the requisite notice;
  - (iii) Council does not give an Approval.

## **4. Obligations of parties**

### **4.1 The Developer's obligations**

The Developer will, at its own cost comply with the Special Conditions and the Infrastructure Contributions Schedule in Schedule 3 on the later of the following:

- (i) the Commencement Date; or
- (ii) the date the Development Entitlements take effect.

### **4.2 Council's obligations**

Council will at its own cost, comply with the Special Conditions and the Infrastructure Contributions Schedule in Schedule 3 on the later of the following:

- (a) the Commencement Date;
- (b) the date the Development Entitlements take effect.

## **5. Dealing in respect of the Development Land**

### **5.1 Reconfiguring of the Development Land**

- (a) If the Development Land is subject to reconfiguring of a lot to create a Developed Lot, then a Development Obligation no longer:
  - (i) remains attached to the Developed Lot; and
  - (ii) binds the Owner of the Developed Lot.



- (b) If the Development Land is subject to a reconfiguring of a lot to create a Developable Lot, then a Development Obligation:
  - (i) remains attached to the Developable Lot; and
  - (ii) binds the Owner of the Developable Lot.

## 5.2 Dealing with the Development Land

- (a) The Developer is not to sell a Developable Lot to a Transferee unless the Developer and the Transferee have executed one of the following documents:
  - (i) a document in which the Transferee covenants and agrees to the following:
    - (A) that the Developable Lot is subject to this Agreement;
    - (B) that a Development Obligation in respect of a Developable Lot (**Prescribed Development Obligation**) may be unperformed and unfulfilled;
    - (C) that a Prescribed Development Obligation attaches to the Developable Lot and binds a future Owner;
    - (D) that the Owner of the Developable Lot is liable to the Council to perform and fulfil a Prescribed Development Obligation which remains unperformed and unfulfilled;
  - (ii) a deed in which the Transferee becomes contractually bound to the Council to perform and fulfil the Prescribed Development Obligation.
- (b) However, clause 5.2(a) does not prevent the Developer from entering into an agreement for the sale of a Developable Lot which is conditional upon compliance with the matters stated in clause 5.2(a).
- (c) For the avoidance of doubt:
  - (i) clause 5.2(a) does not apply to a sale by an Owner of the Development Land of a Developable Lot to the Developer;
  - (ii) if the Developer and the Transferee execute a document under clause 5.2(a)(i), the Developer does not cease being liable to the Council to perform and fulfil a Prescribed Development Obligation which remains unperformed and unfulfilled;
- (d) The Developer must provide Council with an original copy of all documents and deeds which are required to be executed under this clause within 10 Business Days of execution.

## 6. Compliance with a Development Obligation

### 6.1 Works

Without limiting the Developer's obligations under this Agreement or otherwise, the Developer warrants that it will carry out the Works (or cause the Works to be carried out):



- (a) in a proper and workmanlike manner in accordance with:
  - (i) legislative requirements;
  - (ii) codes of practice;
  - (iii) Australian and Main Roads standards;
  - (iv) the requirements of the applicable Planning Scheme Policies including Policy 9 – Infrastructure Works – Chapter 5 – Road and Path Design; and
  - (v) the approved plans and specifications;
- (b) with due diligence and without delay;
- (c) with the standard of skill, care and diligence in the performance of the Works that would be expected of a provider of work and services of a nature similar of the Works; and
- (d) such that all registrations, permits, licences, qualifications and other requirements of its trade are in full force and effect at all times.

## **6.2 Approval of Specifications**

- (a) All designs and specifications for the Works which the Developer is obliged to do (including, without limiting the generality, the specification of all filling, excavation and other earthworks and the final design and specification for the Works) must be prepared by the Developer and submitted for the approval of any Authority as required by law.
- (b) The Developer must not commence the Works before the Developer has obtained all necessary Approvals, including the Development Approval if given by the Council.

## **6.3 Final Specification of Works**

- (a) The Works must be done to the satisfaction of the Council, acting reasonably, in the interpretation and application of this clause:
  - (i) it is recognised that some provisions of this Agreement do provide a particular specification for the Works and, in some cases do show diagrammatically and in an indicative way the location of the Works on plans or diagrams;
  - (ii) a specification or location has been determined on the basis of present knowledge and expectation as to circumstances which will prevail at the time the Works are to be carried out; and
  - (iii) the circumstances actually prevailing at the relevant time may result in it being necessary or appropriate to adopt a different specification or vary the location for the final design or performance of the Works.
- (b) The inclusion of a particular specification in this Agreement or the depiction of the location of the Works on a plan within the Agreement does not prevent the Developer from seeking Approval to an altered specification or location and does not prevent the Council from giving Approval where an alteration is necessary or appropriate having regard to the circumstances prevailing at the relevant time.

- (c) An Approval under clause 6.3(b) shall not be unreasonably withheld or delayed by the Council.

#### **6.4 Notice of Completion**

Upon effective completion of the Works, the Developer must require inspection and Approval of the works by the Council by giving a Notice in that regard.

#### **6.5 On Maintenance**

On maintenance requirements and acceptance of infrastructure shall be in accordance with the Planning Scheme requirements.

#### **6.6 Right of access**

- (a) The Developer is to, upon the receipt of a Notice given by the Council to the Developer which states that access is requested to any part of the Development Land, permit or facilitate the Council to have access to the land for the following:
  - (i) examining and inspecting the state and condition of any Works, including preparation for work;
  - (ii) ascertaining whether Development Obligations of the Developer have been performed and fulfilled; or
  - (iii) performing any Works which the Council has agreed or is empowered to perform.
- (b) The Council is to, upon the receipt of a Notice given by the Developer to the Council which states that access is requested to land of which the Council is the Owner or which is under the control of the Council, permit the Developer to have access to the land for the performance and fulfilment of a Development Obligation.
- (c) If the Council exercises its powers referred to in this clause it is to be taken to have indemnified the Developer against all claims for or injury to persons or loss or damage to property as a result of the negligent act or omission of Council officers or agents authorised by the Council are on the Development Land except where such claims arise from or in connection with the Developer's negligence or breach of duty.

#### **6.7 Exercise of a right of access**

- (a) A right of access includes the following:
  - (i) a right to bring machinery, equipment and materials onto the relevant land;
  - (ii) a right to effect and install Work which is required and authorised to be performed and fulfilled.
- (b) A party exercising a right of access is:
  - (i) to exercise reasonable care so as not to cause damage or injury to property or a person;
  - (ii) taken to be an invitee of the owner and the occupier of the relevant land; and

- (iii) to promptly rectify any damage caused to property.

## **7. Insurance**

### **7.1 Insurances to be effected**

The Developer must effect and maintain, or cause to be effected and maintained:

- (a) public and third party liability insurance covering:
  - (i) claims in respect of:
    - (A) damage to any real or personal property including property owned by Council; and
    - (B) the injury to, or death of, any person;
    - (C) caused by the carrying out of the Works;
  - (ii) for at least \$20 million per claim;
  - (iii) note the interests of Council and also protects all subcontractors and agents engaged in connection with the performance of the Works and the Developer's other obligations under this Agreement;
  - (iv) for the duration of the carrying out of the Works;
  - (v) on terms and with an insurer approved by Council, acting reasonably;
- (b) insurance of the Works for their full replacement value in the joint names of Council and the Developer;
- (c) worker's compensation insurance:
  - (i) in accordance with all laws; and
  - (ii) for the duration of the carrying out of the Works;
- (d) compulsory third party liability insurance:
  - (i) for registered vehicles owned or leased by the Developer, in accordance with the requirements of any compulsory motor vehicle third party legislation;
  - (ii) which provides protection to Council arising out of the use of the Developer's vehicles in addition to the Developer; and
  - (iii) for the duration of the carrying out of the Works;
- (e) property damage liability insurance:
  - (i) covering all motor vehicles owned, leased or hired by the Developer used in connection with the Works or the Developer's other obligations under this Agreement including the use of unregistered motor vehicles and plant;
  - (ii) with a limit of not less than \$20 million;
  - (iii) for the duration of the duration of the carrying out of the Works.

## 7.2 Requirements of Insurance

- (a) The Developer must pay all deductibles in relation to the above insurances.
- (b) Whenever requested by Council, the Developer must provide to Council, evidence to Council's satisfaction of its compliance with this clause 7.
- (c) Evidence under clause 7.2(b) may, if requested by Council, include a full copy of the insurance policy document.

## 8. Indemnity

- (a) Without limiting any other right or remedy of Council, the Developer indemnifies Council against a claim by a third party (including the Developer's employees, agents, and contractors) or costs (including legal costs), fines, penalties, losses and damages suffered or incurred by Council arising in respect of a matter under this Agreement applicable to the Developer directly or indirectly out of or in connection with the Developer's (or its employees, agents or contractors):
  - (i) breach of this Agreement; or
  - (ii) intentional act or omission; or
  - (iii) negligent act or omission.
- (b) The indemnity in this clause 8 will be reduced proportionately to the extent that a negligent act or omission of Council contributed to the liability, costs, fines, penalties, losses or damages.
- (c) Until such time as the Developer gives a Notice to the Council under clause 2.4(c) that the owner of the Prescribed Land consents to the Development Obligations specified in this Agreement being attached to the Prescribed Land, the Developer indemnifies Council for any costs (including legal costs), losses and damages suffered or incurred by Council arising in respect of any of the following:
  - (i) a third party making an Application to convert development infrastructure under section 659(1) of the SPA (or any similar process under subsequent legislation) for the development of the Prescribed Land provided for in the Development Approval;
  - (ii) an offset applied or the payment of any refund arising out of any approval of the Application referred to in clause 8(c)(i).
- (d) The Council is to act reasonably to minimise the amount of any indemnity payable by the Developer to the Council under clause 8(c).
- (e) To remove any doubt, clause 8(b) does not limit Council's future discretion in relation to a decision about an Application involving the Application Land.
- (f) All obligations to indemnify under this Agreement survive termination of this Agreement.

## 9. Workplace Health and Safety

- (a) Words in inverted commas in this clause 9 have the meaning given to them in the *Work Health and Safety Act 2011* (Qld) (**Act**) and the *Work Health and Safety Regulation 2011* (Qld).

- (b) Where the Act requires the appointment of a "principal contractor" for the Works:
  - (i) the Developer (as "person conducting a business or undertaking" for the "construction works") must procure that the contractor carrying out the Works is appointed as the "principal contractor" for the Works;
  - (ii) if the Developer does not comply with clause 9(b)(i) the Developer will be deemed to be the "principal contractor" for the Works; and
  - (iii) the Developer must cooperate with Council, and must ensure that any subcontractors or other persons engaged to perform any of the Works cooperate with Council, to enable Council to comply with its obligations under any safety law.

## **10. INDEXATION**

### **10.1 Application of this clause**

This clause applies to an amount stated or calculated under this Agreement other than an amount which is stated not to be indexed.

### **10.2 Indexation of an amount**

An amount is to be indexed in accordance with the following formula:

$$IA = A \times \frac{\text{Index Number (Later Period)}}{\text{Index Number (Base Period)}}$$

where:

IA is the indexed amount.

A is the amount to be indexed.

Index Number is the number in the index stated in Schedule 2.

Base Period is the period stated in Schedule 2.

Later Period is the period stated in Schedule 2.

## **11. GST**

### **11.1 Definition – GST**

GST means a tax that is payable under the GST Law and imposed as a goods and services tax by any of the following:

- (a) the *A New Tax System (Goods and Service Tax Imposition – General) Act 1999*;
- (b) the *A New Tax System (Goods and Service Tax Imposition – Customs) Act 1999*;
- (c) the *A New Tax System (Goods and Service Tax Imposition – Excise) Act 1999*;
- (d) Regulations related to any of these Acts;
- (e) any amendment to any of these Acts or regulations or both or any other Act by any of the Commonwealth, State or Territory Governments which imposes a

goods and services tax, a broad based consumption tax, value added tax, retail turnover tax or a tax of a similar nature.

## **11.2 Definition – GST Law**

GST Law has the meaning given by Section 195-1 of the *A New Tax System (Goods and Services Tax) Act 1999*.

## **11.3 Goods and Services Tax**

- (a) All Payments specified in this Agreement are exclusive of GST.
- (b) If the supplier of a supply is liable under the GST Law for any GST on that supply, the recipient must pay to the supplier instead of the Payment for that supply, an amount (the Adjusted Payment) calculated in accordance with the following formula:

$$AP = P + (P \times R)$$

Where:

AP is the Adjusted Payment;

P is the Payment; and

R is the rate of goods and services tax specified in the *A New Tax System (Goods and Services Tax Imposition – General) Act 1999*.

- (c) The recipient must pay to the supplier the Adjusted Payment calculated under clause 11.3(d) at the same time as the recipient is required to pay the Primary Payment under this Agreement.
- (d) The supplier must issue to the recipient a Tax Invoice in respect of each payment made under clause 11.3 on the payment being made.
- (e) If the supplier refunds to the recipient any amount under this Agreement, the supplier must also issue to the recipient an Adjustment Note in respect of the refund.

## **12. Dispute Resolution**

### **12.1 First Determination Notice**

When a party decides to refer a dispute for determination by a person (**Determinator**) it must do so by a Notice (**First Determination Notice**) to the other party.

### **12.2 Contents of Notice**

The First Determination Notice must specify the following:

- (a) the name, address and occupation of a specific determinator (the Nominated Determinator); and
- (b) a nomination of a specified class of determinators, being one of the classes specified in the left column of the paragraphs in clause 12.6; and
- (c) complete particulars of the dispute or difference to ensure that all expert determinations under this Agreement, can be expeditiously and fully completed.

### 12.3 Second Determination Notice

Unless within 14 days of receipt of the First Determination Notice, the other party gives a Notice (**Second Determination Notice**) to the party giving the First Determination Notice, the Nominated Determinator must be the Determinator.

### 12.4 Default Appointment

The Second Determination Notice may reject the Nominated Determinator but accept the specific class of determinator specified in the First Determination Notice, in which event the Determinator must be:

- (a) a member of the class of persons specified in the First Determination Notice; and
- (b) appointed by the president of the appropriate institute or association in accordance with the relevant part of clause 12.6.

### 12.5 President to Appoint

If the Second Determination Notice rejects the specific class of Determinator specified in the First Determination Notice, the question of the appropriate class of Determinator must be referred, at the request of any party, to a mediator appointed by the President for the time being of the Queensland Law Society Inc., whose decision as to the class of persons from which the Determinator will be appointed, must be final and binding upon the parties, and either party may request the president of the appropriate institute or association to appoint the Determinator.

### 12.6 Classes of Determinator

Failing agreement to the contrary, where any dispute or difference is referred for determination, the Determinator must be appointed by one of the following institutes or associations as is appropriate in the circumstances:

- (a) if an architect: by the President for the time being of the Australian Institute of Architects, Queensland Chapter; or
- (b) if a real estate agent: by the President for the time being of the Real Estate Institute of Queensland; or
- (c) if a quantity surveyor: by the President for the time being of the Institute of Engineers, Australia, Queensland Chapter; or
- (d) if an engineer: by the President for the time being of the Institution of Engineers, Australia, Queensland Chapter; or
- (e) if a mediator: by the President for the time being of the Institute of Arbitrators Australia, Queensland Chapter; or
- (f) if an accountant: by the President for the time being of the Institute of Chartered Accountants, Queensland Division; or
- (g) if an actuary: by the President for the time being of the Actuaries Institute of Australia, Queensland Division; or
- (h) if a valuer: by the President for the time being of the Australian Property Institute, Queensland Division.

In each case being a Determinator experienced in work involving residential subdivisions.



## **12.7 Parties to Use Best Endeavours**

When any dispute or difference has been referred for determination, the parties must each:

- (a) use their best endeavours to make available to the Determinator all facts and circumstances which the Determinator requires in order to settle or determine the dispute or difference; and
- (b) ensure that their respective employees, agents or consultants are available to appear at any hearing or enquiry called for, by the Determinator.

## **12.8 Right to be Heard**

The parties each have the right to:

- (a) make submissions to the Determinator; and
- (b) be heard by the Determinator.

## **12.9 Determinator's Decision**

The decision of the Determinator must be made and delivered to the parties within a period of 5 Business Days (or such other period as the parties may agree, or the Determinator may determine) after the date of submission of the dispute or difference to the Determinator.

## **12.10 Determinator may Appoint other Expert to Assist**

- (a) The Determinator may with the consent of the parties (and must if required by a party) appoint any other expert (being a member of an institute or association specified in clause 12.6) to consult with, assist and advise the Determinator.
- (b) The cost of an expert appointed pursuant to paragraph (a) is deemed to form part of the determination costs and expenses.

## **12.11 Determinator to Act as an Expert**

The Determinator must act as an expert, not as an arbitrator, and his decision will be final and binding upon the parties.

## **12.12 Costs of Determination**

The Determinator must also determine:

- (a) the amount of costs and expenses of, and relating to, the reference of any dispute or difference to him; and
- (b) which party or parties must bear the costs and expenses, and in what shares, and in making the determination, the Determinator must take into account the reasonableness of the parties leading up to the expert determination.



### **12.13 Conduct Pending Expert Determination**

In the event of any dispute being referred for the decision of an independent expert as provided under clause 12.6:

- (a) if it is possible to do so, the construction of the Works must proceed pending the decision; and
- (b) if either party is challenging any payment claimed by the other:
  - (i) so much of that payment (as is admitted to owing) must be paid immediately; and
  - (ii) an appropriate adjustment must be made within 14 Business Days of the expert's decision.

## **13. Force Majeure**

### **13.1 Notice of Force Majeure**

If a party is unable by reason of Force Majeure to perform and fulfil an obligation, the party is to, as soon as is reasonably practicable after the Force Majeure, give to each other party a Notice which states the following:

- (a) that Force Majeure is in existence;
- (b) full particulars of the Force Majeure.

### **13.2 Suspension of an Obligation**

An obligation of a party so far as it is affected by Force Majeure is suspended during the following:

- (a) the continuance of Force Majeure;
- (b) a further period which is reasonable in the circumstances.

### **13.3 Removal or amelioration of Force Majeure**

The party giving a Notice of Force Majeure is to, as soon as is reasonably practicable, use its best endeavours to remove the Force Majeure or ameliorate its effect.

### **13.4 Dispute resolution process to apply**

If the parties are unable to agree on the existence of a party's Force Majeure or the period during which an obligation is suspended during the continuance of Force Majeure the dispute is to be resolved under clause 12.

## **14. General**

### **14.1 Severance**

If any clause or provision of this Agreement is void, illegal or unenforceable for any reason, that clause or provision will be severed from this Agreement and the remaining clauses and provisions will continue in full force and effect.

#### 14.2 Payment of costs

- (a) Subject to clause 14.2(b), the Developer must pay all costs, charges and expenses, including those of Council, of and incidental to the negotiation, preparation and execution of this Agreement or counterparts of it, and any other document or instrument required under this Agreement.
- (b) The parties agree that the costs, charges and expenses for the purposes of clause 14.2(a) are fixed at \$83,000 inclusive of GST (**Council's Fixed Costs**).
- (c) If the Council issues a Development Approval, the Developer must pay Council's Fixed Costs within 90 days of the Development Entitlements taking effect.

#### 14.3 Tax

The Developer is liable for and is to pay on demand by a Notice given by the Council to the Developer the Council's costs for a Tax (other than if it arises from the default by the Council) for the following in respect of the Developer:

- (a) this Agreement;
- (b) a document for an Infrastructure Contribution;
- (c) a document provided for under this Agreement;
- (d) a transaction evidenced, effected or contemplated by this Agreement or a document referred to in paragraphs (a) to (c).

#### 14.4 Notices

- (a) Any Notice or other communication including any request, demand, consent or approval, to or by a party to this Agreement:
  - (i) must be in legible writing and in English addressed to:
    - (A) if to the Developer:

**Attention: Garry Hargrave**  
**Address: PO Box 649**  
Cleveland QLD 4163  
**Facsimile No: (07) 3821 2804**
    - (B) if to Redland City Council:

**Attention: General Counsel**  
**Address: Corner Bloomfield & Middle Streets**  
Cleveland QLD 4163  
**Facsimile No: (07) 3829 8765**
  - (ii) must be signed by an authorised officer of the sender or the solicitors for the sender;
  - (iii) is regarded as being given by the sender and received by the addressee:
    - (A) in the case of delivery by hand, on the day of delivery if delivered by 5pm on a Business Day, or otherwise on the next Business Day;

- (B) in the case of delivery by post, on the day when, by the ordinary course of post, it would have been delivered;
  - (C) in the case of a facsimile, whether or not legibly received, on the day shown on the facsimile transmission report produced by the machine from which the facsimile was sent which indicates that the facsimile was sent in its entirety to the facsimile number of the addressee notified for the purpose of this clause, but if the time of transmission is after 5pm on the Business Day that the facsimile is taken to have been received, on the following Business Day; and
- (iv) can be relied upon by the addressee and the addressee is not liable to any other person for any consequence of that reliance if the addressee believes it to be genuine, correct and authorised by the sender.
- (b) A facsimile transmission is regarded as legible unless the addressee telephones the sender within 2 hours after transmission is received or regarded as received under clause 14.4(a)(iii)(C) and informs the sender that is not legible.
- (c) In this clause 14.4, a reference to an addressee includes a reference to an addressee's officers, agents or employees.

#### **14.5 Jurisdiction**

- (a) This Agreement is governed by the laws of Queensland.
- (b) Each of the parties irrevocably submits to the exclusive jurisdiction of the Courts of Queensland.

#### **14.6 Waivers**

- (a) Waiver of any right arising from a breach of this Agreement or of any right, power, authority, discretion or remedy arising upon default under this Agreement must be in writing and signed by the party granting the waiver.
- (b) A right, power, authority, discretion or remedy is not waived if there is a failure or delay in exercise, or partial exercise, of:
  - (i) a right arising from a breach of this Agreement; or
  - (ii) a right, power, authority, discretion or remedy created or arising upon default under this Agreement.
- (c) A party is not entitled to rely on a delay in the exercise or non-exercise of a right, power, authority, discretion or remedy arising from a breach of this Agreement or on a default under this Agreement as constituting a waiver of that right, power, authority, discretion or remedy.
- (d) A party may not rely on any conduct of another party as a defence to exercise of a right, power, authority, discretion or remedy by that other party.
- (e) This clause may not itself be waived except by writing.

#### **14.7 Variation**

- (a) The parties may at any time agree to change, review or replace this Agreement.

- (b) The parties may agree the circumstances and the manner in which a change, review or replacement of this Agreement is to be conducted.
- (c) A change, review or replacement of this Agreement must be in writing and signed by the parties.

**14.8 Cumulative rights**

The rights, powers, authorities, discretions and remedies arising out of or under this Agreement are cumulative and do not exclude any other right, power, authority, discretion or remedy of a party.

**14.9 Further assurances**

Each party must do all things and execute all further documents necessary to give full effect to this Agreement.

**14.10 Entire agreement**

This Agreement supersedes all previous agreements in respect of its subject matter and embodies the entire agreement between the parties in respect of its subject matter.

**14.11 Time of the essence**

Time is of the essence of this Agreement.

# Schedule 1 Special Conditions

## 1. Infrastructure Contribution for the Proposed Development

### 1.1 Limit of Infrastructure Contributions

The Developer is to provide the following Infrastructure Contributions for the Proposed Development:

- (a) in respect of sewerage infrastructure, the Land Contributions and Work Contributions for sewerage infrastructure specified in the Special Conditions and the Infrastructure Contributions Schedule in Schedule 3;
- (b) in respect of water supply infrastructure:
  - (i) the Land Contributions and Work Contributions for water supply infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3;
  - (ii) a Financial Contribution under the Infrastructure Charging Instrument for the Proposed Development for water supply infrastructure;
- (c) in respect of transport infrastructure being local roads:
  - (i) the Land Contributions and Work Contributions for the major collector road specified in the Infrastructure Contributions Schedule in Schedule 3;
  - (ii) a Financial Contribution under the Infrastructure Charging Instrument for the Proposed Development for local road infrastructure other than for the first 406 Developed Lots within the Shoreline Land which is calculated based on a charge for the infrastructure network of \$9,800 per lot;
- (d) in respect of transport infrastructure being cycleways:
  - (i) the Land Contributions and Work Contributions for trunk cycleways infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3;
  - (ii) a Financial Contribution under the Infrastructure Charging Instrument for the Proposed Development for cycleways infrastructure other than:
    - (A) for the first 1,407 Developed Lots within the Shoreline Land which is calculated based on a charge for the infrastructure network of \$4,200 per lot;
    - (B) for the first 34 Developed Lots within Lot 2 on RP140163 which is calculated based on a charge for the infrastructure network of \$4,200 per lot;
- (e) in respect of public parks infrastructure, the Land Contributions and Work Contributions for public parks infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3;
- (f) in respect of land for community facilities infrastructure:
  - (i) the Land Contributions and Work Contributions for community facilities infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3;

- (ii) a Financial Contribution under the Infrastructure Charging Instrument for the Proposed Development other than for the first 2,077 Developed Lots within the Shoreline Land which is calculated based on a charge for the infrastructure network of \$840 per lot;
- (g) in respect of stormwater infrastructure, the Land Contributions and Work Contributions for stormwater infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3;
- (h) in respect of marine infrastructure, the Financial Contributions, Land Contributions and Work Contributions for marine infrastructure specified in the Infrastructure Contributions Schedule in Schedule 3.

## **1.2 No further Infrastructure Contributions**

- (a) The Developer is not required to make any Infrastructure Contributions for the Proposed Development other than the following:
  - (i) the Infrastructure Contributions specified in Special Condition 1.1;
  - (ii) a Work Contribution or Land Contribution not stated in Special Condition 1.1(a) which:
    - (A) is not for development infrastructure that is identified as trunk infrastructure in the Planning Scheme or otherwise complies with the identified trunk infrastructure criteria stated in Schedule 5 of the Infrastructure Charging Instrument at the Commencement Date; and
    - (B) is necessary to service only the Proposed Development of the Development Land; and
    - (C) is the most efficient and cost effective solution for servicing only the Proposed Development of the Development Land.
- (b) However, the value of an offset under Special Conditions 1.1(c), 1.1(d) or 1.1(f) may be reviewed and adjusted by the Council acting reasonably if the Planned Cost of providing the relevant Infrastructure Contribution the subject of the offset exceeds the Actual Cost of its provision.
- (c) The Developer must provide details of the Actual Cost of providing the relevant Infrastructure Contribution the subject of an offset under Special Conditions 1.1(c), 1.1(d) or 1.1(f) upon receiving a written request from Council.
- (d) If the Council proposes to adjust the amount of an offset under Special Condition 1.2(b), the Council is to give the Developer a Notice containing detailed reasons and calculations supporting the adjustment at least 20 Business Days prior to the adjustment being made.

## **1.3 Benefited area for sewerage, public parks and marine infrastructure**

- (a) This clause applies where the Infrastructure Contributions to be provided by the Developer for sewerage infrastructure, public parks or marine infrastructure under Special Condition 1.1 situated on (or will be situated on) land owned by, or under the control of Council and service part of the Balance Investigation Zone Land (**Benefited Area**).

- (b) The Council is to, so far it is within its legal power to do so, require the development of the Benefited Area to make to the Council a Financial Contribution for:
  - (i) sewerage infrastructure and public parks infrastructure under the Infrastructure Charging Instrument;
  - (ii) for marine infrastructure under item 8.1 of the Infrastructure Contributions Schedule in Schedule 3.
- (c) The Council agrees to pay the Developer the Financial Contribution received by the Council under Special Condition 1.3(b) up to an amount which is proportional to the cost of the sewerage infrastructure, public parks infrastructure or marine infrastructure that services the Benefited Area.
- (d) A payment by the Council to the Developer under Special Condition 1.3(c) is to be made annually by 30 September in the financial year following the collection of the Financial Contribution.

#### **1.4 Offsets, refunds and conversions**

- (a) Except as provided for in this Agreement, the Developer is not to take any action under SPA for the following:
  - (i) the application of an offset against a Financial Contribution required by the Council for an Infrastructure Contribution for the Proposed Development of the Application Land (**Infrastructure Offset**);
  - (ii) the payment of a refund or other monetary payment by the Council for the provision of an Infrastructure Contribution for the Proposed Development of the Application Land (**Infrastructure Refund**);
  - (iii) an Application to convert development infrastructure to be provided by the Developer for the Proposed Development of the Application Land from non-trunk infrastructure to trunk infrastructure.
- (b) The Developer is not to vest the benefit of the Development Application in any other person.

#### **1.5 Connection of Work Contributions**

- (a) The Development Obligations in this Special Condition 1.5 apply until such time as the Developer gives a Notice to Council under clause 2.4(c) that the owner of the Prescribed Land consents to the Development Obligations specified in this Agreement being attached to the Prescribed Land.
- (b) Despite anything in this Agreement to the contrary, the Developer is not to connect a Work Contribution identified in the Infrastructure Contributions Schedule in Schedule 3 to the boundary of the Prescribed Land if the owner of the Prescribed Land has not agreed with the Council by way of an infrastructure agreement to not take any action under SPA for the following (**the Prescribed Land Agreement**):
  - (i) the application of an offset against a Financial Contribution required by the Council for an Infrastructure Contribution for the development of the Prescribed Land provided for in the Development Approval;



- (ii) the payment of a refund or other monetary payment by the Council for the provision of an Infrastructure Contribution for the development of the Prescribed Land provided for in the Development Approval; and
  - (iii) an Application to convert development infrastructure to be provided for the development of the Prescribed Land provided for in the Development Approval from non-trunk infrastructure to trunk infrastructure.
- (c) If the Council gives a Notice to the Developer containing a copy of the Prescribed Land Agreement, the Developer is to as soon as reasonably practicable connect to the boundary of the Prescribed Land any Work Contribution that was not connected to the boundary of the Prescribed Land as a result of Special Condition 1.5(a).

## 2. Work Contribution for sewerage infrastructure

### 2.1 Tankering Operations

- (a) In this Special Condition 2.1 and the Infrastructure Contributions Schedule in Schedule 3:

**Collection Point** means the point for collection of sewerage from the Tankering Facility;

**Equivalent Person (EP)** means the demand placed on the sewerage infrastructure by one person;

**Tankering Contractor** means a licensed sewerage tankering contractor agreed in writing by the Council and the Developer acting reasonably;

**Tankering Facility** means the sewage collection and storage facility located on the Tankering Facility Land and includes all other works and facilities necessary to collect and store sewage from the Proposed Development;

**Tankering Facility Land** means the land within the Development Land, on which the Tankering Facility is to be located;

**Tankering Management Plan** means the tankering management plan approved by the Council under Special Condition 2.1(c);

**Tankering Operations** means all works, services or acts carried out in the operation of the Tankering Facility including the removal of sewage from the Tankering Facility by the Tankering Contractor;

- (b) The parties agree that the Proposed Development may be serviced by way of the Tankering Operations until the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 200th dwelling within the Development Land.
- (c) The Developer is to, prior to the commencement of the Tankering Operations, submit and obtain approval from the Council, which is not to be unreasonably withheld, for a tankering management plan for the Tankering Facility and the Tankering Operations, which identifies and addresses the following:
- (i) details of the Tankering Operations;
  - (ii) the location of the Tankering Facility;



- (iii) matters to be included in any contract with the Tankering Contractor for the carrying out of the Tankering Operations;
  - (iv) a tankering schedule for projected sewerage loads;
  - (v) design and storage capacity of the Tankering Facility and response times;
  - (vi) monitoring, warning systems and reporting of the Tankering Facility and the Tankering Operations;
  - (vii) environmental safeguards;
  - (viii) odour emission control measures;
  - (ix) emergency procedures;
  - (x) decommissioning of the Tankering Facility.
- (d) The Developer is to, in carrying out the Tankering Operations in item 1.3 of the Infrastructure Contributions Schedule in Schedule 3:
- (i) maintain the Tankering Facility and comply with the Tankering Management Plan;
  - (ii) ensure that all sewage is collected by the Tankering Contractor from the Collection Point and discharged at a licensed and approved sewage treatment facility;
  - (iii) meet all costs associated with the Tankering Facility and the Tankering Operations including any Claim or expenses associated with the disposal of sewage and any overflow incidents from the Tankering Facility or upstream sewer;
  - (iv) provide to the Council a security in the amount of \$928,920 in a form to the reasonable satisfaction of the Council to secure the connection of the Development Land to the Council's sewerage collection, treatment and disposal system in the event that item 1.5 of the Infrastructure Contributions Schedule in Schedule 3 is not provided in accordance with this Agreement;
  - (v) indemnify the Council from time to time against any Claim or the costs associated with the Tankering Facility and the Tankering Operations.
- (e) The Council is to:
- (i) accept sewage from the Tankering Operations at a Council sewage treatment facility for no charge;
  - (ii) release and return to the Developer the security provided to it under Special Condition 2.1(d)(v) within 30 Business Days after item 1.5 of the Infrastructure Contributions Schedule in Schedule 3 is provided.

## **2.2 Infrastructure to collect and treat sewage from the Proposed Development**

The Council is to in relation to an Application for the infrastructure identified in items 1.5 and 1.6 of the Infrastructure Contributions Schedule in Schedule 3:

- (a) give to the Developer as soon as reasonably practicable any necessary owner's consent to the making of the Application in respect of land which is owned by the Council;
- (b) provide to the Developer any reasonable assistance to enable the Developer to make the Application.

## Schedule 2 Development Details

### 1. Development Details

#### 1.1 Development Application means:

Development Application Number, development type and description	Council Project Number	Date Approved
MCU013287 - Preliminary approval affecting the planning scheme for material change of use for mixed use development.	LCM5005	Not applicable.

#### 1.2 Shoreline Land means the following land:

Address	Lot	Plan Number	Area (Ha)	Owner
156 Serpentine Creek Road, Redland Bay	8	R1291	3.237	HG Associates Pty Ltd Trustee under nomination E95643
170 Serpentine Creek Road, Redland Bay	69	S31102	10.092	HG Associates Pty Ltd Trustee under nomination E95643
194 Serpentine Creek Road, Redland Bay	70	S31102	9.105	HG Associates Pty Ltd Trustee under nomination E95643
218 Serpentine Creek Road, Redland Bay	71	S31102	7.993	HG Associates Pty Ltd Trustee under nomination E880975
238 Serpentine Creek Road, Redland Bay	72	S31102	8.498	Redland Bay South Park Corp Pty Ltd ACN 099 921 070
260 Serpentine Creek Road, Redland Bay	73	S31102	9.712	Wilcarn Pty Ltd ACN 101 566 385
304 Serpentine Creek Road, Redland Bay	1	RP133830	8.134	Rhondda Lenore Devin and Phillip John Devin
338 Serpentine Creek Road, Redland Bay	3	RP105915	4.165	Southern View Investments Pty Ltd ACN 125 770 229
326 Serpentine Creek Road, Redland Bay	4	RP105915	4.047	South Developments Pty Ltd ACN 095 767 776
275-325 Serpentine Creek Road, Redland Bay	11	SP268704	101.3839	Edgarange Pty Ltd ACN 010 272 849
47-91 Scenic Road, Redland Bay	2	SP226358	8.314	Alan Gordon Wilson

<b>Address</b>	<b>Lot</b>	<b>Plan Number</b>	<b>Area (Ha)</b>	<b>Owner</b>
91 Scenic Road, Redland Bay	83	S312432	8.579	Alan Gordon Wilson
422 Serpentine Creek Road, Redland Bay	84	S312432	8.223	HG Associates Pty Ltd ACN 009 806 697 Trustee under instrument 703214002
69 Orchard Road, Redland Bay	86	S312432	8.094	Alan Gordon Wilson
27 Orchard Road, Redland Bay	255	S312432	8.094	Alan Gordon Wilson
49 Orchard Road, Redland Bay	256	S312432	8.094	Alan Gordon Wilson
410 Serpentine Creek Road, Redland Bay	257	S312432	6.199	Alan Gordon Wilson
91 Orchard Road, Redland Bay	247	S312432	8.094	James White
444 Serpentine Creek Road, Redland Bay	259	S312432	8.223	HG Associates Pty Ltd ACN 009 806 697 Trustee under instrument 703214002

**1.3 Other Land means the following land:**

<b>Address</b>	<b>Lot</b>	<b>Plan Number</b>	<b>Area (Ha)</b>	<b>Owner</b>
148 Serpentine Creek Road, Redland Bay	2	RP 149309	1.518	Peter Alan Robb, Lucy-Lee Jillian Robb Benjamin Alan Robb
Corner of Serpentine Creek Road and Scenic Road, Redland Bay	1	RP 105915	4.044	Italia Cicelia Spensieri
94 Scenic Road, Redland Bay	1	RP 140163	0.2023	WJ Taylor LA Taylor
90 Scenic Road, Redland Bay	1	RP71630	0.2643	WA Taylor RJ Taylor
74 Scenic Road ,Redland Bay	1	RP103265	1.167	WJ Taylor KJ Taylor
74 Scenic Road, Redland Bay	2	RP 140163	12.58	WJ Taylor & KJ Taylor

Address	Lot	Plan Number	Area (Ha)	Owner
68 Scenic Road, Redland Bay	1	RP212251	2.286	Joseph Spagnolo
466 Serpentine Creek Road, Redland Bay	252	S312432	8.223	Gary Spink Jeanette Spink Terry Spink Mary-Anne Spink Richard Spink Joyce Spink

## 2. Indexation

Index	Base period	Later period
<b>1. Financial Contribution under Special Condition 1.1</b>		
The index stated in the Infrastructure Charging Instrument applicable to the relevant infrastructure.	Commencement Date.	The period in which the Financial Contribution is paid.
<b>2. Other payment or Financial Contribution</b>		
CPI	Commencement Date.	The period in which the payment or Financial Contribution is paid.
<b>3. Other payment or Financial Contribution in Schedule 3, item 1.8</b>		
7% (being the weighted average cost of capital)	Commencement Date.	The period in which the Financial Contribution is paid.

## Schedule 3 Infrastructure Contributions Schedule

### 1. Sewerage infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Tankering of sewerage</b>					
1.1	Work Contribution for sewerage infrastructure being a Tankering Facility.	The Work Contribution is to comprise of a Tankering Facility in accordance with a Tankering Management Plan.	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot.	Developer.	Not applicable.
1.2	Land Contribution for sewerage infrastructure being a Tankering Facility.	The Land Contribution is to comprise of an easement at no cost to the Council: (a) over the Tankering Facility Land and other area reasonably specified by the Council for access to the Tankering Facility Land; (b) for access and sewerage purposes.	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot.	Developer.	The Council is to surrender the easement once the Tankering Facility is decommissioned in accordance with item 1.4. The Developer is liable for all costs associated with the surrender of the easement.
1.3	Work Contribution for sewerage infrastructure being	The Work Contribution is to comprise of Tankering Operations to service the Proposed Development under an	As required to service the Proposed Development until the	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
	the Tankering Operations to service the Proposed Development.	effective Environmental Authority (ERA57).	Proposed Development is connected to sewerage infrastructure to collect and treat sewage from the Proposed Development.		
1.4	Work Contribution to decommission and remove the Tankering Facility.	The Work Contribution is to decommission and remove the Tankering Facility.	Within 60 Business Days after the Proposed Development is connected to sewerage infrastructure to collect and treat sewage from the Proposed Development.	Developer.	Not applicable.
<b>Infrastructure to collect and treat sewage from the Proposed Development</b>					
1.5	Work Contribution for sewage infrastructure.	The Work Contribution is to comprise of the design and construction of a sewerage collection, treatment and disposal system to service the Proposed Development to the reasonable satisfaction of the General Manager of Infrastructure and Operations of the Council.	<p>(a) The design of the Work Contribution is to be completed and submitted to Council prior to the approval of the Plan of Subdivision creating the first lot.</p> <p>(b) The construction of the initial</p>	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
			<p>configuration of the Work Contribution is to be completed prior to the Approval of a Plan of Subdivision or commencement of a use of a Developed Lot for the 200th dwelling.</p> <p>(c) The construction of the ultimate configuration of the Work Contribution may be staged in accordance with all necessary Approvals, provided that:</p> <p>(i) all Developed Lots are connected to the initial configuration of the Work Contribution from the time of the Approval of</p>		



Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
1.6	Land Contribution for sewage infrastructure.	The Land Contribution is to be provided: (a) at no cost to the Council; (b) in fee simple for all land on which a sewage treatment plant or sewage pump station provided under item 1.5 is located; (c) as an easement for other sewage infrastructure provided under item 1.5 or as reasonably	a Plan of Subdivision or commencement of a use of a Developed Lot for the 200th dwelling; and  (ii) the Work Contribution is appropriate to service the Application Land at all times.	Developer.	This item is only applicable if the sewage infrastructure is operated by the Council.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
1.7	Financial Contribution for the cost of operating the Work Contribution for sewage infrastructure.	<p>appropriate in order to access the sewage infrastructure if the infrastructure cannot be accessed from a public road;</p> <p>(c) to accommodate the Work Contribution,</p>	<p>Within 30 days of the Council giving a Notice to the Developer:</p> <p>(a) certifying the cost of operating the sewerage collection, treatment and disposal system to service the Proposed Development after each year of operation; and</p> <p>(b) requiring the payment of the Financial Contribution.</p>	Developer.	The Council is to reduce the Financial Contribution by the amount of utility charges for the sewerage collection, treatment and disposal system which it receives from the Proposed Development during a year of operation.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
1.8	Financial Contribution toward the whole of life cost of transportation and maintenance of the sewerage collection, treatment and disposal system to service the Proposed Development.	<p>The Financial Contribution is \$1,884,475:</p> <p>(a) indexed in accordance with Schedule 2, item 2.2;</p> <p>(b) less the proportion of the utility charges for the sewerage collection, treatment and disposal system to service the Proposed Development.</p>	Prior to the Approval of a Plan of Subdivision or commencement of a use of a Developed Lot for the 200th dwelling.	Developer.	This item is only applicable if the sewerage treatment system to which the sewerage collection and disposal system connects is operated by the Council and located more than 1 kilometre from the Development Land.

2. Water supply infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Connection to North Stradbroke Island water main</b>					
2.1	Work Contribution for water supply infrastructure being a 375 mm nominal diameter water main.	<p>The Work Contribution is to:</p> <p>(a) comprise the design and construction of a 375 mm nominal diameter water main between the existing 750mm diameter water main in Lot 3 on RP222423 and within the Development Land along the alignment generally as shown on the Water Network Map;</p> <p>(b) be located within land dedicated as road, unless otherwise approved in writing by Council.</p>	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1,200th dwelling in the Investigation Zone Land.	Developer.	Not applicable.
2.2	Financial Contribution to refund part of the Developer's costs of the design and construction of the water supply infrastructure in item 2.1.	<p>The Financial Contribution is the lesser of:</p> <p>(a) \$1,130,640; or</p> <p>(b) the Actual Cost of the water supply infrastructure specified in item 2.1.</p>	<p>Within 30 days of the Developer giving a Notice to the Council:</p> <p>(a) stating that the water supply infrastructure specified in item 2.1 has been accepted on maintenance;</p>	Council.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
			and (b) requiring the payment of the Financial Contribution.		
2.3	Land Contribution for water supply infrastructure being the 375 mm nominal diameter water main in item 2.1.	The Land Contribution is to be: (a) provided at no cost to the Council; (b) comprised of an easement for the 375 mm nominal diameter water main for water supply purposes with a width of 10 metres if not provided in a road reserve or other land which is owned or under the control of the Council.	At the same time as the provision of the Work Contribution to which the Land Contribution relates.	Developer.	Not applicable.

### 3. Local roads infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Major collector road within the Development Land</b>					
3.1	Work Contribution for local road infrastructure being the major collector road.	<p>The Infrastructure Contribution is to comprise the design and construction of a trunk collector street type 'C' along the alignment generally as shown as 'Conceptual Major Collector Road (trunk road)' on the Master Plan with:</p> <p>(a) the design in accordance with the requirements and standards of Planning Scheme Policy 9 (Infrastructure Works), including all traffic, public transport, cycling, parking and access requirements, as Approved by Council;</p> <p>(b) intersection works at the intersection with the Conceptual Minor Collector Road (esplanade road) shown on the Master Plan with:</p> <p>(i) additional approach lanes;</p>	The Work Contribution is to be made prior to the Approval of a Plan of Subdivision or the commencement of a use of the first Developed Lot	Developer.	The Work Contribution is to be maintained for a period of no less than 5 years following the Work Contribution being accepted by Council on maintenance, unless a different period is agreed in writing or the period is varied by an operational work Approval.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>(ii) traffic islands;</p> <p>(d) general road requirements:</p> <p>(i) trunk collector street type 'C' (PSP9 RSC Std Dwg 15) of two (2) through lanes with road reserve width 27m if road property access is to be provided;</p> <p>(ii) trunk collector street type 'C' (PSP9 RSC Std Dwg 15) of two (2) through lanes with road reserve width 19.0 m if road property access is not to be provided. Note: the provision of the 2.0m landscaping zones are dependent upon streetscape and noise management conditions and may not be required;</p> <p>(e) road topology provisions:</p> <p>(i) the road verge adjoining open space land on one side can be reduced to a minimum of one (1) metre to manage utility</p>			

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
3.2	Land Contribution for local road infrastructure being the major collector road.	<p>requirements. The in verge shared pathway can be redistributed to the open space land;</p> <p>(ii) the verge within the town centre can be adjusted to consider any additional streetscape requirements such as outdoor dining as generally complying with the Council's laws and policies.</p> <p>The Land Contribution is to be provided:</p> <p>(a) as land dedicated as road;</p> <p>(b) to accommodate the Work Contribution.</p>	At the same time as the provision of the Work Contribution to which the Land Contribution relates.	Developer.	Not applicable.



#### 4. Cycleways infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>On-road cycleway</b>					
4.1	Work Contribution for on-road cycleway infrastructure.	<p>The Work Contribution is to comprise of the design and construction in stages of a 2 lane 1.5 metre wide on-road cycleway along Scenic, Orchard and Lagoon View Roads in accordance with Schedule of Works Summary (Table 10.6.6) and shown on Cycleway Trunk Network map T8 of the Priority Infrastructure Plan with:</p> <p>(a) the value agreed to by the parties for the Works Contribution to be the lesser of:</p> <ul style="list-style-type: none"> <li>(i) the Planned Cost of \$4.96 million; and</li> <li>(ii) the Actual Cost of the on-road cycleway infrastructure specified in this item 4.1.</li> </ul> <p>(b) all works in accordance with the requirements and standards of Planning Scheme Policy 9 (Infrastructure Works).</p>	<p>(a) The Scenic Road section must be completed before the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1,000th dwelling.</p> <p>(b) The Orchard Road section must be completed before the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1,200th dwelling.</p> <p>(c) The Lagoon View Road section must be completed before the Approval</p>	Developer.	<p>The Work Contribution is to be maintained for a period of no less than 5 years following the final stage of the Work Contribution being accepted by Council on maintenance, unless a different period is agreed in writing or the period is varied by an operational work Approval.</p>

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
			of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1,400th dwelling.		
<b>Off-road shared cycleway and pedestrian path</b>					
4.2	Work Contribution for off-road shared cycleway and pedestrian path infrastructure.	<p>The Work Contribution is to comprise the design and construction of a single lane off-road shared cycleway and pedestrian path:</p> <ul style="list-style-type: none"> <li>(a) along Serpentine Creek Road, in the location marked 'Conceptual Off-Road Cycleway' on the Cycle &amp; Path Network Plan;</li> <li>(b) in the location marked 'Conceptual Cycleway' within the community and destination recreation park on the Cycle &amp; Path Network Plan;</li> <li>(c) the Schedule of Works Summary (Table 10.6.6) and the Cycleway Trunk Network map T8 of the Priority Infrastructure Plan;</li> <li>(d) where within the community and destination recreation park, a 2.35 km 3 metre wide reinforced</li> </ul>	For the 'Conceptual Off-Road Cycleway' along Serpentine Creek Road, at the same time as the road works along Serpentine Creek Road required by the Concurrence Agency Conditions. For the 'Conceptual Cycleway' within the community and destination recreation park at the earlier of: <ul style="list-style-type: none"> <li>(a) at the same time as the provision of the community and destination recreation park required by Item 5.1 of this Schedule 3;</li> </ul>	Developer.	The Work Contribution is to be maintained for a period of no less than 5 years following the final stage of the Work Contribution being accepted by Council on maintenance, unless a different period is agreed in writing or the period is varied by an operational work Approval.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
4.3	Land Contribution for off-road shared cycleway and pedestrian path infrastructure.	<p>concrete shared path;</p> <p>(e) where along Serpentine Creek Road, a 3.42 km 2.5 metre wide reinforced concrete shared path;</p> <p>(f) all works in accordance with the requirements and standards of Planning Scheme Policy 9 (Infrastructure Works); and</p> <p>(g) lighting and signage in accordance with the relevant infrastructure works planning scheme policy.</p> <p>The Land Contribution is to be provided:</p> <p>(a) at no cost to the Council;</p> <p>(b) as land dedicated as park;</p> <p>(c) to accommodate the Work Contribution in item 4.2.</p>	<p>and</p> <p>(b) before the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 1,000th.</p>	Developer.	Not applicable.

5. Public parks infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Community and destination recreation park</b>					
5.1	Land Contribution for public parks infrastructure being a community and destination recreation park.	<p>The Land Contribution is to be provided:</p> <ul style="list-style-type: none"> <li>(a) at no cost to the Council;</li> <li>(b) as land dedicated as park;</li> <li>(c) in stages, with a total area when complete of at least 12.79 hectares;</li> <li>(d) in respect of the total area shown as foreshore open space on the Master Plan subject to any refinement of those areas as provided for in an Approval which is a development permit applying to a lot which is part of the Development Land;</li> <li>(e) so that: <ul style="list-style-type: none"> <li>(i) the width is generally greater than 100 metres wide;</li> <li>(ii) the overland drainage functionality of the park is</li> </ul> </li> </ul>	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot in the stage of the Proposed Development identified in an approved sport and recreation layout plan as required by the Development Approval.	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>minimal;</p> <ul style="list-style-type: none"> <li>(iii) the majority of the park sits above the Q100;</li> <li>(iv) the levels are above 2.4 metres AHD;</li> <li>(v) the gradient is less than 20% (recreation parks);</li> <li>(vi) for foreshore areas (where it is appropriate) beach access to the water is provided;</li> <li>(vii) the road frontage is greater than 50% of the perimeter;</li> <li>(viii) there is minimal to no contaminated land;</li> <li>(ix) its location is not adjacent or close to noxious or noisy activities.</li> </ul>			
5.2	Work Contribution for public parks infrastructure being the embellishment to the community and destination recreation	The Work Contribution is to comprise of the design and construction of embellishments to the community and destination recreation park in accordance with an approved sport and recreation layout plan as required by the	At the same time as the provision of the Land Contribution to which the Work Contribution relates.	Developer.	The Work Contribution is to be maintained for a period of no less than 5 years following the relevant stage of the Work Contribution being accepted by Council on maintenance unless a

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
	park.	<p>Development Approval and comprising of the following:</p> <ul style="list-style-type: none"> <li>(a) an all ability playground / activity area and soft fall;</li> <li>(b) a fully fenced dog off-leash area;</li> <li>(c) public amenities;</li> <li>(d) paths (pedestrian / cycle);</li> <li>(e) seating;</li> <li>(f) shade structures;</li> <li>(g) picnic pergolas and tables for large groups;</li> <li>(h) wedding / ceremony pergola;</li> <li>(i) commercial activity spaces;</li> <li>(j) tap / bubblers;</li> <li>(k) BBQ;</li> <li>(l) bins;</li> <li>(m) bicycle racks;</li> <li>(n) landscaping (including earthworks, irrigation and revegetation);</li> </ul>			different period is agreed in writing or the period is varied by an operational work Approval.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<ul style="list-style-type: none"> <li>(o) fencing and bollards;</li> <li>(p) a minimum of 50 off street car parking spaces per park;</li> <li>(q) lighting;</li> <li>(r) signage.</li> </ul>			
<b>District sport parks</b>					
5.3	Land Contribution for public parks infrastructure being district sport parks.	<p>The Land Contribution is to be provided:</p> <ul style="list-style-type: none"> <li>(a) at no cost to the Council;</li> <li>(b) as land dedicated as park;</li> <li>(c) in stages with a total area of 14.555 hectares;</li> <li>(d) a maximum of 2 separate district sports parks with each district sport park being between 5 and 10 hectares in size;</li> <li>(e) so that: <ul style="list-style-type: none"> <li>(i) the width is greater than 100 metres wide;</li> <li>(ii) the overland drainage functionality of the park is</li> </ul> </li> </ul>	<p>Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the:</p> <ul style="list-style-type: none"> <li>(a) 1,500th dwelling, provide the first district sport park;</li> <li>(b) 3,000th dwelling, provide the second district sport park.</li> </ul>	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
5.4	Work Contribution for public parks infrastructure being the embellishment to	<p>minimal;</p> <ul style="list-style-type: none"> <li>(iii) the majority of the park sits above the Q100;</li> <li>(iv) the levels are above 2.4 metres AHD;</li> <li>(v) it has greater than 60% flat to gentle slope (sports parks);</li> <li>(vi) the road frontage is greater than 50% of the perimeter;</li> <li>(vii) there is minimal to no contaminated land;</li> <li>(viii) its location is not adjacent or close to noxious or noisy activities;</li> </ul> <p>(f) within the Application Land and may be included in the open space corridors shown on the Master Plan provided there is compliance with the above specification.</p>	At the same time as the provision of the Land Contribution to which the Work Contribution	Developer.	The Work Contribution is to be maintained for a period of no less than 5 years following the relevant stage of the



Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
	the district sport parks.	with an approved sport and recreation layout plan as required by the Development Approval and comprising any combination of the following: (a) playground / activity area and soft fall; (b) sporting fields; (c) sporting courts; (d) spectator seating (basic); (e) public amenities; (f) paths (pedestrian / cycle); (g) bike racks; (h) seating; (i) shade structures; (j) picnic tables; (k) tap / bubblers; (l) BBQ; (m) bins; (n) landscaping (including earthworks, irrigation and revegetation);	relates.		Work Contribution being accepted by Council on maintenance unless a different period is agreed in writing or the period is varied by an operational work Approval.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Neighbourhood recreation parks</b>					
5.5	Land Contribution for public parks infrastructure being neighbourhood recreation parks.	<p>The Land Contribution is to be provided:</p> <ul style="list-style-type: none"> <li>(a) at no cost to the Council;</li> <li>(b) as land dedicated as park;</li> <li>(c) in stages with a total area of 10.585 hectares;</li> <li>(d) with each local recreation park being between 0.5 and 2 hectares in size;</li> <li>(e) in locations required for parks in accordance with an approved</li> </ul>	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot in the stage of the Proposed Development identified in an approved sport and recreation layout plan as required by the Development Approval.	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>sport and recreation layout plan as required by the Development Approval;</p> <p>(f) so that:</p> <ul style="list-style-type: none"> <li>(i) the width is generally greater than 40 metres wide;</li> <li>(ii) the overland drainage functionality of the park is minimal;</li> <li>(iii) the majority of the park sits above the Q100;</li> <li>(iv) the levels are above 2.4 metres AHD;</li> <li>(v) the gradient is less than 20% (recreation parks);</li> <li>(vi) for foreshore areas (where it is appropriate) beach access to the water is provided;</li> <li>(vii) the road frontage is greater than 50% of the perimeter;</li> <li>(viii) there is minimal to no contaminated land;</li> </ul>			

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
5.6	Work Contribution for public parks infrastructure being the embellishment to the neighbourhood recreation park.	<p>(ix) its location is not adjacent or close to noxious or noisy activities;</p> <p>(x) accessibility to park is no more than a 5 to 7 minute walk for 90% of residents within 500m of the park along local footpaths or other formed walkable routes;</p> <p>(g) within the Application Land and may be included in the open space corridors shown on the Master Plan provided there is compliance with the above specification.</p>	At the same time as the provision of the Land Contribution to which the Work Contribution relates.	Developer.	The Work Contribution is to be maintained for no less than 5 years following relevant stage of the Work Contribution being accepted by Council on maintenance unless a different period is agreed in writing or the period is varied by an operational work Approval.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		and soft fall; (b) teenage hangout places; (c) outdoor fitness equipment; (d) kick-about areas; (e) seating; (f) tap / bubblers; (g) landscaping (including earthworks, irrigation and revegetation); (h) fencing / bollards; and (i) signage.			
<b>Open space corridors</b>					
5.7	Land Contribution for open space and conservation park.	The Land Contribution is to be provided: (a) at no cost to the Council; (b) as land dedicated as park unless required as a drainage easement under an Approval; (c) in stages; (d) in the locations marked as open space corridors on the Master	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot in the stage of the Proposed Development identified in an approved open space layout plan as required by the Development Approval.	Developer	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>Plan subject to any refinement of those areas as provided for in an Approval which is a development permit applying to a lot which is part of the Development Land except those areas which are:</p> <ul style="list-style-type: none"> <li>(i) the subject of another Land Contribution under the Special Conditions or the Infrastructure Contributions Schedule in Schedule 3;</li> <li>(ii) required for private open space under an Approval excluding land identified as conservation park on the Master Plan.</li> </ul>			

6. Land for community facilities infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Land for community facilities</b>					
6.1	Land Contribution for community facilities infrastructure.	<p>The Land Contribution is to be provided:</p> <ul style="list-style-type: none"> <li>(a) at no cost to the Council;</li> <li>(b) with a total area of 0.25 hectares;</li> <li>(c) in the open space corridors and foreshore open space shown on the Master Plan subject to any refinement of those areas as provided for in an Approval which is a development permit applying to a lot which is part of the Development Land;</li> <li>(d) with car parking commensurate with building size determined by an independent traffic study and as approved by Council in writing;</li> <li>(e) is located on public transport routes;</li> <li>(f) is located within comfortable walking distance to retail</li> </ul>	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 3,000 <sup>th</sup> dwelling in the Investigation Zone Land.	Developer.	Not applicable.

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
6.2	Work Contribution for community facilities infrastructure.	<p>facilities.</p> <p>The Work Contribution for the Land Contribution in Item 6.2 of this Schedule 3 is the design and construction of a community hall which:</p> <ul style="list-style-type: none"> <li>(a) has a depreciated value agreed to by the parties on transfer to Council of at least \$1.745 million;</li> <li>(b) has a gross floor area of 250m<sup>2</sup> comprised of: <ul style="list-style-type: none"> <li>(i) a reception / front office with a minimum area of 30m<sup>2</sup>;</li> <li>(ii) additional office space with an area of 20m<sup>2</sup>;</li> <li>(iii) a small meeting room for 15-20 people with a minimum area of 30m<sup>2</sup>;</li> <li>(iv) a large meeting room for 50 people with a minimum area of 150m<sup>2</sup>;</li> </ul> </li> <li>(c) is a class 9b building (BCA);</li> </ul>	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 3,000th dwelling in the Investigation Zone Land.	Developer.	Not applicable.



Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>(d) has an open plan office environment which maximises natural light;</p> <p>(e) has a commercial kitchen with servery to the large meeting room;</p> <p>(f) provides that meeting rooms are able to be accessed through reception, with at least one with external access;</p> <p>(g) has toilets complying with class 9b (BCA) requirements including disability access;</p> <p>(h) has electronic access;</p> <p>(i) applies ecologically sustainable design principles;</p> <p>(j) has a minimum design life of 50 years;</p> <p>(k) includes architectural features externally to enhance the building façade;</p> <p>(l) is constructed of building materials that are readily available and replaceable in the future (if required);</p>			

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>(m) is corrosion resistant and suitable for a highly corrosive environment;</p> <p>(n) is robust, durable and easily maintained;</p> <p>(o) has acoustic structural qualities appropriate to a community centre / multi-purpose hall;</p> <p>(p) has data and communication access to reception, offices and meeting rooms;</p> <p>(q) complies with (but is not limited to) the following regulation codes and policies:</p> <ul style="list-style-type: none"> <li>(i) <i>Work Health and Safety Act 2011</i>, associated Regulations and current Codes of Practice;</li> <li>(ii) <i>Environmental Protection Act 1994</i> and associated Regulations;</li> <li>(iii) Standards Association of Australia codes and guidelines as applicable to the various components of</li> </ul>			

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<p>the work;</p> <ul style="list-style-type: none"> <li>(iv) <i>Building Act 1975</i>, associated Regulations and Codes of Practice;</li> <li>(v) <i>Plumbing and Drainage Act 2002</i>;</li> <li>(vi) <i>Building Code of Australia</i> (including AS1428 Disability Codes);</li> <li>(vii) <i>Aboriginal Cultural Heritage Act 2003</i>;</li> <li>(viii) Redland City Council local laws, regulations and requirements;</li> <li>(ix) CPTED (Crime Prevention Through Environmental Design); and</li> <li>(x) Energex Standards and Guidelines relevant to intended works.</li> </ul>			

**7. Stormwater infrastructure**

<b>Column 1 Item</b>	<b>Column 2 Infrastructure Contribution</b>	<b>Column 3 Specification of the Infrastructure Contribution</b>	<b>Column 4 Timing of the Infrastructure Contribution</b>	<b>Column 5 Party responsible for the Infrastructure Contribution</b>	<b>Column 6 Other requirements</b>
<b>Stormwater infrastructure</b>					
7.1	Work Contribution for stormwater infrastructure.	The Work Contribution is the design and construction of stormwater infrastructure in accordance with Planning Scheme Policy 9 (Infrastructure Works) and approved Stormwater Management Plans for each internal catchment as required by the Development Approval.	Prior to the approval of the Plan of Subdivision or the commencement of a use of a Developed Lot which is serviced by the stormwater infrastructure.	Developer.	The Work Contribution is to be maintained for no less than 5 years following the final stage of the Work Contribution being accepted by Council on maintenance unless a different period is agreed in writing or the period is varied by an operational work Approval.
7.2	Land Contribution for stormwater infrastructure.	The Land Contribution is to be provided: (a) as land dedicated for drainage purposes; (b) to accommodate the Work Contribution.	At the same time as the provision of the Work Contribution in item 7.1 (or part thereof) to which the Land Contribution relates.	Developer.	Not applicable.

8. Marine infrastructure

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Public boat ramp</b>					
8.1	Financial Contribution for a public boat ramp.	The Financial Contribution is \$924,000 (calculated as 22% of the estimated \$4.2 million cost of the boat ramp for 4,000 Developed Lots being \$231 per Developed Lot).	Prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the 400th dwelling.	Developer.	<p>The Developer may provide to the Council a security in the amount specified in column 3 prior to the time specified in column 4 to secure the performance of the Financial Contribution. If the Developer provides a security to the Council to secure the performance of the Financial Contribution, the Council may call on the security to reimburse itself for costs incurred by the Council in constructing the public boat ramp.</p> <p>If the Council has not commenced construction of a public boat ramp south of Redland Bay within 5 years of the Approval of the first Plan of Subdivision for a Developed Lot: (a) the Developer is no</p>

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
					<p>longer required to make the Financial Contribution;</p> <p>(b) the Council is to refund the Financial Contribution or release the security provided to it by the Developer;</p> <p>(c) the Developer is to spend an amount equivalent to the Financial Contribution on the provision of marine facilities within the Development Land.</p> <p>If the Council commences construction of a public boat ramp pursuant to this item within 5 years of the Approval of the first Plan of Subdivision for a Developed Lot, the Council is to complete the construction of the public boat ramp within 3 years of the commencement of construction.</p>

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
<b>Kayak launch points</b>					
8.2	Work Contribution for kayak launch points.	<p>The Work Contribution is to comprise the design and construction of 2 kayak launch points which:</p> <p>(a) is Disability Discrimination Act compliant including appropriate ramp and landing grading to AS1428;</p> <p>(b) has ramps where the seawall height is below 1m and the ramp does not protrude significantly outward from the shoreline are to be aligned perpendicular to the shoreline. The perpendicular option should also be considered for ramps that can be cut in to land side. Ramps that do not meet either of these criteria are to be aligned parallel to the shoreline;</p> <p>(c) allows access for non-powered recreational watercraft such as:</p> <p>(i) canoes;</p> <p>(ii) kayaks;</p>	<p>Subject to Column 6, prior to the Approval of a Plan of Subdivision or the commencement of a use of a Developed Lot for the:</p> <p>(a) 200th dwelling, provide the first kayak launch point;</p> <p>(b) 1,000th dwelling, provide the second kayak launch point.</p>	Developer.	<p>The provision of the kayak launch points is subject to the Developer obtaining the necessary Approvals for the kayak launch points.</p> <p>The Developer is to use its best endeavours to obtain the necessary Approvals for the kayak launch points.</p> <p>If the Developer has not commenced construction of the first kayak launching point in accordance with the timing of the Work Contribution in Column 4:</p> <p>(a) the Developer is no longer required to undertake this Work Contribution;</p> <p>(b) the Developer is to make a Financial Contribution to the Council of \$150,000; and</p>

Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
		<ul style="list-style-type: none"> <li>(iii) small sailing craft;</li> <li>(iv) wind surfers;</li> <li>(d) has timber bollards to be strategically placed to prevent ramp from being used by regular power boats and large vessels;</li> <li>(e) provides toe of ramp to finish 500mm nominal below beach level to ensure beach movement does not cause a step down to the beach;</li> <li>(f) has a concrete ramp design to suit marine environment;</li> <li>(g) provides a non-slip concrete surface finish;</li> <li>(h) has handrails where accessed to be required;</li> <li>(i) has a minimum clear ramp width of 2.5m;</li> <li>(j) has tactile paving;</li> <li>(k) uses grouted stone pitching in lieu of rock armour in smaller areas where rock armour is not</li> </ul>			<p>(c) the Council is to spend an amount equivalent to the Financial Contribution on the provision of marine facilities south of Redland Bay.</p>



Column 1 Item	Column 2 Infrastructure Contribution	Column 3 Specification of the Infrastructure Contribution	Column 4 Timing of the Infrastructure Contribution	Column 5 Party responsible for the Infrastructure Contribution	Column 6 Other requirements
8.3	Land Contribution for kayak launch points.	<p>suitable;</p> <p>(l) extends stormwater pipes and install new headwalls where necessary;</p> <p>(m) has a seawall constructed either side of the ramp. The extent of the seawall is to be determined by a Registered Professional Engineer Queensland to protect either side of the access ramp from shoreline erosion.</p>	At the same time as the provision of the Work Contribution to which the Land Contribution relates.	Developer.	Not applicable.

## **Schedule 4 Prescribed Approval Conditions**



## Schedule 4 Prescribed Approval Conditions

<u>ASSESSMENT MANAGER CONDITIONS</u>	<u>TIMING</u>
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.	
<b><u>Approved Plans and Documents</u></b>	
2. Undertake the development generally in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.	Prior to the use commencing and ongoing.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Precinct Plan – Shoreline (as amended in red by Council)	14009_SK015 [20]	Lat27	22 October 2015
Cycleway and Path Network Plan	Map CT9 Revision G	Civil Dimensions Pty Ltd	28 October 2015
Overall Bushfire Management Plan “Redland Shoreline Development”	14-006	The Consultancy Bureay	June 2014

Table 1: Approved Plans and Documents

<b><u>Infrastructure Agreement</u></b>	
3. Comply with the Infrastructure Agreement relating to the subject land	Ongoing
<b><u>Updated Plans</u></b>	
4. Submit to Council, and have approved, an updated Plan of Development (Version E.3) incorporating the amendments listed in appendix 1, and rename it Version F.  <i>Note: This should include the full Plan of Development, including all appended and updated codes.</i>	Prior to the lodgement of a development application on the subject land
5. Comply with the approved Plan of Development (Version F)	Ongoing
6. Submit to Council, and have approved, an updated Precinct Plan (14009_SK015 [20]) incorporating the following amendments, and rename it Precinct Plan (14009_SK015 [21]) :-  <ul style="list-style-type: none"> <li>• Remove all Conceptual Land for District Sports Parks;</li> <li>• Remove all Land for Local / District / Citywide Community Facilities;</li> <li>• Remove the Town Centre Frame Precinct on Lot 1 on RP133830 and identify the land as Open Space Precinct;</li> <li>• Identify sub-area 1 on Lot 74 on S31102 in accordance with the updated description in the Plan of Development, being</li> </ul>	Prior to the lodgement of a development application on the subject land

	<p>100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830; and</p> <ul style="list-style-type: none"> <li>Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>	
7.	Comply with the approved Precinct Plan (14009_SK015 [21])	Ongoing
8.	<p>Submit to Council, and have approved, an updated Master Plan (14009_SK013 [23]) incorporating the following amendments, and rename it Master Plan (14009_SK013 [24]) :-</p> <ul style="list-style-type: none"> <li>Remove all Conceptual Land for District Sports Parks;</li> <li>Remove all Land for Local / District / Citywide Community Facilities;</li> <li>Amend the legend to remove "(Neighbourhood Recreation Park and District Sports Park)" from Open Space Corridor</li> <li>Remove the Conceptual Minor Collector Road from Lot 1 on RP133830, Lot 3 on RP105915 and Lot 4 on RP105915;</li> <li>Remove the Urban Development layer from Lot 1 on RP133830 and identify the entire lot as Conservation Park;</li> <li>Include the land on Lot 74 on S31102, identified as red in appendix 2, in the Conservation Park; and</li> <li>Identify the development free buffer on Lots 86 and 247 on S312432 in accordance with the conditions of this approval.</li> </ul>	Prior to the lodgement of a development application on the subject land
9.	Comply with the approved Master Plan (14009_SK013 [24])	Ongoing
10.	Submit to Council, and have approved, an updated Shoreline Open Space Landscape Strategy (0345-003 Version 2) incorporating the amendments listed in appendix 3, and rename it Shoreline Open Space Landscape Strategy (0345-003 Version 3).	Prior to the lodgement of a development application on the subject land
11.	Comply with the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3).	Ongoing
12.	Submit to Council, and have approved, an updated Shoreline Biting Insect Management Plan (140906iv) incorporating the amendments listed in appendix 4, and rename it Shoreline Biting Insect Management Plan (140906v).	Prior to the lodgement of a development application on the subject land
13.	Comply with the approved Shoreline Biting Insect Management Plan (140906v)	Ongoing
14.	<p>Submit to Council, and have approved, an updated Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 5 – 19 June 2014) prepared by DesignFlow incorporating the following amendments, and rename it Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6):-</p> <ul style="list-style-type: none"> <li>Remove the Dams and Waterways map;</li> <li>Add a note to the Catchments Plan identifying it is 'Preliminary only - subject to change';</li> </ul>	Prior to the lodgement of a development application on the subject land

<ul style="list-style-type: none"> <li>• Amend the WSUD Strategy plan – Focus areas 1, 2 and 3 are to be crossed out and the detailed plans removed;</li> <li>• Add a note to the WSUD Strategy Plan to indicate that the size and location of the WSUD devices are approximate only and is subject to change upon the completion of a detailed stormwater management plan for each catchment; and</li> <li>• Appendix III refers to QDUM, amend to QUDM (Queensland Urban Drainage Manual).</li> </ul>	
<p>15. Comply with the approved Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)</p>	<p>Ongoing</p>
<p><b><u>Roads and Cycleways</u></b></p>	
<p>16. Submit to Council, and have approved, the design for an upgraded signalised intersection at Heinemann Road and Double Jump Road. The proposed design must be named "Heinemann/Double Jump Intersection Plan" and must be designed with two stand up lanes on each approach and be in accordance with the Department of Main Roads Road Planning and Design Manual (as amended) and the Manual of Uniform Traffic Control Devices (as amended). The design must include, but not be limited to, any associated land requirements, pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council.</p>	<p>Prior to the lodgement of a development application on the subject land</p>
<p>17. Construct a signalised intersection at Heinemann Road and Double Jump Road generally in accordance with the approved "Heinemann/Double Jump Intersection Plan". The intersection must include associated pedestrian facilities, road widening/works (including street lighting) and adjustments and/or relocations to existing services and is to be at no cost to Council</p>	<p>Prior to the sealing of the first lot, or commencement of any use, on the subject land.</p>
<p>18. Submit to Council, and have approved, a detailed Road and Cycleway Plan for each road catchment that is generally in accordance with the approved Cycleway &amp; Path Network Plan (Map CT9 Revision G) and the conceptual road layout identified on the approved Shoreline Master Plan (14009_SK013[24]).</p> <p>The plan must be supported by a traffic assessment that rationalises the proposed layout and is prepared by a Registered Professional Engineer of Queensland (RPEQ). The layout must:</p> <ul style="list-style-type: none"> <li>• Enable the efficient movement of vehicles;</li> <li>• Provide a high level of internal accessibility and external connectivity;</li> <li>• Be based on the functional road classification of Council's adopted Road Hierarchy</li> </ul> <p>The plan must also incorporate the layout amendments required by the conditions of this approval and be prepared in consideration of:</p> <ul style="list-style-type: none"> <li>• Anticipated land uses</li> <li>• The Open Space Layout Plan (particularly where roads are proposed to cross open space corridors);</li> <li>• The Sport and Recreation Layout Plan (particularly the location of district sports parks); and</li> <li>• The need for esplanade roads to adjoin all Open Space Corridors and the Foreshore Open Space</li> </ul>	<p>Prior to the lodgement of the first development application on the parent lot for each catchment.</p>

The road catchments are:

Road catchment A: Land west of Serpentine Creek Road

- Lot 11 on SP268704

Road catchment B: Land east of Serpentine Creek Road

- Lot 1 on RP133830
- Lot 74 on S31102
- Lot 73 on S31102
- Lot 72 on S31102
- Lot 71 on S31102
- Lot 70 on S31102
- Lot 69 on S31102
- Lot 8 on R1291
- Lot 2 on RP149309

Road catchment C: Land north of Scenic Road

- Lot 4 on RP105915
- Lot 3 on RP105915
- Lot 1 on RP105915
- Lot 1 on RP212251
- Lot 1 on RP103265
- Lot 2 on RP140163
- Lot 1 on RP71630
- Lot 1 on RP140163

Road catchment D: Land south of Scenic Road

- Lot 2 on SP226358
- Lot 83 on S312432
- Lot 257 on S312432
- Lot 255 on S312432
- Lot 84 on S312432
- Lot 256 on S312432
- Lot 259 on S312432
- Lot 86 on S312432
- Lot 252 on S312432
- Lot 247 on S312432

## **Stormwater Management**

19. Submit to Council, and have approved, a Stormwater Management Plan for each stormwater catchment that addresses both quality and quantity in accordance with the following:
- The approved Shoreline, Redlands Water Sensitive Urban Design Strategy, prepared by Design Flow (Shoreline, Redlands Water Sensitive Urban Design Preliminary Advice (Version 6)
  - The amended Stormwater Management Code within the approved Plan of Development;
  - The approved Shoreline Biting Insect Management Plan (140906v) prepared by FRC Environmental
  - The Shoreline Open Space Landscape Strategy (0345-003 Version 3)
  - Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management; and
  - Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (as amended), prepared by Healthy Waterways.

As part of the lodgement of the first development application affecting each catchment.

The Stormwater Management Plan for each catchment must also

<p>provide details of public utility easements for stormwater drainage purposes which must be provided in favour of and at no cost to Council.</p>	
<p>20. Remove all dams within the development site and provide Council with details of the proposed earthworks and rehabilitation works as part of the Stormwater Management Plan for each catchment.</p>	<p>As part of the lodgement of the first development application affecting each catchment.</p>
<p><b><u>Open Space and Recreation</u></b></p>	
<p>21. Submit to Council, and have approved, an Open Space Layout Plan for each open space corridor and the foreshore open space identified on the approved Master Plan (14009_SK013 [24]), that demonstrates:-</p> <ul style="list-style-type: none"> <li>• <ul style="list-style-type: none"> <li>i. The vegetation areas that will be retained;</li> <li>ii. The areas of vegetation that will be cleared;</li> <li>iii. The plans for rehabilitation and revegetation (weed removal and planting);</li> <li>iv. Compliance with the following approved documents: <ul style="list-style-type: none"> <li>1. Shoreline Open Space Landscape Strategy (0345-003 Version 3);</li> <li>2. Shoreline Biting Insect Management Plan (140906v); and</li> <li>3. Stormwater Management Plan for each catchment; and</li> </ul> </li> <li>v. A detailed staging plan for the dedication of the open space corridors and foreshore open space.</li> </ul> </li> <li>• Where relating to the open space corridor on Lot 11 on SP268704, this must be supported by a detailed assessment of possible Wallum Froglet (<i>crinia tinnula</i>) habitat, undertaken by a suitably qualified professional.</li> </ul> <p><i>Note: If evidence of Wallum Froglet habitat is confirmed, demonstrate how the design of the waterway and corridor (including proposed infrastructure, particularly stormwater management/treatment facilities) has considered this.</i></p>	<p>For a), with the lodgement of the first development application on the parent lot that contains the proposed corridor</p> <p>For b), prior to the lodgement of an application on Lot 11 on SP268704</p>
<p>22. Submit to Council, and have approved, a Sport and Recreation Layout Plan that demonstrates compliance with the requirements of the Infrastructure Agreement, the approved Shoreline Open Space Landscape Strategy (0345-003 Version 3), the approved Shoreline Biting Insect Management Plan (140906v) and the approved Open Space Layout Plan, for:</p> <ul style="list-style-type: none"> <li>• The Community and Destination Recreation Park;</li> <li>• Each District Sports Park; and</li> <li>• Each Neighbourhood recreation park;</li> </ul> <p>And must include:</p> <ul style="list-style-type: none"> <li>• A detailed staging plan for the dedication of all the recreation parks in accordance with the Infrastructure Agreement requirements.</li> </ul>	<p>Prior to the lodgement of a development application on the subject land</p>



<b>Environmental</b>	
<p>23. Submit to Council, and have approved, a detailed environmental assessment of high tide roosts and low tide feeding areas for listed species of migratory shorebirds, undertaken by a suitably qualified professional. If any roosts or low tide feeding areas are identified, the assessment must consider the likely impact of potential development on these areas, and provide a recommended strategy to address these impacts.</p>	Prior to the lodgement of a development application on the subject land
<p>24. Dedicate Lot 1 on RP133830 to the State, with Council as trustee, as Public Use Land for conservation purposes</p> <p><i>Note: The area to be dedicated may be reviewed pending further detailed ecological assessment of the habitat value of the Lot. (NB: Habitat value not only refers to koala habitat)</i></p>	
<b>Koala Habitat Trees</b>	
<p>25. Site design must not result in the clearing of non-juvenile koala habitat trees in areas of bushland habitat as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision</p> <p><i>Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the "Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions" report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	Ongoing
<p>26. Site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat and medium value rehabilitation habitat (as identified in the South East Queensland Koala Conservation State Planning Regulatory Provision), with any unavoidable clearing minimised and offset in accordance with the <i>Environmental Offsets Act 2014</i>.</p> <p><i>Note: The habitat value types are varied by this Preliminary Approval in accordance with the request under Division 9 of the SEQ Koala Conservation SPRP detailed in the "Koala Habitat Mapping Amendment Request – Division 9 SEQ Koala State Planning Regulatory Provisions" report drafted by Biodiversity Assessment and Management Pty Ltd (BAAM), dated 11 June 2015</i></p>	Ongoing
<b>Development Staging</b>	
<p>27. Development of lots 3 and 4 on RP105915 must not proceed until vehicular access can be obtained from Scenic Road</p>	Ongoing
<p>28. Submit to Council either:</p> <ul style="list-style-type: none"> <li>Confirmation from the Department of Education and Training that a new state primary school to service the proposed Shoreline community has been planned; or</li> </ul>	Prior to the lodgement of an application seeking approval for a subdivision plan that creates the 1000 <sup>th</sup> lot

- Evidence that a non-state primary school has the appropriate approvals to be delivered within the subject land.

#### **Biting Insect Management**

29. Maintain a development free buffer of at least 80m wide along the eastern boundaries of Lots 86 and 247 on S312432.

Ongoing

*Note: This requirement may be reviewed pending further investigations into the required 100m separation to mosquito roosting habitat, particularly in relation to the elevated public health risk in this location and the advice of Council's independent Entomologist.*

#### **Lot 74 on S31102**

30. Lot 74 on S31102 must be serviced, including road access, from Lot 73 on S31102.

Prior to the sealing of the first lot, or commencement of any use, on Lot 74 on S31102.

#### **Prescribed Period**

31. For the purposes of section 343(3)(a) of the *Sustainable Planning Act 2009* (Qld) the development which is the subject of this approval must be completed within fifteen (15) years from the date the approval takes effect (Prescribed Period)

This approval lapses at the end of the Prescribed Period if development, or an aspect of development, to which the approval relates is started but not completed with the Prescribed Period.

### **ADDITIONAL APPROVALS**

This preliminary approval does not authorise development to occur.

Further Development Permits and/or Compliance Permits are necessary to allow development to be carried out, being any development listed as assessable development in the Tables of Assessment in the Shoreline Plan of Development or a local planning instrument (where not varied by the Plan of Development).

### **REFERRAL AGENCY CONDITIONS**

- Queensland Department of Infrastructure, Local Government and Planning (DILGP)  
Refer to the attached correspondence from the DILGP dated 28 October 2015 (DILGP reference SDA-0714-012691 (F14/12027)).

### **ASSESSMENT MANAGER ADVICE**

- Infrastructure Charges  
Infrastructure charges apply to the development in accordance with the State Planning Regulatory Provisions (adopted charges) these are detailed in the Infrastructure Agreement.

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- **Coastal Processes and Sea Level Rise**  
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
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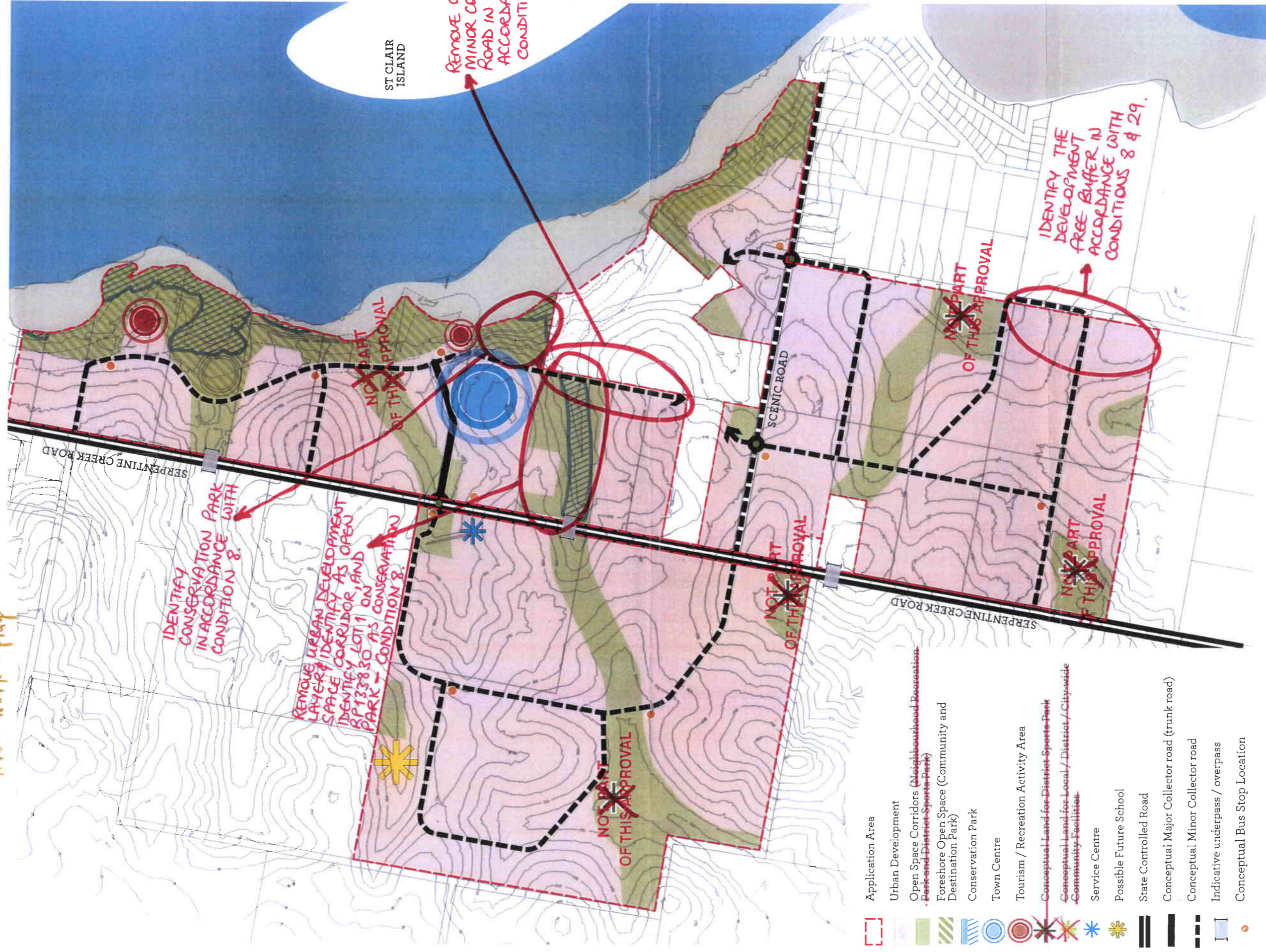
- **Environment Protection and Biodiversity Conservation Act**  
Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without Commonwealth approval. It is noted that the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval recommends the submission of an EPBC Act referral.
  - Please be aware that the listing of the Koala (*Phascolarctos Cinereus*), Queensland Nut (*Macadamia integrifolia*) and Grey-headed Flying-fox (*Pteropus poliocephalus*) as vulnerable (as well as the likely presence of threatened migratory shorebird species) under this Act may affect your proposal. You should therefore consider where an EPBC Act referral is necessary. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)
  - In accordance with the Shoreline Ecological Assessment prepared by Biodiversity Assessment and Management Pty Ltd and lodged as part of this preliminary approval, the subject site is immediately adjacent to the Moreton Bay Ramsar wetland. Actions that will, or are likely to, have a significant impact on Ramsar wetlands will be subject to assessment and approval under the EPBC Act. It is anticipated that the EPBC Act referral will need to include details of the development, and the proposed management of stormwater and water quality and other indirect impacts on the Moreton Bay Ramsar wetland.

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

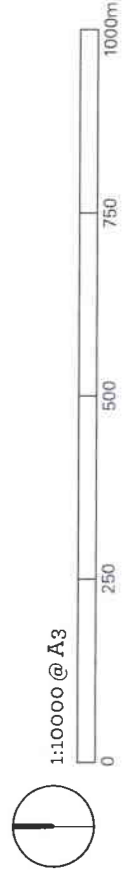
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- **Cultural Heritage**  
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.
-



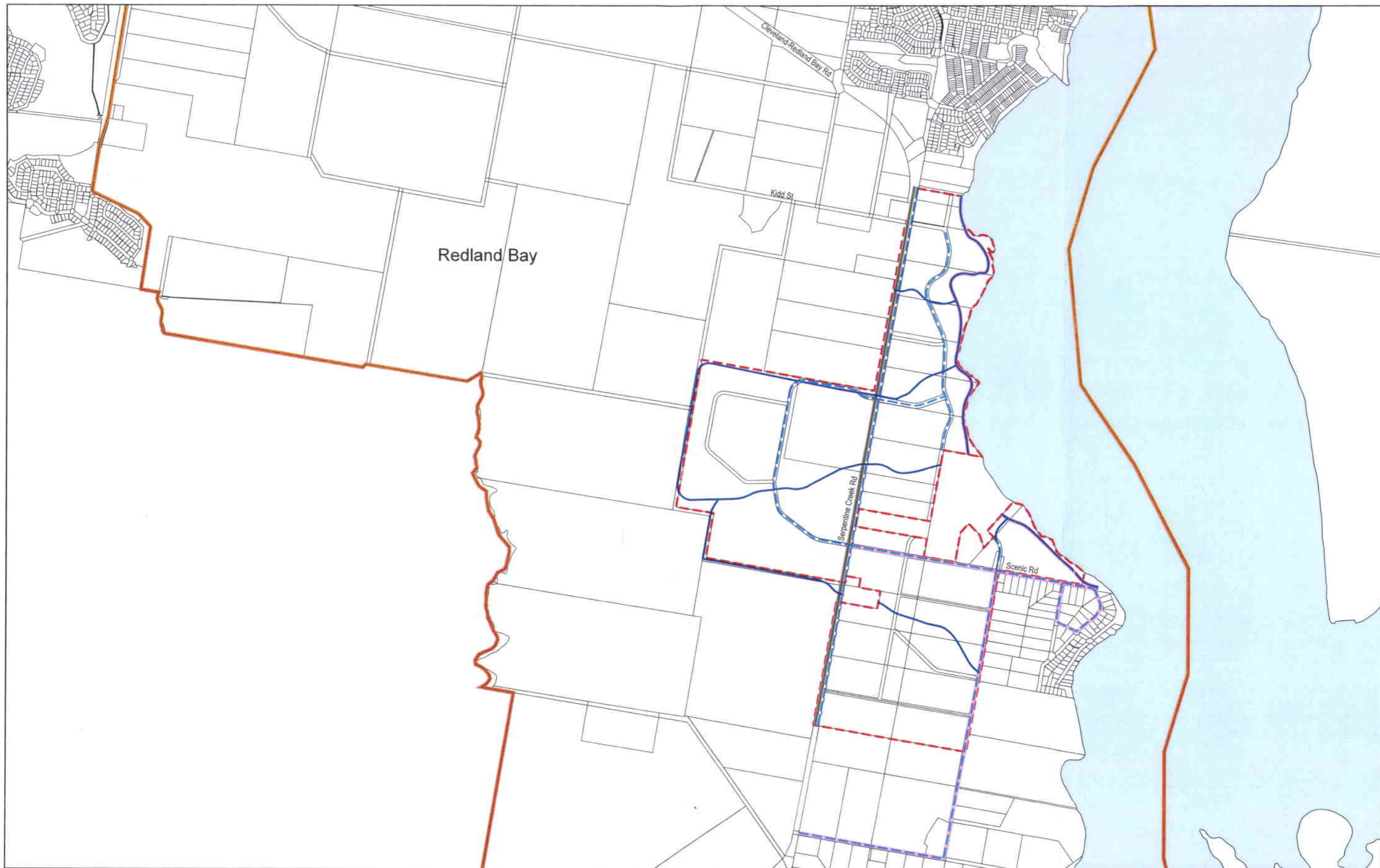


- Application Area
- Urban Development
- Open Space Corridors (Neighbourhood Recreation Park and District Sports Park)
- Foreshore Open Space (Community and Destination Park)
- Conservation Park
- Town Centre
- Tourism / Recreation Activity Area
- Conceptual Land for District Sports Park
- Conceptual Land for Local / District / City-wide Community Facilities
- Service Centre
- Possible Future School
- State Controlled Road
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road
- Indicative underpass / overpass
- Conceptual Bus Stop Location









**MAP CT9**

	Catchment Boundaries	<b>Future Network</b>		Conceptual Off Road Path
	Development Boundary		Conceptual On Road Cycle Lane	
<b>Existing Network</b>			Conceptual Off Road Cycleway to be offset against V6.1 Map T8 2012 PIP Infrastructure Charges	
	Off Road Path		Conceptual Cycleway - Path to be offset against Shoreline Redlands Pty Ltd IA Infrastructure Charges	
	On Road Cycle Lane		Conceptual On Road Cycle Lane to be offset against V6.1 Map T8 2012 PIP Infrastructure Charges	

### CYCLEWAY & PATH NETWORK

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing. This Drawing shall not be reproduced either in part or full without Redland City Council Approval".

Produced : 11/06/2015



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Rev	Amendment Details	Date
G	Conceptual Off Road Path and Cycle Lane amendments	28/10/2015





THE CONSULTANCY BUREAU

**OVERALL  
BUSHFIRE MANAGEMENT PLAN  
“REDLAND SHORELINE DEVELOPMENT”  
FOR  
THE FOX AND BELL GROUP  
AND FITENI HOMES**

**by**

**L.S. Hawkes, B.Sc.(For), M.I.F.A., FRFAQ  
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B. Trembath, G.C. App Mgt, FRFAQ  
The Consultancy Bureau Pty Ltd  
June 2014**



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## **Executive Summary**

The development of a new village on the shores of Southern Moreton Bay requires the assessment of the potential for bushfire as one of the planning considerations.

This proposed “Shoreline” development enjoys a maritime climate influence and most of the proposed development area is subject to some form of existing development.

Vegetation clearing, water storage, infrastructure and residences are all existing features of the site.

The site is dissected by the north/south Serpentine Creek Road. The eastern section is further sub-divided by Scenic Road. The north-eastern section has small remnants of vegetation. These will require some separation from development but are not more than a low level risk from unplanned fires.

The south-eastern section has medium to high risk vegetation to the west and south-east with existing road separations.

The proposed open space link joining existing remnant through from west to east will require access and separations from any development. Again, this section is not a high risk area but the potential for some unplanned fires causing ember attack does exist and will require attention during the planning stage.

The entire eastern area can be designed with perimeter roading, manicured separations and the use of walking tracks, sporting and recreational facilities to ensure the safety of people and property.

The section west of Serpentine Creek Road, while a fully cleared area and of low risk itself, has medium to high risk lands to the west and south.

These retained vegetation areas are extensive and are sited such that any unplanned fire from the north and north-west, could threaten this part of the development. These vegetated areas are in long term conservation tenure and to date there is little evidence of active fire management on these areas.



The development of this area will require a strong set of actions to ensure the inevitable unplanned fire from the west does not threaten people or property.

The actions will include:-

- The development of the 20 metre gazetted road for access and a suitable separation zone. This will require the clearing of the entire 20 metres with special attention to fire dangerous trees.
- The provision of water points along this interface for fire fighting purposes.
- Recognition that habitable buildings within 100 metres of the adjoining hazard will require Building Code assessment under AS3959-2009 at residence construction stage.
- The connecting open space corridor must be designed and managed recognising that this area will act as a “wick” for the hazardous vegetation to the west and south.
- The owners and management of the adjoining lands, while out of the control of this development, must recognise the risk that unplanned fires from these lands will threaten the development. This would be best dealt with by a Management Plan on these lands that includes periodic ecologically designed hazard reduction burns.
- The need for an awareness program for all residences along this risk interface.

Overall, bushfire will not be a limiting factor to this development. The mitigating actions in this Bushfire Management Plan must be designed into the development and followed through at the construction phase.

Management of the fuel in the hazardous adjoining vegetation should also be pursued with the landholders.



## **1. Introduction**

A large, mostly cleared aggregation of land parcels totalling some 303ha is proposed for a discrete village development (see Aerial Overview and Master Plan). This includes a range of residential styles, open space, fauna corridors and public and private utilities.

The site has Moreton Bay as its eastern boundary with retained vegetation around the west, south and some south-eastern perimeters.

While the general area enjoys a maritime influence, sections of the native vegetation have the capacity to carry a threatening unplanned bushfire from time to time.

This Plan assesses these hazards and risks and provides direction via mitigating actions to ensure the safety of all people and property on the subject site.



## **2. Description of the Site**

### **2.1 General**

The Aerial Photograph shows the largely developed nature of the site including extensive grazing, plant nurseries, poultry farms and small cropping. These pursuits range from very active to abandoned and most of the current lands are seriously under-utilised.

The site is divided into eastern and western precincts by Serpentine Creek Road. Scenic Road divides the eastern precinct into northern and southern units.

### **2.2 Topography**

The site and surrounds are gently undulating with a ridge line running from the north-west to the south-east dividing water flows from the west and those to the east into Moreton Bay (see Aerial Photograph). Many of these drainage lines have dams constructed for various rural pursuits. Several are large and are topographical features in their own right.

It is proposed for two corridors (minimum of 100m width) to traverse east to west. These are fauna corridors and not catchment corridors.

### **2.3 Vegetation and Fauna**

The Regional Ecosystem Map shows only one internal unit of vegetation of Ecosystem 12.3.6. There is also a band of native vegetation along the water frontage. This is largely mangroves and other mixtures not normally associated with bushfire considerations.

The Koala Habitat Values Map shows some Koala Bushland fringing the RE 12.3.6. The Aerial Photograph and site inspection confirms this band of vegetation (some regrowth) has the potential to carry an unplanned fire in a dry time.

There is also a small unit of regrowth in the south-eastern precinct that could carry an unplanned fire.

The current position of vegetation will change with the inclusion of rehabilitation and enhancement of the proposed open space corridors (see Master Plan).



## **2.4 Surrounding Lands**

### **2.4.1 East**

Moreton Bay is fringed by vegetation that will be protected and enhanced as per the Master Plan.

### **2.4.2 North**

This property, while partly vegetated, is largely managed with understorey slashing etc. with a mapped section of open dry sclerophyll forest (see Regional Ecosystem Map).

### **2.4.3 West, South and South-East**

These lands are heavily vegetated with mature and regrowth areas. Most, upon inspection, are unmanaged from a bushfire perspective. It appears that the Regional Ecosystem mapping in the bulk of this area may be inaccurate. While this does not affect the bushfire hazard assessment, these vegetation associations should be correctly mapped.

The Koala Habitat Map also confirms they are rated as High Value Bushland which places their tenure as long term vegetation retention.

There is an existing residential development in the eastern and southern sections off Scenic Road and while this has normal landscaping and garden plantings, this is a bushfire safe area.



### **3. Potential Bushfire Hazard Assessment**

#### **3.1 General**

In December 2013, a new State Planning Policy (SPP) was released, however this SPP is incomplete when it comes to determining the potential bushfire hazard for a site. The Department of State Development, Infrastructure and Planning have advised the Rural Fires Association of Queensland that the old SPP 1/03 should be used for this purpose until more appropriate hazard calculation methodology is produced. Thus SPP 1/03 provides a suitable methodology for assessing sites for their potential Bushfire Hazard status in this case. This system uses slope, aspect and vegetation type to rate any area (see Appendix 1).

Redlands Planning Scheme – Version 3 provides a Bushfire Hazard Overlay Map which shows three units of medium bushfire hazard and the remainder of the site as low hazard.

#### **3.2 Subject Site**

An onsite assessment confirmed that all the cleared pasture, farming and horticultural areas on the site have a low hazard status.

The three units of medium hazard on the overlay are also correctly rated with the most northern area of a much lower risk because of its size, position and proximity to the water.

Overall, the subject site has little bushfire hazard issues at present. The proposed open space links do provide some additional potential hazard as it is largely proposed to develop these back to pre-existing Regional Ecosystem status.

The three open space areas that basically dead-end at Serpentine Creek Road are not expected to rise above low hazard status but some separation may be prudent.

The two areas that connect from east to west will be of medium hazard status and they will require some mitigating actions to render them safe.



The three small areas on parts of the southern boundary and the two on the northern boundary (of the western area) have some potential from adjoining hazardous vegetation and this will require some design considerations.

### **3.3 Surrounding Areas**

The Council's Overlay Map shows the adjoining vegetation to the north and west and along the south-east side as medium hazard status. Site inspection confirms the medium status of all these areas. Some of these areas have the potential to carry high intensity fires if fuel loads are not managed, especially on the extensive units of vegetation to the west.

#### **3.3.1 West of Serpentine Creek Road**

This unit has extensive regrowth forest to the south with high fuel loads (20 tonnes/ha) (see Photographs 1 & 2). This area has not been burnt for many years and would carry a high intensity fire.

There is a 20 metre gazetted road along this boundary and along the western edge. The vegetation along the west is more open and the fuel loads are lower; this area appears to have a more recent fire regime. It is still in the high range of medium hazard and without ongoing regular fire management will always pose a risk to the adjoining development.

The strip to the north is of much lower hazard status but requires recognition for the potential for a nuisance fire.

This external large expanse of hazardous vegetation will be provided with an internal wick by the rehabilitation of the gully system through to Serpentine Creek Road. It has to be assumed that these areas will burn infrequently and the severity of this fire will depend largely on the management of these lands over time i.e. if fuel loads are allowed to build up to where some parts are now, fires will be an issue for the proposed development.





### 3.3.2 East of Serpentine Creek Road

- **North of Scenic Road**

There will be a need to determine the exact purpose and use of the three dead end open space units. It is not envisaged that these will be any threat to the proposed development. There may be a need to recognise that these gully enhancements could have some hazard potential depending on extent of replantings, species used and proposed adjoining development style. The existing external vegetation to attach to these units is largely fire proof, narrow and will have separation in the form of walkways etc.

- **South of Scenic Road**

There is vegetation along the western, southern and half of the eastern boundaries.

The western area has been identified as in the high range medium hazard category and while there is a road separation, any construction along this edge will be subject to Australian Standard 3959-2009 standards.

The southern boundary is a mixture of medium hazard and low hazard with two small gully retention units. It will be necessary to recognise these constraints.

The vegetation to the east is separated by a road and will attract similar requirements to the western section.

Overall, the bushfire hazard status of the subject site is low but a large external section in the west and south has the potential to impact on the proposed development.



## **4. Bushfire Risk Analysis**

The bushfire hazard status of any area is a measure of the physical attributes of the site. The risk of these hazards starting and developing into a threatening bushfire are about sources of ignition, prevailing climate, management of hazards etc.

The risk of a fire starting and developing on the subject sites is low to very low and restricted to small isolated units of retained vegetation, regrowth, and revegetated areas.

Externally, the risk from a large area of vegetation to the west and south (see Hazard Map) is medium to high. This is because our bad bushfire weather is often associated with NW to W winds which, when blowing across a large area containing an unbroken mass of fuel, gives the fire scope to intensify and threaten the entire proposed development with an ember attack. This ember attack could expand to direct fire front involvement in areas directly adjoining this vegetation.

This assessment applies to the western and southern boundaries of the west of the Serpentine Creek Road unit.

Overall, there is a low risk east of Serpentine Creek Road and a medium to high risk west of Serpentine Creek Road. The proposed development, including the linear units of open space protruding from these high risk areas, has the potential to introduce a risk into the residential areas.



## 5. Mitigating Actions

### 5.1 Policy and Principles

Redland City Council Planning Scheme provides a Bushfire Hazard Purpose Statement which confirms the need to ensure uses and development are sited, designed and managed to minimise the risk of bushfire to people and property.

Section 1.6 (d) lists the aspects to be addressed to recommend actions for any proposed development (Appendix 2).

They include:-

- Roading and lot layout.
- Fire trails and fire breaks.
- Fuel reduction areas and buffers.
- Water supply.
- Environmental considerations and landscaping.
- Education and awareness programs.

For a proposed development of the subject area's size and nature, the following principles should apply:-

#### 5.1.1 Roading (Access and Separation)

- In all areas adjoining medium hazard vegetation, a perimeter road with a total of 20m fuel reduction area. It will be essential to ensure this road is connected to the trafficable tracks that exist through the expanse of adjoining forest.
- Where the hazardous adjoining vegetation is a small area, narrow, riparian and generally a lower risk situation, a 5m cleared zone with a compacted 3m trail will be provided. This will be strengthened by an appropriate slashed zone either side of the trail.
- All roads and fire trails adjoining hazardous vegetation are to have access at either end i.e. no dead ends or cul-de-sacs.
- Where cul-de-sac designs are used internally, they should not exceed 200m in length when they are within 50m of medium hazard areas.



### 5.1.2 Fuel Reduction Areas and Buffers

These fuel reduction zones provide separation from adjoining hazardous vegetation. They also provide low fuel levels to allow fire fighters the capacity to effect suppression activities. Table 1, page 14, of the Bushfire Hazard Overlay provides the acceptable requirements.

Some tree retention is allowed in these zones but these retained trees **cannot** be fire dangerous species i.e. fibrous barked species.

### 5.1.3 Water Supply

- All habitable buildings will be connected to a reticulated water supply with a minimum pressure and flow of 10 litres/sec at 200kpa.
- Provision of water points will be required at 400m intervals on external roads or firebreaks adjoining major areas of medium hazard. If reticulated water is not available, tanks, dams, swimming pools etc. should be detailed and marked on maps in the Bushfire Management Plan.

### 5.1.4 Environmental and Landscaping

- Fuel reduction areas will maximise the use of existing roads, tracks and natural breaks (e.g. fireproof riparian vegetation).
- Use of walking and cycling tracks as firebreaks along with landscaping, parks, stormwater retention and strategically located sporting fields to strengthen access and separation from hazardous vegetation.

### 5.1.5 Community Awareness

All residents within 100m of medium hazard areas should be provided with copies of the Bushfire Management Plan and other necessary requirements e.g. AS3959-2009.



## 5.2 Specific Requirements for Shoreline Development

### 5.2.1 Roading

#### *Western Precinct*

- The entire precinct needs an external 20m separation including a constructed road with access to Serpentine Creek Road at each end (as per Type 1 Fuel Reduction Area (FRA), page 8 of the Code). This would be best located on the existing gazetted road where available and on best location along the northern boundary (some reductions to Type 2 FRA can be considered against low hazard sections).
- The small retained area in the south-east could be incorporated in the vegetation to the south by locating the road on the edge of this retained zone. This should apply to the two small retention areas to the north.
- The open space connecting the western vegetation to the east will require access and separation as per Type 2 FRA, page 8 of the Code i.e. 10m slashed with access and 5m of fuel managed zone.
- For other small areas of open space, a Type 5 FRA will suffice.

#### *Eastern Precinct*

- The southern boundary including retained wetland areas should have a minimum of Type 2 FRA separation including a road.
- The two proposed open space corridors that join to the west should also have Type 2 FRA separation with access. The access could be a road or walking/cycling track which is wide enough for a 4x4 rural fire fighting appliance in cases of emergency.
- The remainder of the open space including the entire foreshore zone will need a Type 4 separation and would benefit from some access along each side where possible.
- The foreshore zone should receive treatment similar to the existing sub-division to the north (see Photographs 3, 4 & 5 and Figure 1). This is not a bushfire problem except in a couple of locations where forest species exist.
- The section in the south-east corner adjoining hazardous vegetation enjoys a road separation and provided this is a total of 20m, no further action is needed.



- For other small areas of open space, a Type 5 FRA will suffice.
- Any fire trails or other use access to be incorporated into the bushfire access system must have access at each end. These can be restricted access but available for emergency use (e.g. locked gates or bollards).

The location of the recommended FRA Types is illustrated in Figure 2.

### 5.2.2 Fuel Reduction Areas and Buffers

These zones must be slashed grass and not in private ownership i.e. they must form part of the managed open space and roading network.

Maximum use should be made of existing cleared areas for recreational uses to provide buffers from hazards.

Retained mature trees or replacement plantings must be of low flammability species i.e. non fibrous bark species will not increase the potential for ember attack. This is especially important along the western and southern interface where the risk is the highest.

### 5.2.3 Water Supply

The entire area will have reticulated water. Provision of water points with fittings compatible with the local Rural Fire Brigade should be located as per the draft Master Plan (i.e. 7 in total).

### 5.2.4 Vegetation Management and Environmental Considerations

The retained open space and proposed enhanced open space corridors should have management that minimises the bushfire risk to adjoining areas of development. This should include planting of low flammability plant species and include fuel load management in the design e.g. the riparian strip could be aimed to achieve canopy closure with low ground fuel loads.

These significant areas of vegetation to the west and south on lands in private ownership and reserves need a Fire Management Plan developed that desirably includes a long term recognition of fuel reduction across these areas.



They currently have poor access and little or no management. Fuel loads are already very high and it is inevitable that a high intensity wildfire will have the potential to cause enormous biodiversity damage including fauna losses.

The use of aerial ignition techniques should not be ruled out, but with proper planning these areas can be burnt on a rotational basis to create a mosaic of recovery times with little or no harm to the ecological biodiversity.

### **5.2.5 Construction Standards under AS3959-2009**

The best possible planning outcome should be implemented during the development stage to minimise the impact of any unplanned fires. However, it is inevitable with such a large expanse of hazardous vegetation to the north-west, west and south that some threat will always be present.

All proposed habitable structures within 100m of these assessable sections of vegetation will require a Bushfire Attack Level (BAL) assessment to be conducted at the residence construction stage. This will provide the owner, builder and certifier with the appropriate construction standard required to deal with any assessed bushfire threat.



## 6. Conclusion

The subject site enjoys a maritime climatic influence and the area east of Serpentine Creek Road has a low risk of bushfire impact. Simple precautions providing access, separation and isolation of vegetated areas will provide a safe outcome.

The area west of Serpentine Creek Road has the potential for long term bushfire threat from the outside vegetation.

It is essential that high quality external access, fuel separation and water supply, combined with long term management of this external hazard, be implemented to provide a safe environment for people and property.

All this can be achieved, but it is recognised that the management of the adjoining lands is out of the control of the developer and future residents, therefore planning must anticipate the worst case scenario unless the proposed management can be negotiated.

It will be necessary to provide Stage Plans as the design of the development proceeds.

Submitted for your consideration and adaptation for particular units of development.



**L.S. Hawkes, B.Sc.(For) M.I.F.A., FRFAQ**

**Senior Associate**

**for L.S. Hawkes, R.E. Pegg & B. Trembath**

*CVs attached*





Photograph No. 1



Photograph No. 2



Photograph No. 3



Photograph No. 4



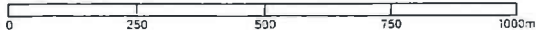
Photograph No. 5







1:10000 @ A3



Unit 1, 26 Wyandra Street, Newstead Q 4006  
07 3852 8270  
info@lat.com.au  
EXCEPT WHERE SHOWN OTHERWISE

Aerial Photograph



Redlands Planning Scheme - Version 3  
**BUSHFIRE HAZARD OVERLAY**  
 SHEET 1/2

- LEGEND**
- High Bushfire Hazard
  - Medium Bushfire Hazard
  - Cadastral Properties
  - Outline of RCC
  - Local Authorities Outside RCC

**Notation**

Land identified within the 'High Bushfire Hazard' and 'Southern Western Bay Islands Bushfire Hazard' is designated as a bushfire prone area and the medium category bushfire protection provisions of the Building Code Australia apply for the purposes of Section 32 of the Standard Building Regulations 1993.

Produced by  
 Land Use Planning  
 REDLAND CITY COUNCIL

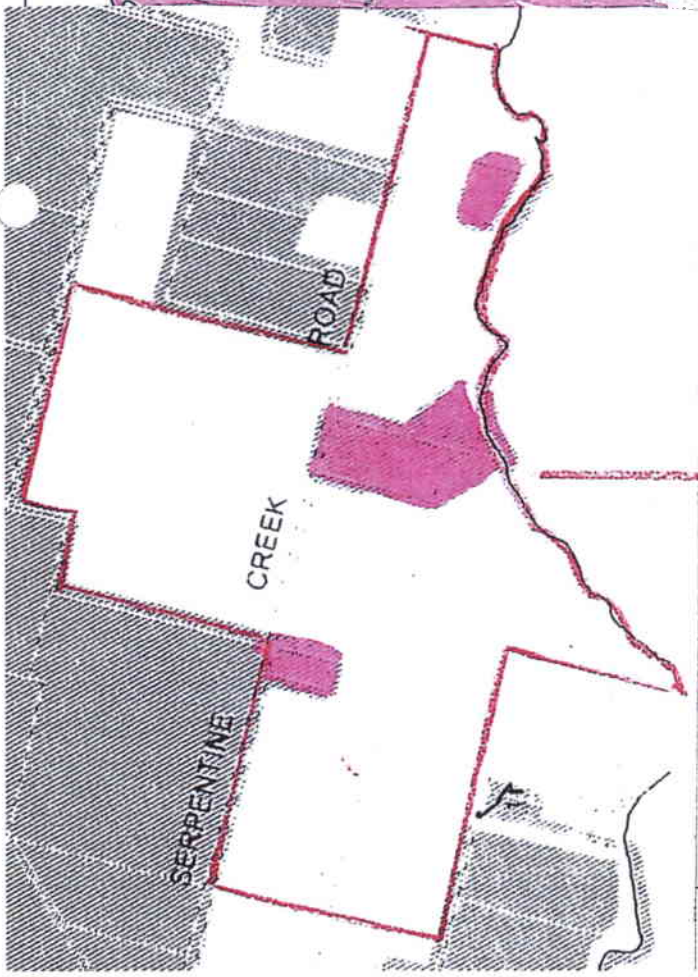
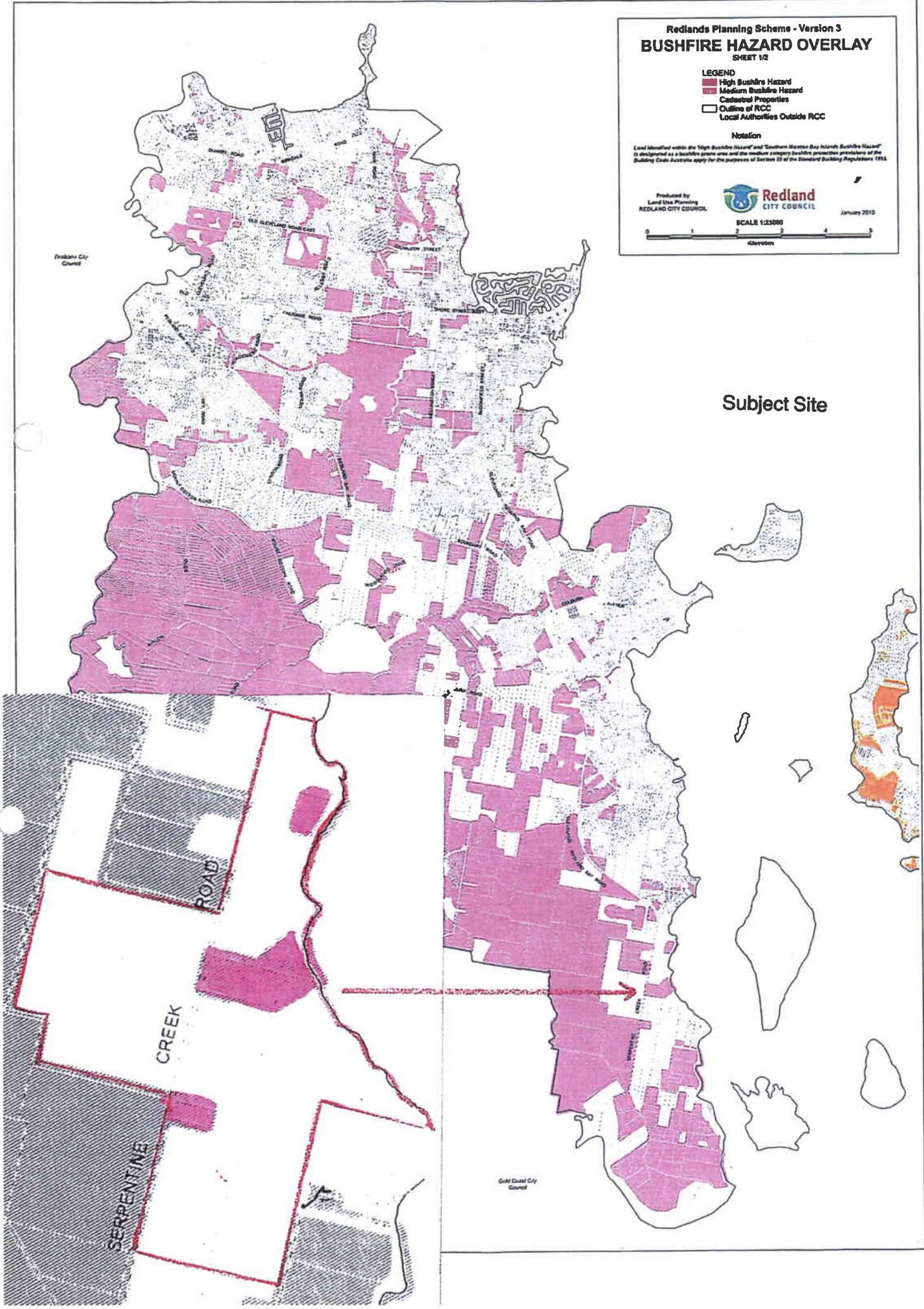


January 2010

SCALE 1:25000



**Subject Site**



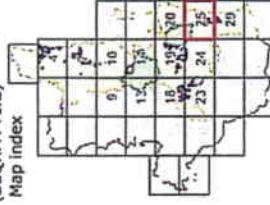


**South East Queensland Koala Conservation, State Planning Regulatory Provisions, Assessable Development Area Koala Habitat Values.**

**Map Legend**

- Priority koala assessable development area (PKADA)
- koala assessable development area (KADA)
- Koala Habitat Value Category
- Bushland Habitat
  - High Value Bushland
  - Medium Value Bushland
  - Low Value Bushland
- Suitable for Rehabilitation
  - High Value Rehabilitation
  - Medium Value Rehabilitation
  - Low Value Rehabilitation
- Other Areas of Value
  - High Value Other
  - Medium Value Other
  - Low Value Other
- Generally not suitable
- Water
- Urban Footprint
- Cadastre (January 2010)
- Major Roads
- SPRP Does not apply

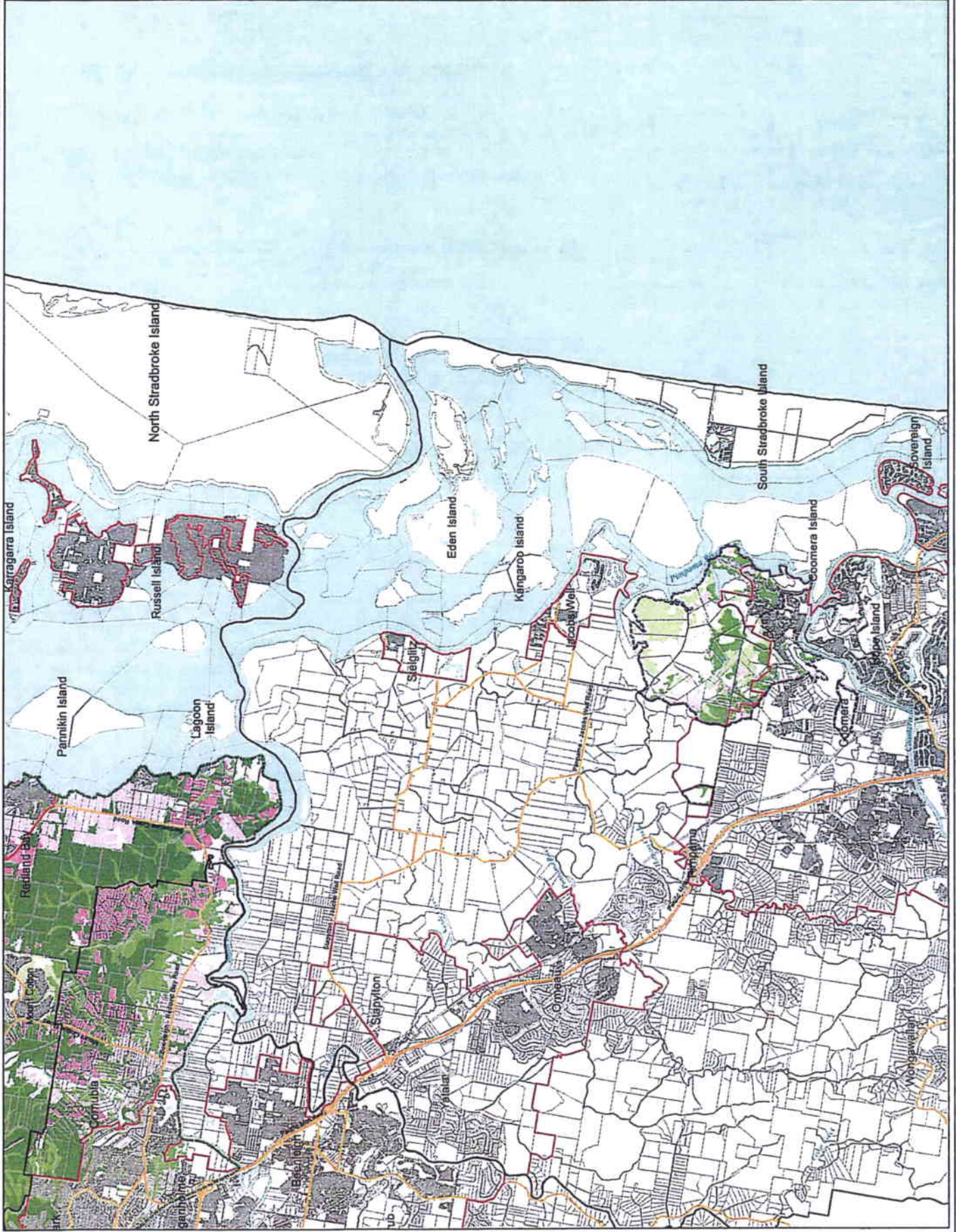
map SPRP\_KHV/25  
May 31, 2010.  
(SEQKPA v1.2)  
Map Index



GDA94, MGA56  
Scale 1 : 50,000 at A1




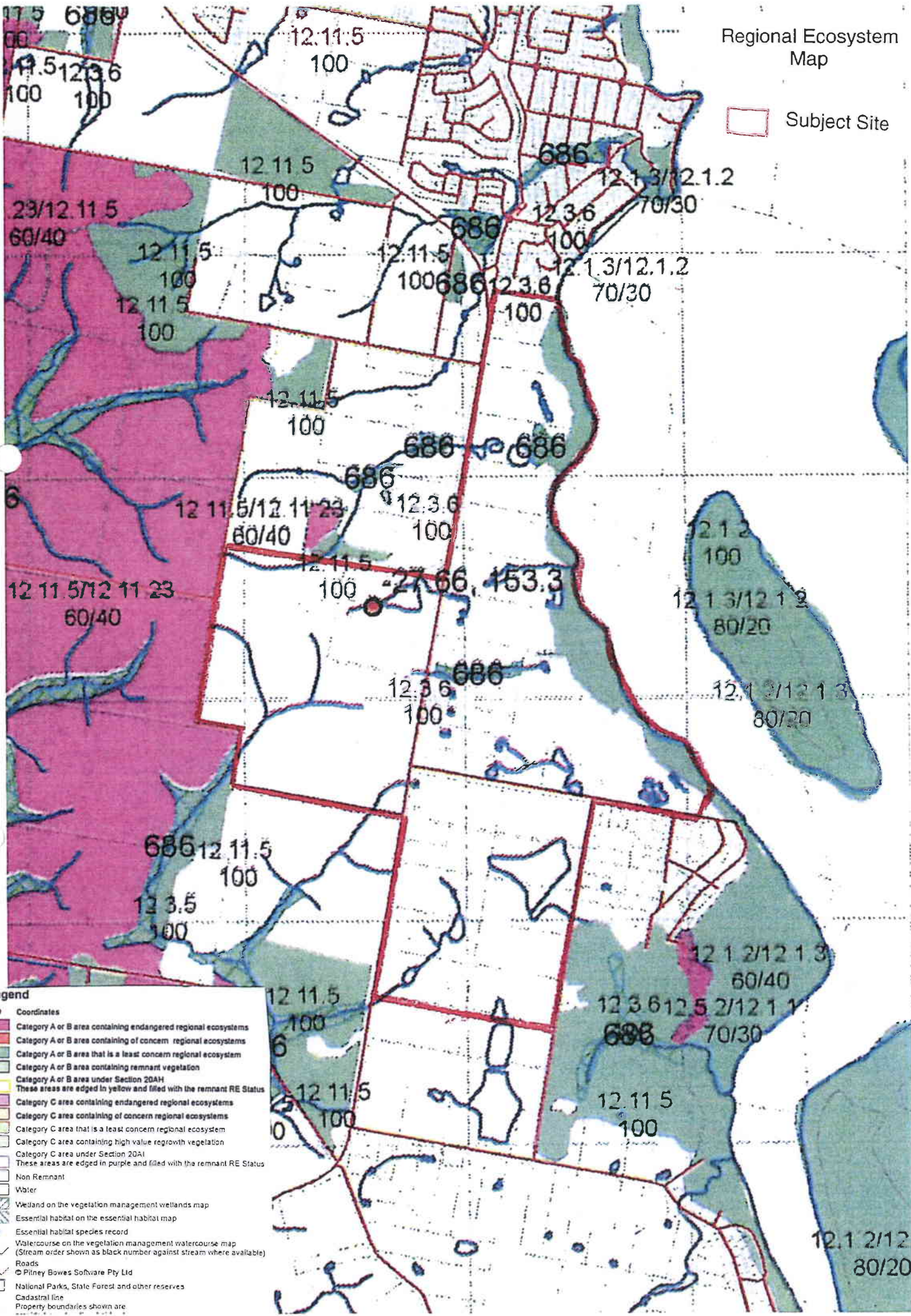
SPRPs are used to identify areas where koala habitat values are high and where koala habitat values are low. SPRPs are used to identify areas where koala habitat values are high and where koala habitat values are low. SPRPs are used to identify areas where koala habitat values are high and where koala habitat values are low.





Regional Ecosystem Map

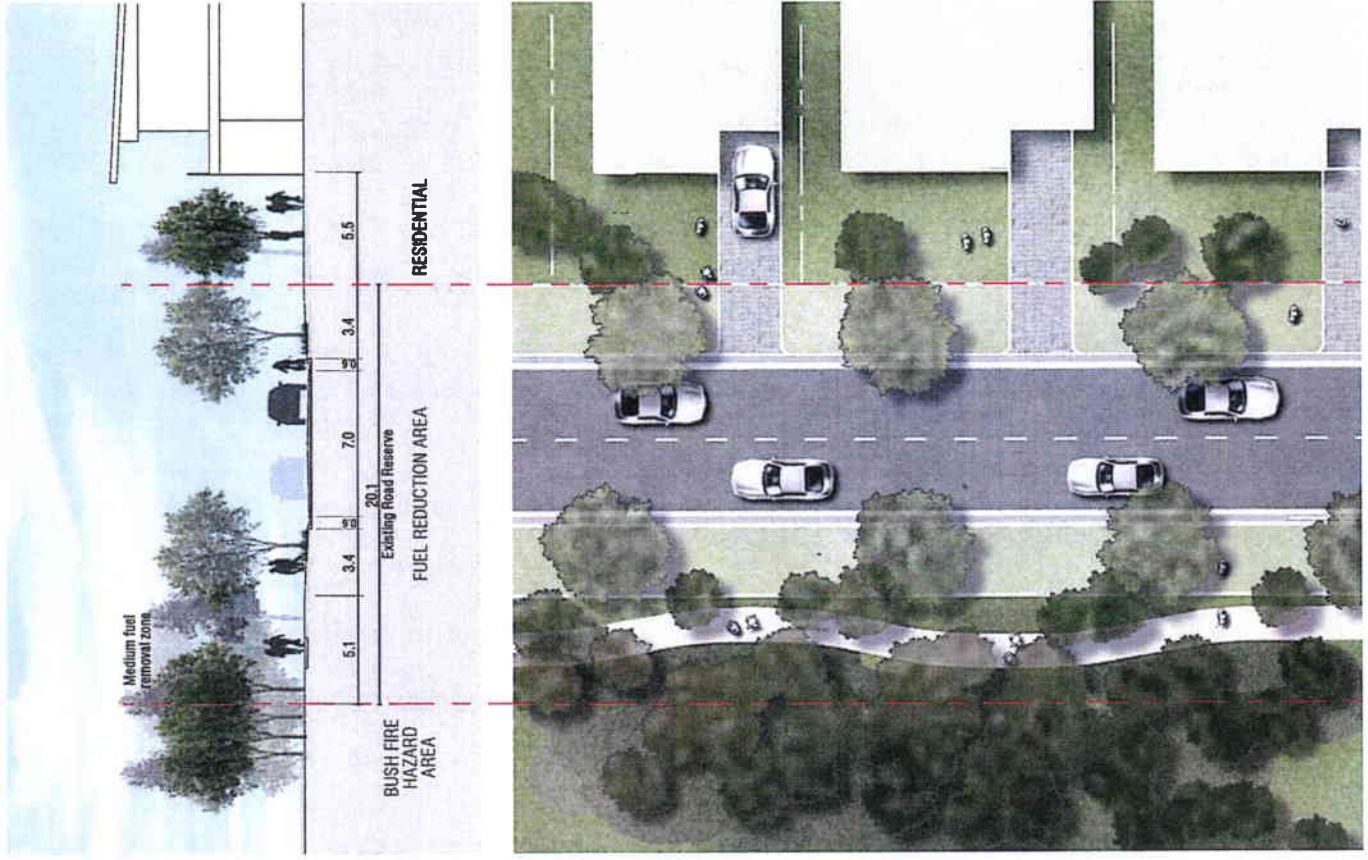
 Subject Site



- Legend**
-  Coordinates
  -  Category A or B area containing endangered regional ecosystems
  -  Category A or B area containing of concern regional ecosystems
  -  Category A or B area that is a least concern regional ecosystem
  -  Category A or B area containing remnant vegetation
  -  Category A or B area under Section 20AH
  -  These areas are edged in yellow and filled with the remnant RE Status
  -  Category C area containing endangered regional ecosystems
  -  Category C area containing of concern regional ecosystem
  -  Category C area that is a least concern regional ecosystem
  -  Category C area containing high value regrowth vegetation
  -  Category C area under Section 20AI
  -  These areas are edged in purple and filled with the remnant RE Status
  -  Non Remnant
  -  Water
  -  Wetland on the vegetation management wetlands map
  -  Essential habitat on the essential habitat map
  -  Essential habitat species record
  -  Watercourse on the vegetation management watercourse map
  -  (Stream order shown as black number against stream where available)
  -  Roads
  -  © Pitney Bowes Software Pty Ltd
  -  National Parks, State Forest and other reserves
  -  Cadastral line
  -  Property boundaries shown are



# Medium / High Fire Risk Residential Interface



Sample Imagery

Figure 1

Proposed Typical Street Cross Sections. Shoreline Master Plan

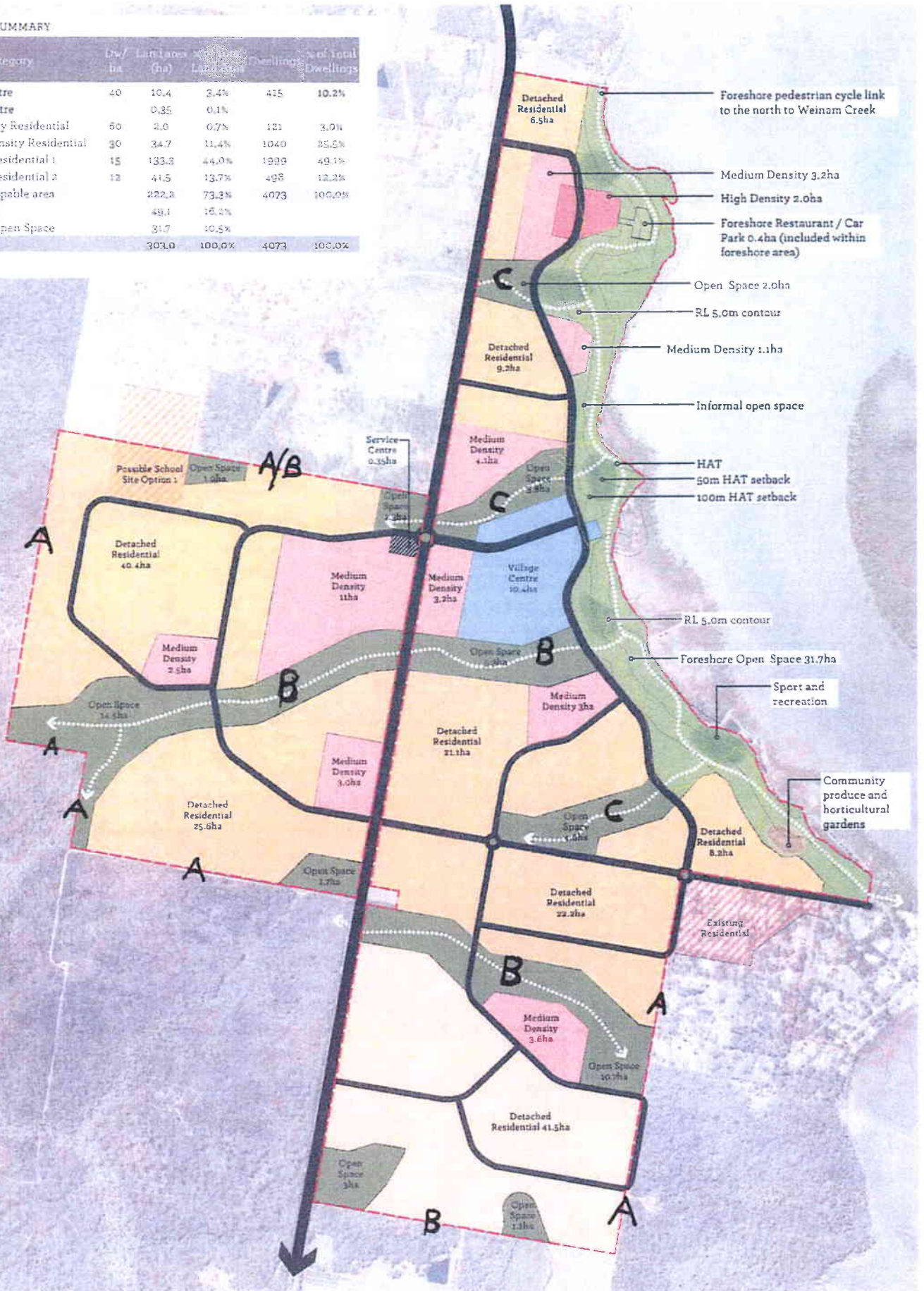


**Figure 2. Specification of FRA Types on Shoreline (FRA as per Planning Scheme).**

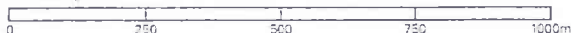
<b>Area/Boundary</b>	<b>FRA Type</b>	<b>Fuel Reduction Zone (m)</b>	<b>Road, Track or Path (m)</b>
A	1	15	5
B	2	10	5
C	4	5	3
Unmarked areas of revegetation	5	3	2

**LAND USE SUMMARY**

Land use category	Dw/ha	Land area (ha)	Land %	Dwellings	% of Total Dwellings
Village Centre	40	10.4	3.4%	415	10.2%
Service Centre		0.35	0.1%		
High Density Residential	50	2.0	0.7%	121	3.0%
Medium Density Residential	30	34.7	11.4%	1049	25.5%
Detached Residential 1	15	133.3	44.0%	1999	49.1%
Detached Residential 2	12	41.5	13.7%	498	12.2%
Total developable area		222.2	73.3%	4073	100.0%
Open Space		49.1	15.2%		
Foreshore Open Space		31.7	10.5%		
Total		303.0	100.0%	4073	100.0%



1:10000 @ A3



Preliminary Land Use Areas. Shoreline Master Plan -----



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## **APPENDIX 3: UNDERTAKING NATURAL HAZARD ASSESSMENT – BUSHFIRE**

### **What is a bushfire?**

- A3.1** A bushfire is an uncontrolled fire burning in forest, scrub or grassland vegetation, also referred to as a wildfire.
- A3.2** Bushfire may occur on most vegetation and topography types in Queensland where there is a fuel path of sufficient dryness to be flammable.

### **Natural hazard management area (bushfire)**

- A3.3** A natural hazard management area (bushfire) is described in Annex 3 of the SPP as follows:
- a) 'an area identified by a local government in its planning scheme consistent with the conclusions of a bushfire hazard assessment prepared in accordance with Appendix 3 of the SPP Guideline or other methodology approved by the Queensland Fire and Rescue Service (QFRS); or
  - b) where such a study has not been undertaken, an area identified by a local government in its planning scheme, reflecting the Medium and High hazard area of the Bushfire Risk Analysis maps produced by QFRS, suitably modified following a visual assessment of the accuracy of the maps; or
  - c) where an area has not been identified by a local government, the Medium and High hazard areas on the Bushfire Risk Analysis maps produced by QFRS.'
- A3.4** Outcome 4 of the SPP requires natural hazard management areas (bushfire) to be identified in planning schemes (except for those local government areas to which the SPP does not apply in relation to bushfires – refer to Annex 2 of the SPP). Natural hazard management areas (bushfire) trigger the development outcomes and development assessment requirements specified in Outcome 1 of the SPP, and are also required to enable the development of the planning strategies and detailed measures required by Outcomes 5 and 6 of the SPP.
- A3.5** The following methodology has been developed to assist local governments and developers to identify natural hazard management areas (bushfire). It is an appropriate method for land use planning purposes and is suitable for use by local governments when identifying natural hazard management areas (bushfire) as part of the plan making or amending process and also for site-specific bushfire hazard assessments.
- A3.6** However, other methodologies may also be appropriate. Local governments or their consultants should contact the QFRS to discuss alternative methodologies and ensure that they are acceptable.



## Climate change impacts

- A3.7** Climate change is expected to cause a gradual change in vegetation health and vigour, and some species and vegetation communities will be advantaged over others. Climate change impacts will be reflected over time through changes to vegetation communities and fuel characteristics. These changes are difficult to predict and are likely to occur very gradually over a long timeframe. The changes to bushfire hazard associated with climate change impacts will generally be outweighed by changes caused by human activity in the short term. For these reasons it is not practicable to consider the impacts of climate change in bushfire hazard assessment studies at present.

### Methodology for assessing bushfire hazard<sup>43</sup>

- A3.8** The methodology involves quantitative and qualitative assessments. The quantitative element requires an assessment of three key characteristics of land that have been found to be the main determinants of the severity of bushfire hazard. These factors are vegetation communities, slope and aspect.
- A3.9** The area to be assessed should be disaggregated into sub-units according to vegetation communities, slope and aspect characteristics. Tables A3.1 to A3.3 provide the ranges that should be applied for the analysis of each of the three factors. These ranges will also help to determine the sub-units that should be used to conduct the assessment. The size of the sub-units, and level of accuracy of the resultant bushfire hazard map, may vary with the extent of the area being assessed, the characteristics of the land and vegetation communities, and the accuracy of the base information being used.
- A3.10** Each sub-unit is allocated a score for each of the three factors. The total score for each sub-unit determines the severity of bushfire hazard for that sub-unit. A qualitative review of these findings should then be undertaken to verify the results of the quantitative assessment.
- A3.11** The qualitative review should consider the known bushfire behaviour.
- A3.12** Finally, a safety buffer of land in close proximity to identified bushfire hazard areas needs to be included within the natural hazard management area (bushfire). The safety buffer is required because bushfires can affect unvegetated land in close proximity, particularly due to winds fanning flames, smoke, embers and radiant heat.

### Step 1: Assessment of vegetation communities

- A3.13** The different types of vegetation communities determine the rate at which dry fuel accumulates. Some vegetation communities protect fuel from drying out in all but extreme bushfire seasons and can then be susceptible to very destructive bushfires. Alternatively, vegetation communities may expose fuels to drying and therefore be frequently available for burning. Frequent bushfires can result in the development of bushfire-tolerant grassy woodlands or grasslands and less destructive bushfire behaviour. The characteristics of different vegetation communities are reflected in Table A3.1. This

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<sup>43</sup> Alternative methodologies may also be acceptable but should be referred to the QFRS for assessment and approval prior to implementation.

table also presents the hazard scores for a range of vegetation communities. Vegetation community data is available in digital map form from the Queensland Herbarium, Environmental Protection Agency, at a scale of 1:100,000.

**Table A3.1: Hazard scores and associated fire behaviours for various vegetation communities**

Vegetation communities <sup>1</sup>	Fire behaviour	Hazard score
Wet sclerophyll forest, tall eucalypts (>30 m), with grass and mixed shrub understorey.	Infrequent fires under severe conditions, flame lengths may exceed 40 m, floating embers attack structures for 1 hour, radiant heat and direct flame are destructive for 30 minutes.	10
Paperbark heath and swamps, eucalypt forest with dry-shrub ladder fuels.	Fire intensity depends on fuel accumulation, but can be severe, with flame lengths to 20 m, spot fires frequent across firebreaks, radiant heat and direct flame for 15 minutes.	8
Grassy eucalypt and acacia forest, exotic pine plantations, cypress pine forests, wallum heath.	Fire intensity may be severe with flame lengths to 20 m, but less attack from embers.	6
Native grasslands (ungrazed), open woodlands, canefields.	Fast moving fires, available to fire annually to 4 years. Usually no ember attack, radiant heat for >10 m, duration <2 minutes.	5
Intact acacia forests, with light grass to leaf litter, disturbed rainforest.	Fires infrequent, usually burn only under severe conditions, relatively slow fires, usually little ember attack.	4
Orchards, farmlands, kikuyu pastures.	Fires very infrequent, slow moving, may be difficult to extinguish, frequent fire breaks.	2
Grazed grasslands, slashed grass.	Grazing reduces intensity and rate of spread of fire, duration <2 minutes.	2
Desert lands (sparse fuels), mowed grass.	Gaps in fuel, usually slow fire spread.	1
Intact rainforest, mangrove forest, intact riverine rainforest.	Virtually fireproof.	0

*Note 1: Vegetation assessment should be based upon examination of the vegetation on the subject site and surrounding the subject site. Narrow strips of vegetation may be flammable; however, bushfires will not generally reach their full intensity where bushfire fronts are less than 100 metres wide. For this reason the following examples may be viewed as having the next lower hazard score (i.e. paperbark heath would have a score of 6 not 8, cypress pine forest 5 not 6):*

- *areas with a linear shape (e.g. roadside vegetation beside a cleared paddock); and*
- *units of vegetation less than 50 hectares in area and more than one kilometre from the nearest extensive vegetation.*

**A3.14** Where the vegetation community is assessed as having a vegetation community hazard score of zero, no other factors need to be taken into account and the relevant sub-units should be given a Low severity of overall bushfire hazard. No further action is required.

### Step 2: Assessment of slope<sup>44</sup>

- A3.15** Studies have shown that fires burn more quickly and with greater intensity up slopes, generally doubling every 10 degrees of slope. Also, the steeper the slope the more difficult it is to construct ring roads, firebreaks and provide access for emergency crews. Trees situated downhill from structures will have their crowns close to the structures. This presents bushfire hazards particularly for exposed structures such as timber decks. Table A3.2 presents the hazard scores for different categories of slope.

**Table A3.2: Hazard scores for slope**

Slope	Hazard score
Gorges and mountains (>30%)	5
Steep Hills (>20% to 30%)	4
Rolling Hills (>10% to 20%)	3
Undulating (>5% to 10%)	2
Plain (0% to 5%)	1

*[Note: For site-specific assessment of bushfire hazard, if the site is downhill from the hazard, the slope effect may be taken as zero as the fire intensity will be less. However, burning heavy fuels may roll downhill and trees may fall down, so recommended setbacks from the hazard still need to be observed.]*

### Step 3: Assessment of aspect

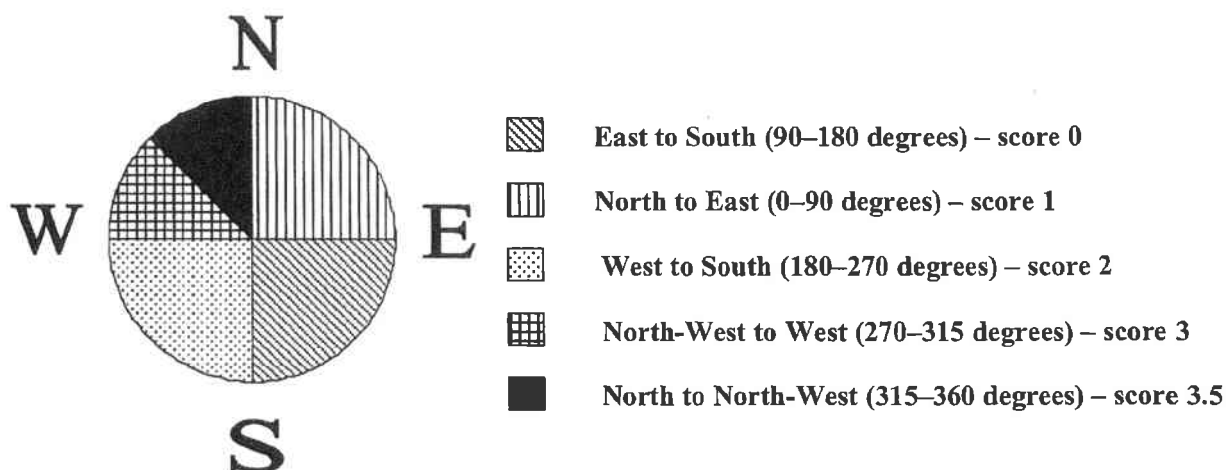
- A3.16** Aspect affects bushfire hazard due to the effects that exposure to direct sunlight has on different vegetation communities, including the drying rates of fuels. Aspect also correlates closely with exposure to low humidity winds that increase bushfire intensity. In extremely broken country where there is a variety of aspects, the predominant aspect should be used.
- A3.17** As aspect has only a minor influence on flatter land, aspect is not considered to be significant on land with a slope less than 5%. Table A3.2 lists the hazard score for different aspects and Figure A3.1 illustrates the compass degree ranges for each aspect category.

**Table A3.2: Hazard score for aspect**

Aspect	Hazard score
North to North-West	3.5
North-West to West	3
West to South	2
North to East	1
East to South and all land under 5% slope	0

<sup>44</sup> See Appendix 10 for the methodology for calculating slope.

Figure A3.1: Compass degree ranges for each aspect category



**Step 4: Combining scores to identify the severity of bushfire hazard**

**A3.18** The scores for the individual factors determined for vegetation communities, slope and aspect are added together to give a total for each sub-unit as follows:

$$\text{Total hazard score} = \text{vegetation community hazard score} + \text{slope hazard score} + \text{aspect hazard score}.$$

**A3.19** The total hazard score determines the severity of bushfire hazard for each sub-unit as set out in Table A3.4.

**Table A3.4: Hazard score ranges to identify the severity of bushfire hazard**

Total hazard score	Severity of bushfire hazard
13 or greater	High <sup>45</sup>
6 to 12.5	Medium
1 to 5.5	Low

<sup>45</sup> Buildings in High severity bushfire hazard areas should be constructed in accordance with the Level 1 requirements of AS 3959:1999 ‘Construction of Buildings in Bushfire-Prone Areas’.

### Step 5: Field verification

**A3.20** Preliminary bushfire hazard maps should be prepared based on the results of Step 4 above by aggregating all sub-units with similar levels of bushfire hazard severity into High and Medium severity classifications.<sup>46</sup> Field verification or 'ground truthing' of these preliminary results should then be undertaken. A number of sample areas should be evaluated to test the accuracy of the preliminary bushfire hazard findings.

### Step 6: Qualitative assessment

**A3.21** Known bushfire behaviour complements the quantitative assessment and should be considered as part of the qualitative review.

**A3.22** Known bushfire behaviour is extremely difficult to use as a quantitative planning tool. This is because the absence of bushfire, even for an extended period of time, does not mean that an area will not burn and may lead to massive fuel accumulation with dangerous bushfire behaviour if it does ignite. Known bushfire behaviour may identify sites where combinations of slope and wind have led to severe bushfire behaviour in the past, and where extra precautions to protect assets might be required. The reliability of known bushfire behaviour may be difficult to assess and QFRS should be consulted if problems are indicated.

### Step 7: Safety buffers

**A3.23** The final step in identifying bushfire hazard areas is to add a safety buffer, as land adjacent to bushfire hazard areas is vulnerable to bushfire attack from these areas.

**A3.24** Any land within 100 metres of an area identified as having a High bushfire severity classification should be included in the High bushfire hazard area and any land within 50 metres of an area identified as having a Medium bushfire severity classification should be included in the Medium bushfire hazard area.<sup>47</sup> The safety buffers should be integrated into the preparation of maps identifying bushfire hazard areas. Table A3.5 shows the width of the safety buffers that apply to the various bushfire hazard severity classifications.

**Table A3.5: Total hazard score and severity of bushfire hazard with safety buffers**

Total hazard score	Severity of bushfire hazard	Width of safety buffer
13 or greater	High	100 metres
6 to 12.5	Medium	50 metres
1 to 5.5	Low	Not applicable

<sup>46</sup> Areas of Low bushfire hazard severity may also be mapped, but the natural hazard management area (bushfire) for the purposes of the SPP comprises only areas identified as being of High or Medium severity.

<sup>47</sup> Safety buffer areas on the boundary between High and Medium bushfire severity areas should be included in the High bushfire severity area.



## Part 11 - Planning Scheme Policies

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### Planning Scheme Policy 1 - Bushfire Hazard

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#### 1.1 Purpose

- (1) The purpose of this policy is to set out requirements for the preparation and submission of development applications, including technical reports, for premises subject to bushfire hazard to -
  - (a) minimise the density of uses or other development at risk from bushfire hazard so as to reduce the number of people and properties subject to the risk;
  - (b) ensure uses and other development are sited, designed and managed to minimise the risk of bushfire to people and property.

#### 1.2 Applicability

This policy applies when a proposed development is situated on premises affected by the Bushfire Hazard Overlay Map and Code.

#### 1.3 Formulating a Development Proposal

- (1) Bushfire hazard assessment and reporting should be undertaken before determination of a potential development scenario.
- (2) Recommendations of the reports are required to ensure the resulting development is compatible with the risk of bushfire and is fully understood by the applicant and premises operator/occupier.
- (3) It is strongly recommended that applicants arrange a pre-lodgement meeting to discuss matters to be included in any reports and the timing of lodgement of the report.

#### 1.4 Bushfire Hazard Mapping

- (1) The Bushfire Hazard Overlay Map is based on hazard mapping developed for the mainland and Southern Moreton Bay Islands by the local government and the Queensland Fire and Rescue Service (QFRS).
- (2) The methodologies used for determination of the hazard is based on Appendix 3 of *SPP 1/03 - Guidelines - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide* and has been modified in accordance with QFRS recommendations for the local area.
- (3) The hazard mapping for North Stradbroke Island is based on mapping produced by the State Government.

#### 1.5 Bushfire Hazard Assessment

- (1) In accordance with the Bushfire Hazard Overlay Code site specific bushfire hazard assessment is required when the premises is affected by medium or Southern Moreton Bay Islands bushfire hazard to ensure the proposal is located on land with the least risk and where management of the hazard is achievable.



- (2) Bushfire hazard assessment is conducted in accordance with the methodology described in Appendix 3 of *SPP 1/03 Guidelines - Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.
- (3) The assessment manager should be consulted prior to undertaking any study using alternative methodologies.

## 1.6 Bushfire Management Plans

- (1) In accordance with the Bushfire Hazard Overlay Code site specific bushfire hazard assessment and a management plan is required when the premises is affected by -
  - (a) high bushfire hazard; or
  - (b) medium or Southern Moreton Bay Islands bushfire hazard and is for the purposes of community infrastructure; or
  - (c) high, medium or Southern Moreton Bay Islands bushfire hazard and involves the manufacture or storage of hazardous materials in bulk; or
  - (d) high bushfire hazard and for the purpose of reconfiguration or uses that involve numerous buildings.
- (2) The Bushfire Management Plan (BMP) identifies strategies for mitigating the impacts of bushfire on life, property and the environment. This includes identifying specific risk factors associated with the development, planning for the separation of at-risk elements and potential hazards and providing access and treatments to facilitate an effective response to bushfire.
- (3) Mitigation measures need to consider the four main factors of bushfire attack as detailed in *Protecting your Home Against Bushfire Attack* (DLGPS&R, 2000) -
  - (a) burning debris;
  - (b) radiant heat;
  - (c) direct flame contact;
  - (d) wind.
- (4) The BMP is prepared by a suitably qualified professional with technical expertise in the identification and mitigation of bushfire hazard. Suitable professionals may include those in the environmental management, landscape architecture, architecture, town planning and civil engineering fields.
- (5) Consultation with the local government, responsible Rural and/or Urban Fire Brigade, and managers of adjacent parks or reserves is necessary in the preparation of a BMP.
- (6) It is also desirable to consult other agencies or individuals, such as previous owners of the site or neighbours, who may have local knowledge of the severity and nature of the bushfire hazard.
- (7) A comprehensive BMP -
  - (a) includes an assessment of the nature and severity of the bushfire hazard affecting the site. This should comprise a detailed site specific bushfire hazard assessment using methodology set out in Appendix 3 of *SPP 1/03 Guideline Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*;
  - (b) addresses other site specific factors that are important in devising suitable bushfire mitigation strategies. These factors could include matters such as -
    - (i) likely direction of bushfire attack;
    - (ii) environmental values that may limit mitigation options;
    - (iii) locations of evacuation routes and/or safety zones;



- (c) assesses the specific risk factors associated with the development proposal, including matters such as -
  - (i) the nature of activities and materials to be conducted/stored on the premises;
  - (ii) numbers and types of persons likely to be present;
  - (iii) warning and/or evacuation requirements;
- (d) addresses each of the specific outcomes and associated probable solutions in the Bushfire Hazard Overlay Code and recommends mitigation actions for the proposed development including -
  - (i) road and lot layout for reconfiguration;
  - (ii) fire trails and fire breaks;
  - (iii) accessways, driveways and evacuation routes;
  - (iv) land uses;
  - (v) site layout;
  - (vi) fuel reduction areas and buffers;
  - (vii) water supply;
  - (viii) landscaping;
  - (ix) fire fighting requirements including infrastructure;
  - (x) any other specific measures such as external sprinkler systems and alarms;
  - (xi) purchaser/resident education and awareness programs;
  - (xii) ongoing maintenance and response awareness programs.

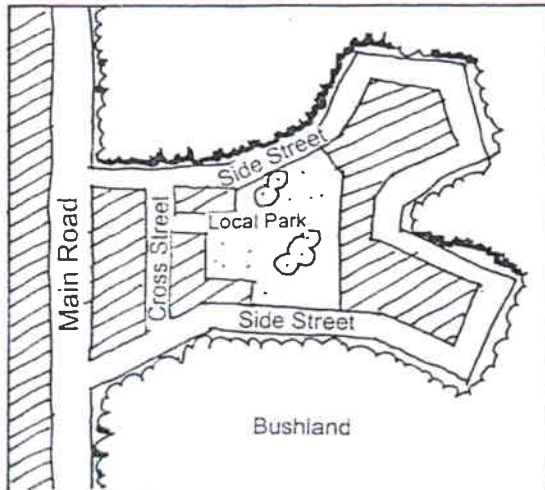
## 1.7 Development Involving Hazardous Materials Manufactured or Stored in Bulk

- (1) Hazardous materials in bulk for the purposes of bushfire hazard are those detailed in SPP 1/03 as being hazardous materials defined in the *Dangerous Goods Safety Management Act 2001*, in quantities that -
  - (a) would be equivalent to or exceed the minimum quantities set out to determine a Large Dangerous Goods Location in the *Dangerous Goods Safety Management Regulation*; or
  - (b) would require a licence for a magazine for the shortage of an explosive under the *Explosives Regulation 1955*.
- (2) Radioactive substances and infectious substances are excluded from the definition of hazardous materials for the purposes of the SPP.
- (3) Development involving hazardous materials manufactured or stored in bulk has the potential to -
  - (a) be significantly affected by bushfire hazard;
  - (b) significantly assist the progression of bushfire.
- (4) Where a development requires a Flammable and Combustible Licence under the *Dangerous Goods Act 2001*, it is recommended that application for that licence be made at the same time as the development application to ensure all relevant issues are addressed in an integrated manner.
- (5) Depending on design or production capacity chemical manufacture and/or storage may constitute an Environmentally Relevant Activity as defined under the *Environmental Protection Act 1994*. This use or component of a use is required to be assessed for environmental impacts in accordance with the *Environmental Protection Act 1994* and the *Redland City Council Operator's Compliance Guidelines*. Further advice on this matter can be provided at the time of the pre-lodgement meeting.



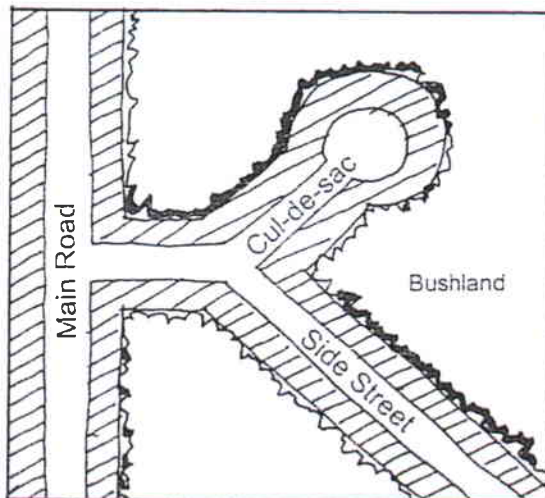
## 1.8 Road and Lot Layout

*Diagram 1 - Preferred road layout in and adjoining bushfire hazard areas*



Acceptable – perimeter road system provides separation between hazard and assets; access for fire fighters, and provides two directions for evacuation.

*Diagram 2 - Unacceptable road layout in and adjoining bushfire hazard areas*



Unacceptable – closed road system congregates evacuation and response traffic, access for fire response restricted.

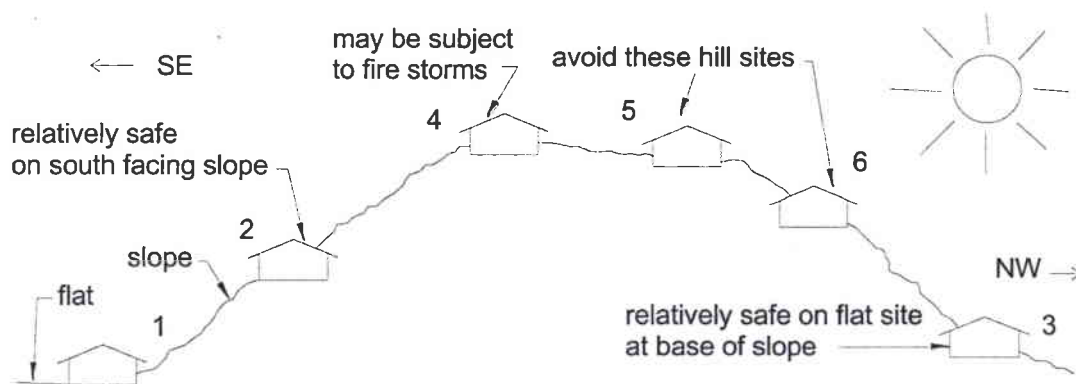
## 1.9 Building Siting and Development Envelopes

- (1) The way a building is sited on land is a basic factor influencing the ability to protect people and property. As the pattern of fires is predictable, it is possible to determine the most favourable areas to minimise impacts. For example -
  - (a) check data about previous fires in the area to determine the possible directions a fire would travel;
  - (b) be aware most bushfires occur during dry conditions, particularly in times of hot temperatures and low humidity, and are often accompanied by strong winds;
  - (c) remember fires accelerate going up hill and decrease in speed traveling down hill.
  - (d) hanging a building out over the hazard will increase the risk such as a pole house with timber decks will be much more exposed than one set into the slope;
  - (e) siting the structures downhill from the hazard reduces the risk, and this is reflected in the site-specific assessment method. Setbacks are still necessary to avoid falling trees and debris rolling down hill.



- (2) There are two key principles to be considered in siting a building in a bushfire hazard area -
  - (a) avoiding higher risk situations, particularly locations with a combination of slope and certain aspects;
  - (b) maximising the setbacks from hazardous vegetation (refer fuel reduction areas above).
- (3) On larger lots it may be possible to site buildings in an area depicted on bushfire hazard assessment maps as lower bushfire risk.
- (4) Irrespective of the severity of hazard in any bushfire hazard assessment, combinations of slope and aspect on individual sites should be considered. Diagram 3 illustrates the relative bushfire safety of building site locations based on slope and aspect considerations.
- (5) The order of preference is low flat sites, sites set into Southerly or South East slopes, sites at the bottom of more exposed West and North West slopes. The most dangerous sites are on or at the top of West or North West slopes. Building sites should also avoid the head of gullies with Westerly aspects, because fire winds funnel up such sites.
- (6) Although fires may tend to come from a particular direction, local variations are always likely and protection for the southern and eastern side of developments must never be overlooked.

**Diagram 3 - Bushfire safety based on slope and orientation**



**Note -**

House sites numbered in order of degree of fire safety - 1 being the safest and 6 being the most hazardous.

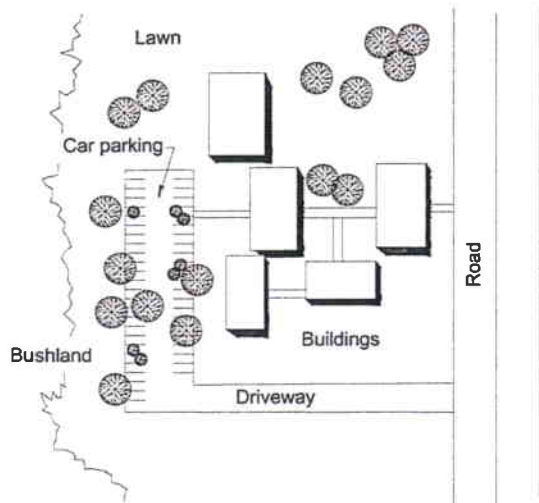
- (7) Siting should also -
  - (a) avoid ridge tops;
  - (b) avoid steep slopes, particularly upper slopes and narrow ridge crests;
  - (c) avoid locations where adequate fuel reduction areas and buffers can not be provided within the property;
  - (d) locate buildings where vehicular access from two directions can be provided away from identified hazard areas wherever possible;
  - (e) build on level ground wherever possible;
  - (f) where buildings must be constructed on sloping land, incorporate cut-in benches rather than elevated or above fill;
  - (g) avoid raised floors in preference to concrete slabs;





- (h) locate the building near the property entrance for easier access/egress, refer to Diagram 4;
  - (i) keep services underground, particularly electricity;
  - (j) locate on-site water storage near buildings.
- (8) Development envelopes should be sited in the same manner to the above. Development envelope size and shape is designed to allow for the allocation of fuel reduction areas and buffers to assets within the building envelopes.

**Diagram 4 - Preferred Site Layout**



Consideration should be given to placing least susceptible land uses closer to the likely direction of fire attack than more susceptible land uses.

## 1.10 Construction of Buildings in Bushfire Hazard Areas

- (1) Building design can have a significant impact on the likelihood of damage occurring due to bushfire.
- (2) Compliance with *Australian Standard 3959:1999 - Construction of Buildings in Bushfire Prone Areas* is required when a premises is affected by Southern Moreton Bay Islands Bushfire Hazard and fuel reduction opportunities are limited due to lot size.
- (3) Incorporation of principles contained in the above standard are encouraged for all buildings within high, medium and SMBI bushfire hazard affected premises.
- (4) The document *Protecting your home against bushfire attack* (DLGPS&R, 2000) provides further guidance on how a building should be designed.
- (5) In addition, it is recommended that -
  - (a) external gas cylinders are shielded from possible exposure to radiant heat by the construction of a masonry shield;
  - (b) building elevation and roof pitches are minimised;
  - (c) all external gaps are less than 2mm;
  - (d) timber decking is kept to a minimum.



### 1.11 Landscaping

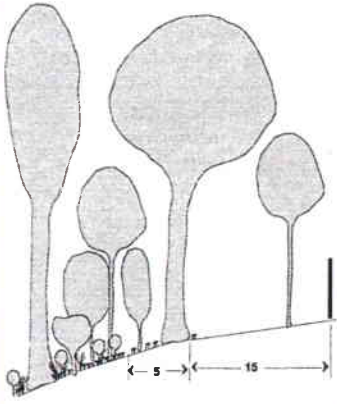
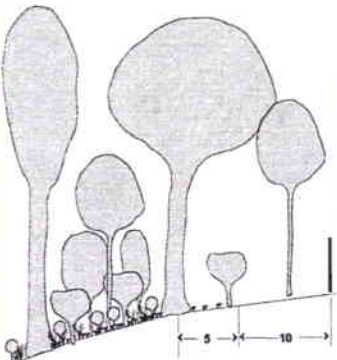
- (1) Landscaping should be designed to assist in creation of buffers and fuel reduction areas.
- (2) Consideration should be given to surround isolated buildings with a wide driveway or paths of gravel, concrete, pavers etc or mown areas.
- (3) Landscaping, particularly using mulch, adjacent to buildings can facilitate spot fires.
- (4) Low flammability plant species indigenous to the local government area should be used and are identified within Table 2 of the Bushfire Hazard Overlay Code.

### 1.12 Fuel Reduction Areas

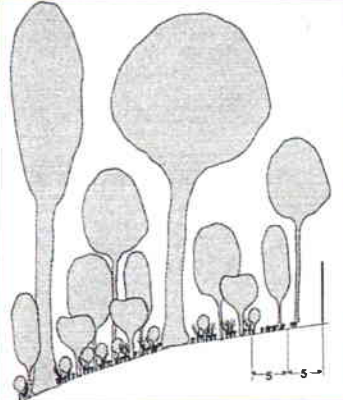
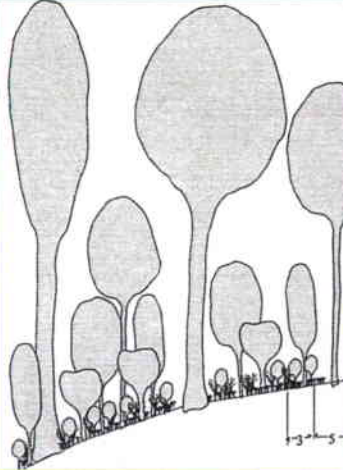
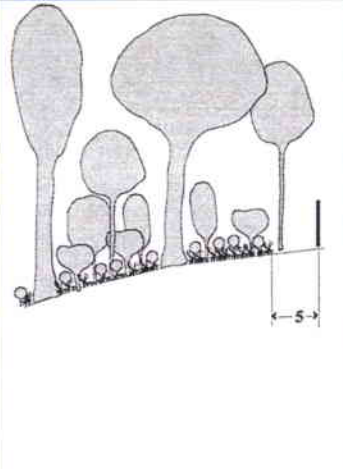
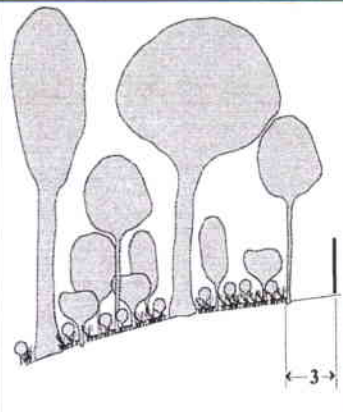
- (1) Fuel reduction areas (FRA) require the gradual removal of fuel between development and a hazard and are located to provide -
  - (a) areas of reduced fuel to slow advancing fire;
  - (b) adequate access for fire fighting and other emergency vehicles;
  - (c) for the retention of environmental values.
- (2) FRA types for the local government area were developed over time as land management agencies and the community addressed the separation of bushland from private and public assets with regard to bushfire risk management.
- (3) FRA types have been classified and are used to demonstrate the flexibility required by a land manager in balancing the built environment with the natural environment.
- (4) A FRA consists of varying widths of a slashed zone, and a medium fuel removal zone.
- (5) General characteristics of these FRA include -
  - (a) in the slashed zone -
    - (i) removal of all understorey plants and ground covers;
    - (ii) retention of trees with a trunk diameter at the base of greater than 15cm;
    - (iii) allowance for the movement of fire tender within the FRA in all situations;
  - (b) in the medium fuel removal zones (MFR) -
    - (i) retention of trees and groundcovers;
    - (ii) selective removal of plants that will be less than 1.5 metres in height on maturity.
- (6) Minimum FRA's are specified in Table 1 of the Bushfire Hazard Overlay Code.
- (7) Additional types may be appropriate as determined by a bushfire management plan for the development and are set out in Table 1 of this policy.
- (8) Distances and treatments should be -
  - (a) used as a guide and may be varied at the discretion of the local government in consideration of site specific hazards and significant environmental features. For this reason all 7 types of fuel reduction areas are detailed;
  - (b) measured from any buildings or structures associated with the development.
- (9) On lots greater than 2500m<sup>2</sup>, buildings should be sited so that the minimum setbacks from hazardous vegetation detailed for the FRA can be achieved.



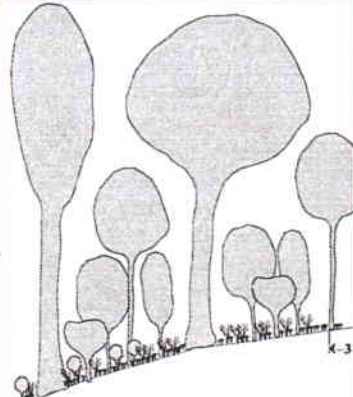
Table 1 - Fuel Reduction Area Descriptions

FRA Type	Representation	Description
1		<p>Requires the removal of canopy, understorey and groundcover and installation of measures to minimise the erosion of the bare soil and direct stormwater run-off.</p> <p>Is only necessary where the fire risk is very high due to highly combustible fuel and the slope of the land would allow for a high rate of spread and a high flame height in periods of high fire danger, and where the risk to life and infrastructure is high.</p> <p><b>Zone widths -</b></p> <ul style="list-style-type: none"> <li>■ Slashed - 15 metres</li> <li>■ MFR - 5 metres</li> </ul> <p>It is noted that this type of FRA results in substantial impact on environmental values and allows for increased opportunities for environmental weeds, soil erosion and other impacts. Erosion control measures should be constructed and maintained in all situations.</p>
2		<p>Requires the removal of the understorey and ground cover but retains some of the canopy. This will depend on the slope, vegetation structure and the type of available fuel.</p> <p>The FRA is used in locations of medium slope with combustible material and where the risk to people and property is high.</p> <p>The slashed zone allows for the easy movement of a fire tender within the FRA in all situations and allows for the re-growth of grasses that need regular slashing or mowing particularly during the fire season.</p> <p><b>Zone widths -</b></p> <ul style="list-style-type: none"> <li>■ Slashed - 10 metres</li> <li>■ MFR - 5 metres</li> </ul> <p>It is noted that this type of FRA results in substantial impact on environmental values and allows for increased opportunities for environmental weeds, soil erosion and other impacts. Erosion control measures should be constructed and maintained in all situations.</p>



FRA Type	Representation	Description
3		<p>Requires the removal of the understorey and ground cover but retains canopy vegetation. This FRA is used in locations of medium to low slope, with combustible material and where the risk to people and property medium to low.</p> <p>The slashed zone allows for the easy movement of a fire tender within the FRA in all situations and allows for the re-growth of grasses that need regular slashing or mowing particularly during the fire season.</p> <p><b>Zone widths -</b></p> <ul style="list-style-type: none"> <li>■ Slashed - 5 metres</li> <li>■ MFR - 5 metres</li> </ul> <p>Erosion control measures are required.</p>
4		<p>Requires the removal of the understorey and the slashing of the ground cover.</p> <p>This FRA is used in locations of minimal slope with low fire risk to people or property.</p> <p>It may form internal FRAs within bushland areas where vehicle access is required.</p> <p>Access is provided for fire tenders around the canopy trees within this FRA.</p> <p><b>Zone widths -</b></p> <ul style="list-style-type: none"> <li>■ Slashed - 5 metres</li> <li>■ MFR - 3 metres</li> </ul> <p>Natural drainage lines are maintained and the grasses regularly mowed.</p>
5		<p>Requires the removal of understorey and fire fuels with the slashing of the groundcovers.</p> <p>This FRA type is used in locations of minimal slope and no risk to property. Fire prevention activities are conducted from this FRA, such as prescribed burns, and access is required for fire tenders within the FRA.</p> <p>This FRA is used in areas with environmental values such as riparian areas, where minimal disturbance to values is required.</p> <p><b>Zone widths -</b></p> <ul style="list-style-type: none"> <li>■ Slashed - 3 metres</li> <li>■ MFR - 2 metres</li> </ul> <p>This FRA may provide access in bushland areas such as walking tracks, bikeways, horse trails.</p>
6		<p>Requires the slashing of the groundcovers and the thinning of the understorey to form a FRA of 3 metres. This FRA would receive regular maintenance.</p> <p>This FRA is used in areas of no or minimal slope or where there is no fire risk and the FRA is used for fire prevention, such as prescribed burns.</p> <p>This FRA is used in areas of environmental value or cultural significance, where minimal disturbance is required. Vehicle access is not required.</p>

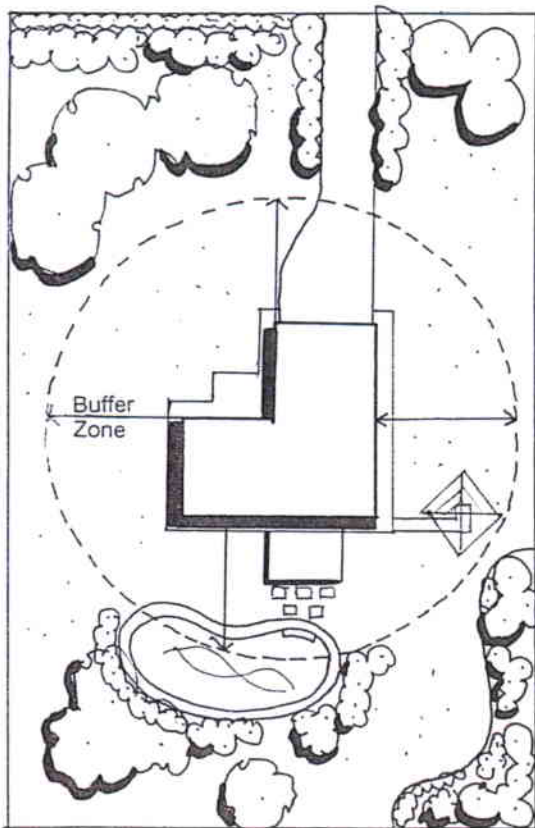


FRA Type	Representation	Description
7		<p>Allows for the thinning of the understorey and the minimal slashing/mowing of the groundcovers. The nominal width of this thinned area would be up to 3 metres.</p> <p>This FRA is used in areas of no or minimal slope or where there is no fire risk and the FRA is used for fire prevention such as prescribed burns, purposes.</p> <p>This FRA is used in areas where the adjacent land has a cleared well maintained open area between the hazard and any building or structure.</p>

### 1.13 Buffer Zones

- (1) Barriers and buffer zones around buildings will assist in slowing bushfire. Barriers may include planting suitable trees, vegetation and building permanent barriers such as low stone or masonry walls. These barriers or buffers assist in protecting buildings from possible attack by burning debris, heat radiation and direct flame contact.
- (2) Between the barriers and buildings, a 'buffer zone' is created by reducing the number of combustible items near, refer to Diagram 5. This means that if burning debris passes through the barriers, there is minimal opportunity to create further outbreaks and provides an opportunity to put out spot fires.
- (3) Consideration should be given to providing a grassed area or gravel, concrete or paved driveway in proximity to isolated buildings or mown areas.

Diagram 5 - Creation of buffer zones between buildings and hazardous vegetation



## Division 3 - Bushfire Hazard Overlay

### 5.3.1 Introduction

- (1) This division contains the provisions for the Bushfire Hazard Overlay. They are -
- (a) The Bushfire Hazard Overlay Tables of Assessment, that incorporates -
    - (i) Levels of assessment for development in the Bushfire Hazard Overlay (section 5.3.2);
    - (ii) Assessment criteria for development in the Bushfire Hazard Overlay (section 5.3.3);
    - (iii) Bushfire Hazard Overlay - Table of Assessment for Material Change of Use of Premises (section 5.3.4);
    - (iv) Bushfire Hazard Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises (section 5.3.5).
  - (b) The Bushfire Hazard Overlay Code, that incorporates -
    - (i) Compliance with the Bushfire Hazard Overlay Code (section 5.3.6);
    - (ii) Overall Outcomes for the Bushfire Hazard Overlay Code (section 5.3.7);
    - (iii) Acceptable Solutions applicable to Self-Assessable Development (section 5.3.8);
    - (iv) Specific Outcomes and Probable Solutions applicable to Assessable Development (section 5.3.9).

### 5.3.2 Levels of assessment for development affected by the Bushfire Hazard Overlay

- (1) Sections 5.3.4 and 5.3.5 identify the level of assessment for development affected by the Bushfire Hazard Overlay, as follows -
- (a) Section 5.3.4 Bushfire Hazard Overlay - Table of Assessment for Making a Material Change of Use of Premises -
    - (i) column 1 identifies uses that are exempt, self-assessable or assessable;
    - (ii) column 2 identifies the level of assessment for the uses listed in column 1;
    - (iii) where the use is defined in Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is exempt;
    - (iv) where the use is not defined in Schedule 3 - Dictionary, Division 1 - Uses and is not listed in column 1 it is code assessable.
  - (b) Section 5.3.5 Bushfire Hazard Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises -
    - (i) column 1 identifies other development that is exempt, self-assessable or assessable;
    - (ii) column 2 identifies the level of assessment for other development listed in column 1;
    - (iii) where the other development is not listed in column 1 it is exempt.
- (2) Other Overlays may alter the level of assessment identified in 1(a) and (b)<sup>5.10</sup>.

#### Note -

Land identified within the High Bushfire Hazard and Southern Moreton Bay Islands Bushfire Hazard is designated as a bushfire prone area and the medium category bushfire protection provisions of the *Building Code of Australia* apply for the purposes of section 55 of the *Standard Building Regulations 1993*.

<sup>5.10</sup> Refer to Part 5 - Overlays to determine the level of assessment for the use or other development where another Overlay affects the lot and Part 1, section 1.2.5(10)(f) that explains how the highest level of assessment applies.



### 5.3.3 Assessment criteria for development in the Bushfire Hazard Overlay

- (1) Development affected by the Bushfire Hazard Overlay is assessed against the assessment criteria listed in column 3 of sections 5.3.4 and 5.3.5, as follows -
  - (a) acceptable solutions in section 5.3.8 of the Bushfire Hazard Overlay Code for self-assessable development; or
  - (b) specific outcomes in section 5.3.9 of the Bushfire Hazard Overlay Code for assessable development.
- (2) Self-assessable development that does not comply with all the acceptable solutions in section 5.3.8 of the Bushfire Hazard Overlay Code is assessable development.

### 5.3.4 Bushfire Hazard Overlay - Table of Assessment for Material Change of Use of Premises

Bushfire Hazard Overlay - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>5.11</sup>	Level of Assessment <sup>5.12</sup>	Assessment Criteria
<ul style="list-style-type: none"> <li>■ Aged Persons and Special Needs Housing</li> <li>■ Agriculture</li> <li>■ Airport</li> <li>■ Animal Keeping</li> <li>■ Apartment Building</li> <li>■ Bed and Breakfast</li> <li>■ Brothel</li> <li>■ Bulky Goods Showroom</li> <li>■ Car Wash Facility</li> <li>■ Caretakers Dwelling</li> <li>■ Child Care Centre</li> <li>■ Commercial Office</li> <li>■ Community Facility</li> <li>■ Display and Sale Activity</li> <li>■ Drive Through Restaurant</li> <li>■ Dual Occupancy</li> <li>■ Dwelling House</li> <li>■ Education Facility</li> <li>■ Emergency Services</li> <li>■ Estate Sales Office</li> <li>■ Extractive Industry</li> <li>■ Forestry</li> <li>■ Funeral Parlour</li> <li>■ Garden Centre</li> <li>■ General Industry</li> <li>■ Health Care Centre</li> <li>■ Heavy Industry</li> <li>■ Home Business</li> <li>■ Hospital</li> <li>■ Hotel</li> <li>■ Indoor Recreation Facility</li> <li>■ Institution</li> <li>■ Intensive Agriculture</li> <li>■ Landscape Supply Depot</li> <li>■ Marine Services</li> <li>■ Minor Utility</li> <li>■ Mobile Home Park</li> <li>■ Multiple Dwelling</li> <li>■ Night Club</li> <li>■ Outdoor Dining</li> <li>■ Outdoor Recreation Facility</li> <li>■ Passenger Terminal</li> <li>■ Place of Worship</li> </ul>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 5.3.8 of the Bushfire Hazard Overlay Code</li> <li>■ Bushfire Hazard Overlay Code</li> </ul>

<sup>5.11</sup> See Schedule 3 - Dictionary, Division 1 - Uses for defined uses.

<sup>5.12</sup> See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

Bushfire Hazard Overlay - Table of Assessment for Material Change of Use of Premises

column 1	column 2	column 3
Use <sup>5.11</sup>	Level of Assessment <sup>5.12</sup>	Assessment Criteria
<p><b>Continued -</b></p> <ul style="list-style-type: none"> <li>■ Produce Store</li> <li>■ Refreshment Establishment</li> <li>■ Retail Warehouse</li> <li>■ Roadside Stall</li> <li>■ Rural Enterprise</li> <li>■ Service Industry</li> <li>■ Service Station</li> <li>■ Shop</li> <li>■ Telecommunications Facility</li> <li>■ Temporary Use</li> <li>■ Tourist Accommodation</li> <li>■ Tourist Park</li> <li>■ Utility Installation</li> <li>■ Vehicle Depot</li> <li>■ Vehicle Parking Station</li> <li>■ Vehicle Repair Premises</li> <li>■ Veterinary Surgery</li> <li>■ Warehouse</li> </ul>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 5.3.8 of the Bushfire Hazard Overlay Code</li> <li>■ Bushfire Hazard Overlay Code</li> </ul>
<p><b>Defined uses not listed in column 1</b></p>	<p><u>Exempt</u></p>	
<p><b>Uses not defined in Part 9 - Schedule 3 - Dictionary, Division 1 - Uses</b></p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>■ Bushfire Hazard Overlay Code</li> </ul>



### 5.3.5 Bushfire Hazard Overlay - Table of Assessment for Other Development not associated with a Material Change of Use of Premises

· Bushfire Hazard Overlay - Table of Assessment for Other Development

column 1	column 2	column 3
Other Development	Level of Assessment <sup>5.13</sup>	Assessment Criteria
<b>Reconfiguration for -</b>		
Creating lots by subdividing another lot by Standard Format Plan <sup>5.14</sup>	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Bushfire Hazard Overlay Code</li> </ul>
Rearranging the boundaries of a lot by registering a plan of subdivision	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Bushfire Hazard Overlay Code</li> </ul>
<b>Building Work for -</b>		
<ul style="list-style-type: none"> <li>■ Domestic Outbuilding</li> <li>■ On-site raising or relocation of an existing dwelling unit</li> </ul>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u> If not self-assessable</p>	<ul style="list-style-type: none"> <li>■ Acceptable Solutions in section 5.3.8 of the Bushfire Hazard Overlay Code</li> <li>■ Bushfire Hazard Overlay Code</li> </ul>
<b>Operational Work for -</b>		
Operational Work for Reconfiguring a Lot (by Standard Format Plan)	<u>Code Assessable</u>	<ul style="list-style-type: none"> <li>■ Bushfire Hazard Overlay Code</li> </ul>
All other development not listed in column 1	<u>Exempt</u>	

<sup>5.13</sup> See Schedule 3 - Dictionary, Division 2 - Administrative Terms for a definition of level of assessment.

<sup>5.14</sup> Whether or not having a Community Management Statement.

### 5.3.6 Compliance with the Bushfire Hazard Overlay Code

- (1) Development that is consistent with the following complies with the Bushfire Hazard Overlay Code -
  - (a) acceptable solutions in section 5.3.8 where self-assessable development; or
  - (b) specific outcomes in section 5.3.9 where assessable development.

**Note -**

- Planning Scheme Policy 1 - Bushfire Hazard will assist in achieving the requirements of the Bushfire Hazard Overlay Code.
- Land identified within the high bushfire hazard and Southern Moreton Bay Islands bushfire hazard is designated as a bushfire prone area and the medium category bushfire protection provisions of the *Building Code of Australia* apply for the purposes of section 55 of the *Standard Building Regulations 1993*.

### 5.3.7 Overall Outcomes of the Bushfire Hazard Overlay Code

- (1) The overall outcomes are the purpose of the Bushfire Hazard Overlay Code.
- (2) The overall outcomes sought for the Bushfire Hazard Code are the following -
  - (a) to minimise the density of uses and other development at risk from bushfire hazard so as to reduce the number of people and properties subject to that risk;
  - (b) to ensure uses and other development are sited, designed and managed to minimise the risk of bushfire to people and property.

### 5.3.8 Acceptable Solutions applicable to Self-Assessable Development

<b>Self-Assessable Development</b>	
<b>Acceptable Solutions</b>	
A1.	<p>(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or</p> <p>(2) Uses and other development are located within an approved development envelope.</p>

### 5.3.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

<b>Assessable Development</b>			
<b>Specific Outcomes</b>		<b>Probable Solutions</b>	
S1.	<p><u>General -</u></p> <p>(1) Where on the mainland and on a lot or premises identified as medium or high bushfire hazard on this overlay map, uses and other development are located outside the area shown on the overlay map; or</p> <p><b>Note -</b></p> <p>Compliance with specific outcome S1.(1) achieves compliance with this Code.</p> <p>(2) Uses and other development maintain the safety of people and property by -</p> <p>(a) avoiding areas shown on this overlay map as -</p> <p>(i) high bushfire hazard; or</p> <p>(ii) medium bushfire hazard; or</p> <p>(iii) Southern Moreton Bay Islands (SMBI) bushfire hazard;</p>	P1.	<p>(1) No probable solution identified.</p> <p>(2) Uses and other development -</p> <p>(a) locate on land that is not shown on this overlay map as -</p> <p>(i) high bushfire hazard; or</p> <p>(ii) medium bushfire hazard; or</p> <p>(iii) Southern Moreton Bay Islands (SMBI) bushfire hazard; or</p> <p>(b) where shown as medium or SMBI bushfire hazard on this overlay map -</p> <p>(i) determine that the hazard on that part of the lot or premises where the development is proposed is low through a bushfire hazard assessment; or</p> <p>(ii) comply with the recommendations of a bushfire management plan previously prepared for the specific premises; or</p> <p>(c) where shown as high bushfire hazard on this overlay map, all uses and other development, excluding dwelling houses on existing lots, comply with the</p>

**Bushfire Hazard Overlay**

Assessable Development	
Specific Outcomes	Probable Solutions
<p>(3) Buildings and structures mitigate risk from bushfire hazard through siting, setback and design;</p>	<p>recommendations of a comprehensive bushfire management plan for the premises;</p> <p><b>Note -</b></p> <p>To assist in achieving P1.(2)(b) and (c) refer to Part 11 - Planning Scheme Policy 1 - Bushfire Hazard for requirements of a bushfire hazard assessment or bushfire management plan.</p> <p>(3) Buildings and structures -</p> <p>(a) on a lot or premises greater than 2500m<sup>2</sup> -</p> <p>(i) are located on that part of the lot or premises with the lowest bushfire hazard;</p> <p>(ii) where shown in medium or high bushfire hazard areas on this overlay map, are provided with a fuel reduction area that is a minimum of 1.5 times the predominant mature canopy height; or</p> <p>(iii) where shown in SMBI bushfire hazard areas on this overlay map, provide a fuel reduction area that complies with Table 1 - Type 2; or</p> <p>(b) on a lot or premises less than 2500m<sup>2</sup> -</p> <p>(i) maximise setbacks from the bushfire hazard; or</p> <p>(ii) where shown as SMBI bushfire hazard on this overlay map -</p> <p>a. provide a fuel reduction area that complies with Table 1 - Type 2; or</p> <p>b. provide a fuel reduction area that complies with Table 1 - Type 4 and buildings are constructed in accordance with <i>Australian Standard 3959:1999 - Construction of Buildings in a Bushfire Prone Area</i>;</p>
<p>(4) Reconfiguration and uses that involve numerous buildings, such as tourist accommodation, aged person and special needs housing</p>	<p>(4) Reconfiguration that creates lots or uses that will involve numerous buildings -</p> <p>(a) where shown as high bushfire</p>

<b>Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
<p>or the like, mitigate risk from bushfire hazard through lot design and roads and firebreaks that provide adequate access for fire fighting and other emergency vehicles and safe evacuation routes;</p>	<p>hazard on this overlay, comply with a bushfire management plan for the premises; or</p> <p>(b) where shown as medium or SMBI bushfire hazard, identify an area, in the form of development envelope, that is of sufficient size to -</p> <p>(i) comply with setbacks detailed in P1.(3)(a) and (b) depending on the hazard that is shown on the lot or premises where the development envelope is proposed;</p> <p>(ii) contain all expected uses and associated activities, including buildings, structures, open space, infrastructure and access;</p> <p>(c) provides efficient emergency access for fire fighting purposes by -</p> <p>(i) limiting long narrow lots and accessways;</p> <p>(ii) providing an alternative evacuation route by -</p> <p>a. through roads; or</p> <p>b. where culs-de-sac are used, alternative vehicle access connects the culs-de-sac to the through roads;</p> <p>(iii) providing a perimeter road to separate the development from the hazard that is designed -</p> <p>a. with a minimum cleared width of 20 metres,</p> <p>b. a maximum gradient of 12.5 percent;</p> <p>c. a maximum crossfall of 7 percent; or</p> <p>(iv) where the provision of a perimeter road is not achievable, fire trails are located within the site and comply with the following -</p> <p>a. separate development from the hazard;</p> <p>b. where in the SMBI bushfire hazard have a minimum cleared width of 3 metres that is supported by a slashed zone that complies with Table 1, Type 2 either side of the trail; or</p>



**Bushfire Hazard Overlay**

<b>Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
<p>(5) Uses and other development mitigate risk from bushfire hazard through providing an adequate and accessible water supply for fire fighting purposes.</p>	<p>c. where in the medium bushfire hazard have a minimum cleared width of 6 metres that is supported by a 10 metre slashed zone either side of the trail;</p> <p>d. where in the high bushfire hazard have a minimum cleared width of 6 metres that is supported by a 15 metre slashed zone either side of the trail;</p> <p>e. have a maximum gradient of 12.5 percent,</p> <p>f. have a maximum crossfall of 7 percent;</p> <p>g. are a constructed finish of 50mm deep decomposed granite;</p> <p>h. have vehicle access at each end;</p> <p>i. include passing bays and turning areas for fire fighting trucks;</p> <p>j. are ultimately dedicated to the local government or provided with an access easement in favour of the local government and Queensland Fire and Rescue Service;</p> <p><b>Note -</b></p> <p>Fire trails will only be accepted if it is not practicable to provide the firebreak in the form of a perimeter road due to -</p> <ul style="list-style-type: none"> <li>■ topographical or remnant or significant vegetation constraints;</li> <li>or</li> <li>■ access to the proposed lots being provided from an existing road and it would be unreasonable to require the construction of a new road.</li> </ul> <p>(5) Uses involving proposed or existing buildings with a gross floor area greater than 50m<sup>2</sup> are provided with a reliable on-site water supply by -</p> <p>(a) being connected to a reticulated water supply with a minimum pressure and flow of 10 litres per second at 200kPa;</p> <p>or</p>

<b>Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
	<p>(b) provision of a storage system that is capable of holding a minimum of 5000 litres in the form of a -</p> <ul style="list-style-type: none"> <li>(i) dam;</li> <li>(ii) swimming pool; or</li> <li>(iii) tank storage system;</li> </ul> <p>(c) where a storage system is used it is -</p> <ul style="list-style-type: none"> <li>(i) fireproof;</li> <li>(ii) fitted with necessary fire hose connections;</li> <li>(iii) accessible for fire fighting vehicles;</li> <li>(iv) provided with a hard stand area within 6 metres of the water supply;</li> <li>(v) connected to a pump that is independent of mains electricity supply;</li> <li>(vi) capable of retaining 5000 litres solely for fire fighting purposes.</li> </ul> <p><b>Notes -</b></p> <ul style="list-style-type: none"> <li>■ Where the use incorporates roof sprinkler systems it is advised that the water supply be increased to 22,000 litres.</li> <li>■ Communal bushfire water supply is encouraged and will be determined on an individual development basis.</li> </ul>
<p><b>S2.</b></p> <p><u>Environmental Values -</u></p> <ul style="list-style-type: none"> <li>(1) Bushfire risk is managed in conjunction with the conservation of the ecological and scenic values of the lot or premises and surrounding landscape;</li> <li>(2) Minimise adverse impacts of visual scarring due to vegetation clearance on hillsides and ridgelines;</li> <li>(3) Fuel reduction areas maximise the use of existing or natural fire breaks and minimise the need to clear additional native plants;</li> <li>(4) Bushland areas are segmented with fire breaks in the form of walking trails and infrastructure or the like to assist in fire management practices;</li> <li>(5) Landscaping incorporates species that are less likely to exacerbate a bushfire event.</li> </ul>	<p><b>P2.</b></p> <ul style="list-style-type: none"> <li>(1) No probable solution identified;</li> <li>(2) Avoid locating uses and other development where it will extend beyond the canopy height of vegetation on a ridgeline or on slopes greater than 15 percent (1 in 7);</li> <li>(3) Fuel reduction areas, as detailed in P1.(3)(a) and (b) are -             <ul style="list-style-type: none"> <li>(a) measured from buildings and structures associated with the use and -                 <ul style="list-style-type: none"> <li>(i) fully contained within the site; or</li> <li>(ii) where the lot contains a development envelope is within this defined area; or</li> <li>(iii) co-located with other facilities or infrastructure such as open space, stormwater management infrastructure, on-site wastewater treatment</li> </ul> </li> </ul> </li> </ul>



Assessable Development			
Specific Outcomes		Probable Solutions	
			<p>areas or the like;</p> <p>(4) No probable solution identified;</p> <p>(5) Low flammability plant species identified in Table 2 are used for any planted landscaping within 10 metres of a building or structure.</p> <p><b>Note -</b></p> <p>Sites with an average slopes in excess of 15 percent (1 in 7) require a geotechnical analysis report. Refer to Part 11 - Planning Scheme Policy 9 - Infrastructure Works.</p>
S3.	<p><u>Hazardous Materials -</u></p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	P3.	<p>Development complies with the recommendations of a bushfire management plan.</p> <p><b>Note -</b></p> <p>Refer to Part 11 - Planning Scheme Policy 1 - Bushfire Hazard for further information on bushfire management plans.</p>
S4.	<p><u>Community Infrastructure</u></p> <p>(1) Community infrastructure is able to function effectively during and immediately after bushfire events.</p>	P4.	<p>(1) Community infrastructure -</p> <p>(a) is not located on land that is shown as having a high, medium or SMBI bushfire hazard on this overlay map; or</p> <p>(b) does not result in any new building work other than an extension of less than 20m<sup>2</sup> gross floor area; or</p> <p>(c) is located where site assessment identifies that the use is able to function effectively during and immediately after a bushfire event.</p> <p><b>Note -</b></p> <ul style="list-style-type: none"> <li>■ If the proposal complies with P4.(1)(a) no further assessment is required in relation to bushfire hazard.</li> <li>■ Where the use will be within a bushfire hazard, site-specific assessment is necessary to demonstrate that the bushfire hazard is low on the proposed site.</li> <li>■ Refer to Part 11 - Planning Scheme Policy 1 - Bushfire Hazard for requirements of a bushfire</li> </ul>

<b>Assessable Development</b>	
<b>Specific Outcomes</b>	<b>Probable Solutions</b>
	hazard assessment and management plan.

Table 1 - SMBI Bushfire Hazard Fuel Reduction Area Requirements

Fuel Reduction Area Type - See Note 1	Description			Applicable to -
	Slashed Zone See Note 2	Fuel Removal Zone See Note 3	Total Fuel Reduction Area See Note 4	
Type 2	10 metres	5 metres	15 metres	■ SMBI bushfire hazard
Type 4	5 metres	3 metres	8 metres	■ SMBI bushfire hazard if in conjunction with buildings constructed in accordance with <i>Australian Standard 3959:1999 - Construction of Buildings in Bushfire Prone Areas</i>

**Note 1** - The Rural Fire Service identifies 7 types of fuel reduction areas. Of these only 2 and 4 are applicable to the planning scheme area.

**Note 2** - Slashed Zone is the area where all understorey and ground cover is removed, trees greater than 15cm diameter at chest height are retained and provides for the easy movement of fire fighting vehicles along the Fuel Reduced Area in all situations.

**Note 3** - Fuel Removal Zone is the area where trees and groundcovers are retained and vegetation that is not expected to exceed 1.5 metres in height on maturing is selectively removed.

**Note 4** - Fuel Reduction Areas are measured from buildings and structures associated with the development. Refer to Planning Scheme Policy 1 - Bushfire Hazard, section 1.12 for further information.

Table 2 - Low Flammability Plant Species

Mainland		SMBI	
Species	Common Name	Species	Common Name
Acacia melanoxylon	Blackwood	Acacia melanoxylon	Blackwood
Acacia sophorae	Coastal Wattle	Acacia sophorae	Coastal Wattle
Acmena smithii	Lilly Pilly	Banksia integrifolia	Coastal Banksia
Banksia integrifolia	Coastal Banksia	Banksia spinulosa var collina	
Banksia spinulosa var collina		Casuarina glauca	Swamp Oak
Brachychiton acerifolius	Flame	Cupaniopsis anacardioides	Tuckeroo
Buckinghamia celcissima	Ivory Curl	Dodoneaea spp.	
Casuarina glauca	Swamp Oak	Elaeocarpus reticulatus	Blueberry Ash
Cupaniopsis anacardioides	Tuckeroo	Ficus macrophylla	Moreton Bay Fig
Dodoneaea spp.		Glochidion ferdinandii	Cheese Wood
Elaeocarpus reticulatus	Blueberry Ash	Hymenosporum flavum	Native Frangipani
Ficus macrophylla	Moreton Bay Fig	Jacksonia scoparia	Dog Wood
Glochidion ferdinandii	Cheese Wood	Lophostemon confertus	Brushbox
Guioa semiglaucula		Mallotus philippensis	Red Kamala
Hymenosporum flavum	Native Frangipani	Myoporum acuminatum	Boobiella
Jacksonia scoparia	Dog Wood	Pittosporum revolutum	Brisbane Laurel
Lophostemon confertus	Brushbox	Rapanea variabilis	
Mallotus philippensis	Red Kamala	Carpobrotus glaucescens	Pigs Face
Myoporum acuminatum	Boobiella	Hardenbergia violacea	
Pittosporum revolutum	Brisbane Laurel	Kennedia rubicunda	
Pittosporum rhombifolium		Lomandra longifolia	
Rapanea variabilis		Themeda triandra	
Stenocarpus sinuatus		Viola hederacea	
Carpobrotus glaucescens	Pigs Face	Chrysocephalum apiculatum	
Hardenbergia violacea			
Kennedia rubicunda			
Lomandra longifolia			
Themeda triandra			
Viola hederacea			
Chrysocephalum apiculatum			



# Redlands Planning Scheme Fact Sheet



November 2010

## Fact Sheet 13 - Hazard Overlays

### What is the role of Hazard Overlays?

Hazard overlays show that a property is constrained by a risk that may affect the safety of people and property. Hazard overlays in the scheme are the -

- Acid Sulfate Soils Overlay
- Bushfire Hazard Overlay
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay
- Landslide Hazard Overlay

### What is the purpose of the Acid Sulfate Soils Overlay?

The purpose of the **Acid Sulfate Soils Overlay** is to ensure that development identifies and manages acid sulfate soils. The overlay protects the natural and built environments and human health from negative impacts that result from the exposure of acid and metal contaminants from the soil.

Acid sulfate soils (ASS) occur naturally over extensive low-lying coastal areas, mainly below 5 metres Australian Height Datum (AHD). Potential ASS only become a problem when they are exposed to air. Exposure is usually a result of excavation associated with development. The release of ASS may cause harm to the natural and built environment and human health.

The State Government manages ASS through *State Planning Policy 2102: Planning and Managing Development Involving Acid Sulfate Soils*. The overlay ensures development complies with the State Planning Policy.

### What are the Acid Sulfate Soil Overlay Maps?

The **Acid Sulfate Soils Overlay Map** shows properties across the Redlands with a surface level -

- at or below 5 metres Australian Height Datum (AHD);
- between 5 metres AHD and 20 metres AHD.

These properties may contain acid sulfate soils. There is a map for the mainland and another for SMBI and North Stradbroke Island.

### When will the Acid Sulfate Soils Overlay apply?

The Acid Sulfate Soils Overlay will apply depending on the quantity of filling and/or excavation that occurs in association with development. Often, development will be self-assessable because of limited excavation or fill.

For instance, development is self-assessable where -

- removing less than 100m<sup>3</sup> of soil from below 5 metres AHD; or
- filling of land with less than 500m<sup>3</sup> of material at an average depth of less than 500mm below 5 metres AHD.

Otherwise development is code assessable and will need to satisfy the assessment criteria of the code. Where development is code assessable ASS need to be identified and managed. This may involve -

- ensuring ASS are not removed;
- neutralizing existing acidity;
- preventing surface or groundwater flows containing ASS from release into the environment.

### What is the purpose of the Bushfire Hazard Overlay?

The **Bushfire Hazard Overlay** shows land at risk from bushfire. The purpose of this overlay is to protect people and property from the risk of bushfire while maintaining environmental values.

The State Government manages bushfire hazard through *State Planning Policy 1103: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. The overlay ensures development complies with the State Planning Policy.

### What are the Bushfire Hazard Overlay Maps?

The **Bushfire Hazard Overlay Map** identifies properties affected by bushfire hazard, including properties that adjoin a hazard. Hazard levels affecting Redland City are -

- high hazard - small areas in Mount Cotton and on North Stradbroke Island (NSI);
- medium hazard - across the mainland and NSI;
- SMBI hazard - that is specific to the Southern Moreton Bay Islands.

There is a map for the mainland and another for SMBI and North Stradbroke Island.

### When will the Bushfire Hazard Overlay apply?

Most development will need to satisfy the assessment criteria of the overlay code. Where development is located in an area outside the hazard it may be self-assessable.

When development is proposed to locate on land affected by a bushfire hazard, it is code assessable and will need to satisfy the assessment criteria of the overlay code. This means that development will need to avoid the identified bushfire hazards or mitigate bushfire risk through a combination of the following measures -



## Fact Sheet 13 - Hazards Overlays - Continued

- locating where the hazard is the lowest;
- maximising setbacks from the hazard;
- designing buildings in accordance with *Australian Standard 3959:1999 Construction of Buildings in a Bushfire Prone Area*;
- providing fuel reduction areas;
- undertaking a bushfire hazard assessment or a bushfire management plan.

Part 11 of the planning scheme contains Planning Scheme Policy 1 - Bushfire Hazard that provides help on how to prepare a bushfire hazard assessment or bushfire management plan, among other matters.

**NOTE:** The SPA Regulations (Schedule 4) exempts development for residential purposes on lots under 2000m<sup>2</sup> where the only overlay affecting the land is the Bushfire Hazard Overlay. Please discuss with Council planning officers if you believe this to be your circumstance.

### What is the purpose of the Flood Prone, Storm Tide and Drainage Constrained Land Overlay?

The **Flood Prone, Storm Tide and Drainage Constrained Land Overlay** identifies land subject to flooding, storm tide and drainage constraints. The overlay aims to protect the safety of people and property from the risk of flooding. To avoid risks, development should locate outside flood, storm tide and drainage affected areas.

### What are the Flood Prone, Storm Tide and Drainage Constrained Land Overlay Maps?

The overlay map identifies land affected by flooding, or storm tide. This means the property is constrained by a -

- Storm Tide Area; or
- Flood Prone Area.

The storm tide area currently includes land below RL 2.4 metre Australian Height Datum (AHD) and the flood prone area includes land that may be affected by the 1percent AEP (1 in 100 year ARI).

The State Government manages the risk of flooding through *State Planning Policy 1/03: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. The overlay ensures development complies with the State Planning Policy.

The term used to describe this flood level is the 1 percent Annual Exceedance Probability (1% AEP) previously referred to as the 1 in 100 year Average Recurrence Interval (ARI). The 1% AEP describes a flood event that has a 1 percent chance of occurring in a 100 year period. Flood levels are generally based on historical rainfall data and extensive surveys and modelling.

The overlay map also shows properties on the Southern Moreton Bay Islands (SMBI) that have a drainage problem by identifying lots that, during extended wet weather, may have the following problems -

- are within a water overland flow path
- have a high water table
- has significant seepage problems
- there is flooding of the road reserve restricting vehicular access to the lot.

Where Council does not have extensive survey or flood analysis, a detailed flood investigation is required to identify the 1% AEP or specific drainage constraint.

The planning scheme contains a planning scheme policy, Planning Scheme Policy 7 - Flood Prone, Tidal Affected and Drainage Constrained Land, to provide help on what technical information is required in survey information and flood studies, among other matters. There is an overlay map for the mainland and another for SMBI and North Stradbroke Island.

### When will the Flood Prone, Storm Tide and Drainage Constrained Overlay apply?

Development on land covered by the overlay map and listed in the overlay table of assessment is code assessable and will need to satisfy the assessment criteria of the overlay code.

### What is the purpose of the Landslide Hazard Overlay?

The purpose of the **Landslide Hazard Overlay** is to ensure that development on steep slopes does not increase the risk of landslide through poor design, inappropriate excavation and fill or removal of vegetation.

It aims to:

- provide guidance relating to the identification of potential slope instability areas;
- set out the requirements for preparation and submission of development applications, including technical reports on land located within the designated Landslide Hazard Management Area; and
- provide information relating to good engineering practices for hillside development to assist applicants, engineers and planners in the design and application of appropriate type and form of developments that best reflects the capability of the land.

The State Government manages landslide hazard through *State Planning Policy 1/30: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*. The overlay ensures development complies with the State Planning Policy.

### What are the Landslide Hazard Overlay Maps?

The **Landslide Hazard Overlay Map** identifies locations across the City with potential for landslide hazard.

Landslide Hazard Management Areas affecting Redland City are described as Very High, High, Moderate or Low. There is a map for the mainland and another for SMBI and North Stradbroke Island.

For further information on specific overlays refer to -

- Fact Sheet 12 - Overlays Overview
- Fact Sheet 14 - Value Overlays
- Fact Sheet 15 - Resource Overlays
- Fact Sheet 16 - Amenity Overlays

#### Disclaimer -

This fact sheet is intended to help people gain an understanding of the Redlands Planning Scheme and is a **GUIDE ONLY**. The content of this fact sheet is not intended to replace the provisions of the Redlands Planning Scheme.



## **APPENDIX 1 - CONDITIONED CHANGES TO THE PLAN OF DEVELOPMENT**

### **CONTENTS**

1. Precinct codes – delete introduction 4.1 and correct other subheadings accordingly

#### **1. INTRODUCTION**

2. Section 1.1, Page 4 – Insert updated Shoreline Master Plan (as required by the conditions of this approval)
3. Section 1.4, Page 6 – Insert reference to the Town Centre Frame (Reduced Density) sub-precinct (TCF1)
4. Section 1.4, Part 8, Page 7 – Insert reference to the *Building design code to reduce incidence of biting insects*
5. Section 1.3, Page 9 - Insert updated Precinct Plan (as required by the conditions of this approval)

#### **1. PRECINCTS & TABLES OF ASSESSMENT**

##### **3.2 Shoreline Town Centre Core Precinct Table of Assessment**

6. Remove Sections 3.2.1 and 3.2.2 and renumber the sections
7. Section 3.2, Page 13 – Insert (before section 3.2.3):

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*
8. Section 3.2.3, Page 15 and 16, Aged Persons and Special Needs Housing and Child Care Centre, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
9. Section 3.2.3 (Pages 15 - 22) add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):
  - Apartment Building
  - Caretakers Dwelling
  - Community Facility
  - Display Dwelling
  - Education Facility
  - Estate Sales Office
  - Health Care Centre
  - Home Business
  - Indoor Recreation Facility
  - Multiple Dwelling
  - Tourist Accommodation
10. Section 3.2.3, Page 20, Place of Worship – Delete impact assessable from column 2. Insert the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).



11. Section 3.2.3, Page 21 – Insert Telecommunications Facility and include the levels of assessment and assessment criteria listed in the District Centre Code of the Redlands Planning Scheme v.6.2 (note – any codes listed in the assessment criteria should be the versions amended by this Preliminary Approval).

### 3.3 Shoreline Town Centre Frame Precinct Table of Assessment

12. Remove Sections 3.3.1 and 3.3.2 and renumber the sections
13. Remove duplicate description of Sub-Area 1
14. Insert a description of the Town Centre Frame (Reduced Density) sub-precinct (TCF1) – above the description of Sub-area 1. It should read:

*The Town Centre Frame (Reduced Density) sub-precinct (TCF1) is defined as the land on Lot 11 on SP268704 as depicted on the Shoreline Precinct Plan.*

15. Amend the description of Sub-area 1 to:

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

16. Section 3.3.3, Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Education Facility
- Estate Sales Office
- Health Care Centre
- Home Business
- Indoor Recreation Facility
- Multiple Dwelling
- Tourist Accommodation

17. Section 3.3.3, Page 28 –

- a. Aged Persons and Special Needs Housing, Assessment Criteria – Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- b. Amend Level of Assessment for Aged Persons and Special Needs Housing to:

Code Assessable

If –

- (1) *Not located in TCF1; and*
- (2) *The building height is 14m or less.*

Or

- (3) *Located in TCF1; and*
- (4) *The building height is 9.5m or less; and*

(5) 2 storeys or less.

Or

(6) Or Located in TCF1; and

(7) Within 100m of a public transport stop; and

(8) The building height is 14m or less.

Otherwise –

Impact Assessable

c. Amend the Level of Assessment and Assessment Criteria (for code assessable development) for Apartment Building to:

i. Code Assessable

If –

(1) Not located in TCF1; and

(2) The building height is 14m or less.

Or

(3) Located in TCF1; and

(4) Within 100m of a public transport stop; and

(5) The building height is 14m or less.

Otherwise

Impact Assessable

ii. *Assessment Criteria*

- *Shoreline Town Centre Frame Precinct Code*
- *Apartment Building Code*
- *Access and Parking Code*
- *Erosion Prevention and Sediment Control Code*
- *Excavation and Fill Code*
- *Infrastructure Works Code*
- *Landscape Code*
- *Stormwater Management Plan*
- *Building design code to reduce incidence of biting insects (if in Sub-area 1)*

d. Bed and Breakfast, Level of Assessment – add “*If not located in TCF1; and*” to the self-assessable development.

18. Section 3.3.3, Page 29 –

a. Commercial Office, Level of Assessment – Add “*If not located in TCF1; and*” to the self-assessable and code assessable development

- b. Dual Occupancy, Level of Assessment – Add “*If located in TCF1; and*” for code assessable development

19. Section 3.3.3, Page 30 –

- a. Dwelling House, Level of Assessment
- i. Delete exempt development option
  - ii. Amend self-assessable development to delete “*If in sub-area 1*” and insert “*If located in TCF1*”
  - iii. Amend the self-assessable Assessment Criteria to:
    - Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
    - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
  - iv. Insert: Code Assessable if not self-assessable and list the following assessment criteria
    - *Shoreline Residential Precinct Code*
    - *Dwelling House Code\**
    - *Domestic Driveway Crossover Code*
    - *Erosion Prevention and Sediment Control Code*
    - *Excavation and Fill Code*
    - *Infrastructure Works Code*
    - *Stormwater Management Code*
- b. Education Facility, Level of Assessment – Insert “*If not located in TCF1*” under code assessable development and insert:

Otherwise -

Impact Assessable

- c. Health Care Centre, Level of Assessment – Insert “*If not located in TCF1; and*” for both self-assessable and code assessable development.

20. Section 3.3.3, Page 31 –

- a. Indoor Recreation Facility, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development
- b. Delete Mobile Home Park use from the Table of Assessment
- c. Multiple Dwelling, Level of Assessment – Replace with:

Code Assessable

*If –*

(1) *Not located in TCF1; and*

(2) *The building height is 14m or less.*

*Or*

- (3) Located in TCF1; and
- (4) Within 100m of a public transport stop; and
- (5) The building height is 14m or less.

d. Delete Outdoor Recreation use from the Table of Assessment

21. Section 3.3.3, Page 32 –

- a. Refreshment Establishment, Level of Assessment – Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.
- b. Shop, Level of Assessment - Insert “*If not located in TCF1; and*” for self-assessable and code assessable development.

22. Section 3.3.3, Page 33 –

- a. Delete Telecommunications Facility use from the Table of Assessment
- b. Tourist Accommodation, Level of Assessment – Insert “*If not located in TCF1; and*” for code assessable development.

### 3.4 Shoreline Residential Precinct Table of Assessment

23. Remove Sections 3.4.1 and 3.4.2 and renumber the sections

24. Pages 28-33 add *Building design code to reduce incidence of biting insects (if in Sub-area 1)* to column 3 assessment criteria for the following uses (self-assessable and code assessable options):

- Apartment Building
- Bed and Breakfast
- Caretakers Dwelling
- Display Dwelling
- Dual Occupancy
- Estate Sales Office
- Home Business
- Multiple Dwelling

25. Section 3.4.3, Page 40 -

- a. Aged Persons and Special Needs Housing, Assessment Criteria –
  - i. Amend the title of the building design code to *Building design code to reduce incidence of biting insects*; and
  - ii. Amend the level of assessment to:
    - Code Assessable
    - If –*
    - (1) *The building height is 9.5m or less; and*
    - (2) *2 storeys or less.*
    - Or*
    - (3) *Located within 100m of a public transport stop; and*
    - (4) *The building height is 14m or less.*

*Otherwise –  
Impact Assessable*

- b. Apartment Building, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (1) 14 metres or less above ground level; and
- (2) 3 storeys or less; and
- (3) The premises is –
  - a) 800m<sup>2</sup> or more in area; and
  - b) Has a frontage of 20 metres or more.

26. Section 3.4.3, Page 41 - Dwelling House, Level of Assessment

- v. Delete exempt development option
- vi. Amend self-assessable development to delete “*If in sub-area 1*”
- vii. Amend the self-assessable Assessment Criteria to:
  - Acceptable Solutions in section 6.11.5 of the Dwelling House Code\*
  - “*Building design code to reduce incidence of biting insects (if in Sub-area 1)*” and Dwelling
- viii. Insert: Code Assessable if not self-assessable and list the following assessment criteria
  - *Shoreline Residential Precinct Code*
  - *Dwelling House Code\**
  - *Domestic Driveway Crossover Code*
  - *Erosion Prevention and Sediment Control Code*
  - *Excavation and Fill Code*
  - *Infrastructure Works Code*
  - *Stormwater Management Code*

27. Section 3.4.3, Page 42 – Multiple Dwelling, Level of Assessment – Amend code assessable development to:

Code Assessable

*If within 250 metres of the Tourism and Recreation Activity Area, or within 100m of a public transport stop, and the building height is –*

- (4) 14 metres or less above ground level; and
- (5) 3 storeys or less; and
- (6) The premises is –
  - a) 800m<sup>2</sup> or more in area; and

b) *Has a frontage of 20 metres or more.*

28. Section 3.4.3, Page 43 – Delete Telecommunications Facility from the Table of Assessment.

### 3.5 Shoreline Open Space Precinct Table of Assessment

29. Remove Sections 3.5.1 and 3.5.2 and renumber the sections

30. Section 3.5.3, Page 49 –

a. Add *Building design code to reduce incidence of biting insects* to column 3 assessment criteria for Caretakers Dwelling and Community Facility for code assessable development.

b. Delete Estate Sales Office from the Table of Assessment

31. Section 3.5.3, Page 50 - Delete Telecommunications Facility use from the Table of Assessment

32. Section 3.5.3, Page 51 – Delete Tourist Park from the Table of Assessment

33. Section 3.5.4, Page 52 – Creating lots by subdividing another lot by Standard Format Plan, Level of Assessment - For code assessable development amend to:

#### Code Assessable

*If –*

(1) *Being undertaken by the local government; or*

(2) *All land within the Open Space Zone is contained within a single lot.*

## **4. PRECINCT CODES**

### 4.1 Shoreline Town Centre Core Precinct

34. Rename Section 4.1 *Shoreline Town Centre Core Precinct Code*

35. Section 4.1.1, Page 55 – Delete the content of this section, including the table of variations, and insert:

*The District Centre Zone Code in the RPS v6.2 has been varied to create the unique Shoreline Town Centre Core Precinct Code.*

*The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*

36. Section 4.1.4, Page 63 - Amend S4.1(1) to include (e) *where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise, light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*

37. Section 4.1.4, Page 63, Specific Outcome S5.3 (1)(f) – Add “(including the National Broadband Network)”.

38. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.9:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

### 4.2 Town Centre Frame Precinct

39. Rename Section 4.2 *Shoreline Town Centre Frame Precinct Code*
40. Section 4.2.1, Page 67 – Delete the content of this section, including the table of variations and insert:
- The Medium Density Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Town Centre Frame Precinct Code.*
- The Town Centre Frame Precinct includes the Town Centre Frame (Reduced Density) Sub-precinct (TCF1)*
- The Town Centre Core Precinct contains Sub-area 1 defined as the land between 100m north of the northern boundary of Lot 1 on RP133830 and 100m south of the southern boundary of Lot 1 on RP133830, as depicted on the Shoreline Precinct Plan*
41. Section 4.2.3, Page 68 – Overall Outcomes for the Shoreline Town Centre Frame Precinct – Amend a) *Uses and Other Development* to:
- (a) *Uses and Other Development*
- Provide for a range of residential uses that-*
- a. *Is predominantly mid-rise housing on lot sizes that offer opportunities for medium density living, including other residential development such as temporary accommodation and retirement living;*
  - b. *In TCF1 contains predominantly low-rise housing, unless in the vicinity of a public transport stop, which may include higher density options;*
  - c. *accommodates opportunities for live and work dwellings and home based businesses;*
  - d. *provide a range of dwelling types that offer choice, affordability and adaptability;*
  - e. *maximise the supply of dwelling units in close proximity to centres and public transport, to the general exclusion of other less compact forms of housing;*
  - f. *encourages opportunities for working from home.*
42. Section 4.2.4, Page 71 – Built Form and Density
- a. Amend S2.1 (1) to - *The height of buildings and structures is equal to, or less than 14m and 3 storeys*
  - b. Amend P2.1 (1) to - *No probable solution identified*
  - c. Insert a new S2.1 (3) (and change the existing S2.1(3) to S2.1(4)) to –  
*(3)In TCF1 –*
    - a) *the height of buildings and structures maintain a low-rise built form.*
    - b) *the height of buildings and structures within 100m of a public transport stop maintains a mid-rise built form.*
  - d. Insert a new P2.1(3) (and change the existing P2.1(3) to P2.1(4)) to –  
*(3)If in TCF1 -*
    - (a) *Overall building height is 9.5m or less above ground level; or*



*(b) Overall building height is 14m and 3 storeys, if within 100m of a public transport stop.*

43. Section 4.2.4, Page 72 – Built Form and Density

- a. Amend P2.4(1)(a) to:
  - a) Lots that are a minimum of 800m<sup>2</sup>*
- b. Amend P2.4(2)(b) to:
  - b) Residential uses achieve a density of 1 dwelling unit per 200m<sup>2</sup> of site area.*
- c. Amend S2.4(2)(b) to:
  - b) Within 100m of a public transport stop dwelling unit density is compatible with medium density living while providing land for private and communal open space, resident and visitor parking, landscaping and maintenance of a residential streetscape.*

44. Section 4.2.4, Page 76 – Environment

- a. Amend S4.1(1) to include *(e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*
- b. Amend S4.4(2) as follows and move to S3.11 (under the Amenity heading):
  - Acoustic barriers along Serpentine Creek Road –*
  - a) Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
  - b) Are designed for longevity; and*
  - c) Are provided with maintenance access; and*
  - d) Provide for pedestrian and fauna permeability and protection; and*
  - e) Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
  - f) Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*
- c. Insert a new specific outcome as S4.5, being –
  - “Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
- d. Insert a new probable solution as P4.5, being - *No probable solution identified)*

45. Section 4.2.4, Page 77 – Infrastructure -

- a. Specific Outcome S5.1 (1)(f) – Add “(including the National Broadband Network)”.
- b. Insert new specific outcome S5.5 –
  - (1) *Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*
    - a) *Provide safe and efficient manoeuvring for waste collection vehicles;*
    - b) *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
    - c) *Ensure sufficient vertical clearance for container servicing; and*
    - d) *Ensure unobstructed access to containers by collection vehicles.*

46. Section 4.1.4, Page 66 – Add a new Specific Outcome S.5.6:

*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*

#### 4.4 Shoreline Residential Precinct

- 47. Amend Section to 4.3 *Shoreline Residential Precinct Code*
- 48. Amend all sub-sections in this Section to commence with 4.3...
- 49. Section 4.4.1, Page 79/80 – Delete the content of this section, including the table of variations and insert:
 

*The Urban Residential Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Residential Precinct Code.*

*The Shoreline Residential Precinct contains Sub-area 1 defined as the land within 100m of the vegetation mapped as A2 on the DILGP Referral Agency Response (Vegetation) Plan SDA-0714-012691 dated 15 September 2014*
- 50. Section 4.4.3, Page 80 – Amend (2)(a)e. to - *where in the vicinity of the Tourism/Recreation Activity Area or a public transport stop, as indicated on the Shoreline POD Precinct Plan, may include higher density development*
- 51. Section 4.4.3, Page 82 – Delete (2)(e)g.
- 52. Section 4.4.4, Page 83 – Uses and Other Development –
  - a. Amend S1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a greater range of medium and higher density residential uses.*
  - b. Amend P1.1(2) to – *Where within 250m of the Tourism/Recreation Activity Area or within 100m of a public transport stop, incorporates a range of housing types including apartment buildings and multiple dwellings*
- 53. Section 4.4.4, Page 84 – Built Form and Density

- a. Amend S2.1(2) to add *“or within 100m of a public transport stop”*
  - b. Delete P2.1(2) and inset *“Overall building height is 14m or less above ground level, where within 250m of a Tourism/Recreation Activity Area or within 100m of a public transport stop”*
54. Section 4.4.4, Page 85 – Built Form and Density – Amend S2.4(2)(b) to add *“or within 100m of a public transport stop”*
55. Section 4.4.4, Page 88 – Environment –
- a. Amend S4.1(1) to include *(e) where adjoining an Open Space Corridor or Conservation Area, edge effects, particularly from noise and light and bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).*
  - b. Insert a new specific outcome as S4.4, being –  
*“Landscaping activities provide food, shelter and movement opportunities for koalas consistent with the site design.”*
  - c. Insert a new probable solution as P4.4, being - *No probable solution identified)*
56. Section 4.4.4, Page 89 – Environment
- a. Amend S4.3(2) as follows and move to S3.11 (under the Amenity heading):  
*Acoustic barriers along Serpentine Creek Road –*
    - a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
    - b) *Are designed for longevity; and*
    - c) *Are provided with maintenance access; and*
    - d) *Provide for pedestrian and fauna permeability and protection; and*
    - e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
    - f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*
57. Section 4.4.4, 89 – Infrastructure
- a. Delete S5.1(1)(c)
  - b. Amend S5.1(1)(g) to include *“(including the National Broadband Network)”*.
58. Section 4.4.4, Page 90 – Infrastructure – Insert a new specific outcome as S5.5 (amend all others accordingly):  
*Uses and other development (excluding dwelling house, dual occupancy or reconfiguring a lot for a dwelling house or dual occupancy) –*

- a. *Provide safe and efficient manoeuvring for waste collection vehicles;*
- b. *Ensure all bulk waste and recycling containers are serviced off-street and not on roads with public access;*
- c. *Ensure sufficient vertical clearance for container servicing; and*
- d. *Ensure unobstructed access to containers by collection vehicles.*

59. Section 4.4.4, Page 91 – Infrastructure

- a. Amend S5.9 (to become S5.10 following amendment 55 above) to -  
*“Development is designed to minimise the risk to public health from arboviruses. In accordance with the Shoreline Biting Insect Management Plan, esplanade roads must adjoin all Open Space Corridors and Foreshore Open Space shown on the approved Shoreline Master Plan”*
- b. Amend P5.9 (to become P5.10 following amendment 55 above) to *“No probable solution identified”*

4.5 Open Space Precinct

60. Amend Section to *4.4 Shoreline Open Space Precinct Code*

61. Amend all sub-sections in this Section to commence with *4.4...*

62. Section 4.5.1, Page 93 – Delete the content of this section, including the table of variations and insert:

*The Open Space Zone Code in the RPS v6.2 has been amended to create the unique Shoreline Open Space Precinct Code.*

63. Section 4.5.3, Page 94 – Overall Outcomes –

- a. Combine the first two paragraphs of (2)(a) and amend –  
*In the Foreshore Open Space Sub-precinct –*
  - a. *Comprises a community and destination park with opportunities to view Moreton Bay and engage with the water, whilst protecting and conserving remnant coastal vegetation; and*
  - b. *Establishes a prominent meeting place and venue for community and private events, generally in the vicinity of the Tourism/Recreation Activity areas indicated on the Shoreline Precinct Plan, and may include a variety of leisure and recreation activities, including a restaurant/café/bar, sporting facilities, informal open spaces for picnics and barbeques and a playground.*
- b. Amend the third paragraph of (2)(a) -  
*Provide for a range of open space and recreational uses (except in areas identified as Conservation Park) that –*
  - a. *Meet the active or passive recreational needs of residents and visitors to the City;*
  - b. *Provide for recreation activities on land in public or private ownership;*
  - c. *May include land used for activities not involving access by the general public;*

- d. *Provide mixed use structures and uses for leisure and recreational facilities within the identified Tourism and Recreation Activity Areas; and*
- e. *Does not inhibit the environmental values of Open Space Corridors, the primary objective of which must be habitat connectivity.*

c. Amend (2)(b) –

*Uses and other development are designed in a manner that complies with the Shoreline Open Space Landscape Strategy, Shoreline Biting Insect Management Plan, the Shoreline Infrastructure Agreement and –*

- a. *Contributes to the legibility and character of the local area;*
- b. *Provides adequate facilities that meet community needs and expectations based on the population density and demographic structure expected in the area;*
- c. *Provides for a range of passive and active recreational opportunities;*
- d. *Enhances opportunities for community interaction;*
- e. *Complements the broader open space network;*
- f. *Forms links between existing open space areas.*

64. Section 4.5.3, Page 96 – Overall Outcome (2)(e) –

- a. Amend e. – *Add (except in Conservation Areas and the central habitat core of the Open Space Corridors where 100% of planting must be native species)*
- b. Amend f. – *“incorporating best practice stormwater management that minimises adverse impacts associated with excess run-off and contamination”*
- c. Delete (2)(ff).
- d. Amend (2)(fj). to include *“(including the National Broadband Network)”*.

65. Section 4.5.4, Page 97 – Uses and Other Development – Amend S1.1(1)(a) – *delete open air theatre*

66. Section 4.5.4, Page 98 – Open Space Design – Amend S2(1) – *“The design of open space sites complies with the Shoreline Open Space Landscape Strategy, the Shoreline Biting Insect Management Strategy and the Shoreline Infrastructure Agreement”*

67. Section 4.5.4, Page 103 – Environment –

- a. Amend S5.1(1) to include *“(e) artificial lighting, ensuring it is directed away from the central habitat core of the Open Space Corridors and the Conservation Areas”*
- b. Amend S5.2(1)(a) to – *“prevent the unnecessary removal of native plants through site design that accommodates plant retention, particularly bushfire clearance zones (these should be incorporated within the development site and should not result in vegetation clearing external to the site).”*

68. Section 4.5.4, Page 104 – Environment –

- a. Amend S5.3 – *“Infrastructure is co-located in accordance with the relevant standards to minimise the need to remove native plants and adversely impact upon the environmental values of the area”*
- b. Amend S5.4(2) as follows and move to S4.9 (under the Amenity heading):
  - Acoustic barriers along Serpentine Creek Road –*
    - a) *Are of a high visual quality, incorporating physical and visual breaks and articulation to create visual interest and break up the bulk of the structure, reducing its dominance in the streetscape; and*
    - b) *Are designed for longevity; and*
    - c) *Are provided with maintenance access; and*
    - d) *Provide for pedestrian and fauna permeability and protection; and*
    - e) *Comprise a mix of vegetated earth mounds, acoustic screens, and acoustic treatments incorporated into building design; and*
    - f) *Are screened from the road carriageway by a landscaping buffer no less than 5m in depth, that comprises screen planting to minimise the visual impact of the barrier, enhance visual amenity and create visual interest.*
- c. Amend S5.4(3) to – *“Incorporate landscaping as a component of the stormwater management system. Design to integrate with the central habitat core of the Open Space Corridors, Conservation Areas, pedestrian footpaths, cycleways and recreational uses and in accordance with the Shoreline Open Space Landscape Strategy and Shoreline Biting Insect Management Plan.”*

69. Section 4.5.4, Page 105 – Infrastructure –

- a. Delete S6.1(1)(c)
- b. Amend S6.1(1)(g) to include *“(including the National Broadband Network)”*.

## **5. OVERLAYS & OVERLAY CODES**

70. Section 5.5.1 – Habitat Protection Overlay – (make the following amendments and update the code)-

- a. The Habitat Protection Overlay map in RPS v6.2 still applies to Lot 1 on RP133830
- b. Section 5.5.2 – The levels of assessment in the Habitat Protection Overlay map in RPS v6.2 still apply to Lot 1 on RP133830
- c. Section 5.5.3 -The Habitat Protection Overlay Code still applies to RPSv6.2 still applies to Lot 1 on RP133830

71. Section 5.7 – Protection of Poultry Industry Overlay - Amend this section - The removal of this overlay is not approved.

72. Section 5.10 – Landslide Hazard Overlay – (make the following amendments and update the code) - Only the removal of the low-landslide hazard components of the Overlay is approved.



## **6. USE CODES**

73. Section 6.2, Page 112 (make the following amendments and update the relevant codes) -

- a. Aged Persons and Special Needs Housing – P3(1)(h) and P6(1)(g) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- b. Apartment building – P1(1) – Include (d) *within 100m of a public transport stop*
- c. Child Care Centre – P2(4) and P3(1)(c) - Amend the title of the building design code to *Building design code to reduce incidence of biting insects*
- d. Dual Occupancy – P1(1) – Amend (a) Shoreline Town Centre Frame Precinct to (a) *Shoreline Town Centre Frame (Reduced Density) Precinct*.

74. Section 6.2, Page 113 (make the following amendments and update the relevant codes) –

- a. Dwelling House Code
  - i. Section 6.11.5, Self-assessable development, A1 - Insert another alternative provision for building height (and amend other paragraph numbers accordingly) –

*(4) Building height in the Town Centre Frame (Reduced Density) Sub-Precinct and Residential Precinct is 9.5m or less above ground level*

*Building Act, 1975 Alternative Provision to QDC MP1.1, MP1.2, A4*
  - ii. Section 6.11.6, Assessable Development – The above alternative provision should also be inserted as P1(3) in the Assessable Development table
- b. Estate Sales Office – delete reuse for tourism or recreation facility
- c. Multiple Dwelling – P1(1) – Add to (c) *if within 250m of the Tourism/Recreation Activity Centre*
- d. Multiple Dwelling – P1(1) – Add to (b) *if located within TCF1 must be within 100m of a public transport stop.*
- e. Multiple Dwelling – P7(1)(b) – Amend to increase the trigger for communal open space from 10 dwelling units to 20 dwelling units.

## **8. GENERAL CODES**

75. Section 8.2, Page 116 – Stormwater Management Code - (make the following amendments and update the code)-

- a. Insert a new Overall Outcome

*(v) stormwater management facilities are designed and located to provide a regional stormwater solution (generally in accordance with the Shoreline, Redlands Water Sensitive Urban Design Strategy (as amended by the conditions of this approval)) and where possible minimises whole of life costs.*



- b. S1(1)(a) should read:
  - (1)(a) *protects and preserves land below the 1 percent AEP flood level.*
- c. P1(1) should read:
  - (1) *Stormwater drainage design:*
    - (a) *maintains land below the 1 percent AEP in an undeveloped state*
    - (b) *complies with the WUSD objectives*
    - (c) *identifies and determines the 1 percent AEP of natural overland drainage lines where the lot or premises:*
      - a. *has an upstream catchment area greater than 5 hectares; or*
      - b. *is 2500m<sup>2</sup> or greater in area*
    - (d) *maximises the retention and use of natural overland drainage lines through their identification and minimises earthworks in these areas.*
- d. P2(1) should read:
  - (1) *Stormwater drainage design*
    - (a) *meets the stormwater flow capacity requirements of the relevant design storm event*
      - a. *where for the minor system – as detailed in Table 1 – Minor System Design Storm Event by Road Frontage Classification and Precinct:*
      - b. *where for the major system – 1 percent AEP*
    - (b) *ensures the major system caters for 50 percent blockage in the minor system with causing inundation of building floor levels.*
- e. P3(1) should read:
  - (1) *Stormwater management design*
    - (a) *for reconfiguration the will result in roofwater through adjoining properties –*
      - a. *for residential reconfiguration, a maximum of two lots are served by a pipe system that discharges roof water run off to the nearest downhill road reserve or lawful point of discharge; or*
      - b. *for other reconfiguration, an inter lot drainage system discharges roof and surface run off to the nearest available downhill road reserve or lawful point of discharge;*
      - c. *avoids the risk of flooding by ensuring that uses and other development are undertaken on land above the 1 percent AEP flood and storm tide level (2.4m AHD).*

76. Section 8.2, Page 117 – Building Design Code to Reduce Biting Insect Nuisance (make the following amendments and update the code)-

- a. Amend code name to *Building Design Code To Reduce the Incidence of Biting Insects*
- b. (2) - Delete the bullet point
- c. Amend (2) after the bullet point to (i) *In sub-area 1 or within the Open Space Precinct*

- d. Amend (2)(a) and (2)(ii) – insert the word “external” before “windows and doors”

77. Section 8.3.3, Page 118 – S1.1 Delete first paragraph and amend to:

*(1) In sub-area 1 and the Open Space Precinct*

- a) *Development and other uses must ensure all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm; and*
- b) *Where a Child Care Centre must ensure outdoor play/entertainment areas are equipped with insect screens with a mesh aperture of not more than 1mm.*

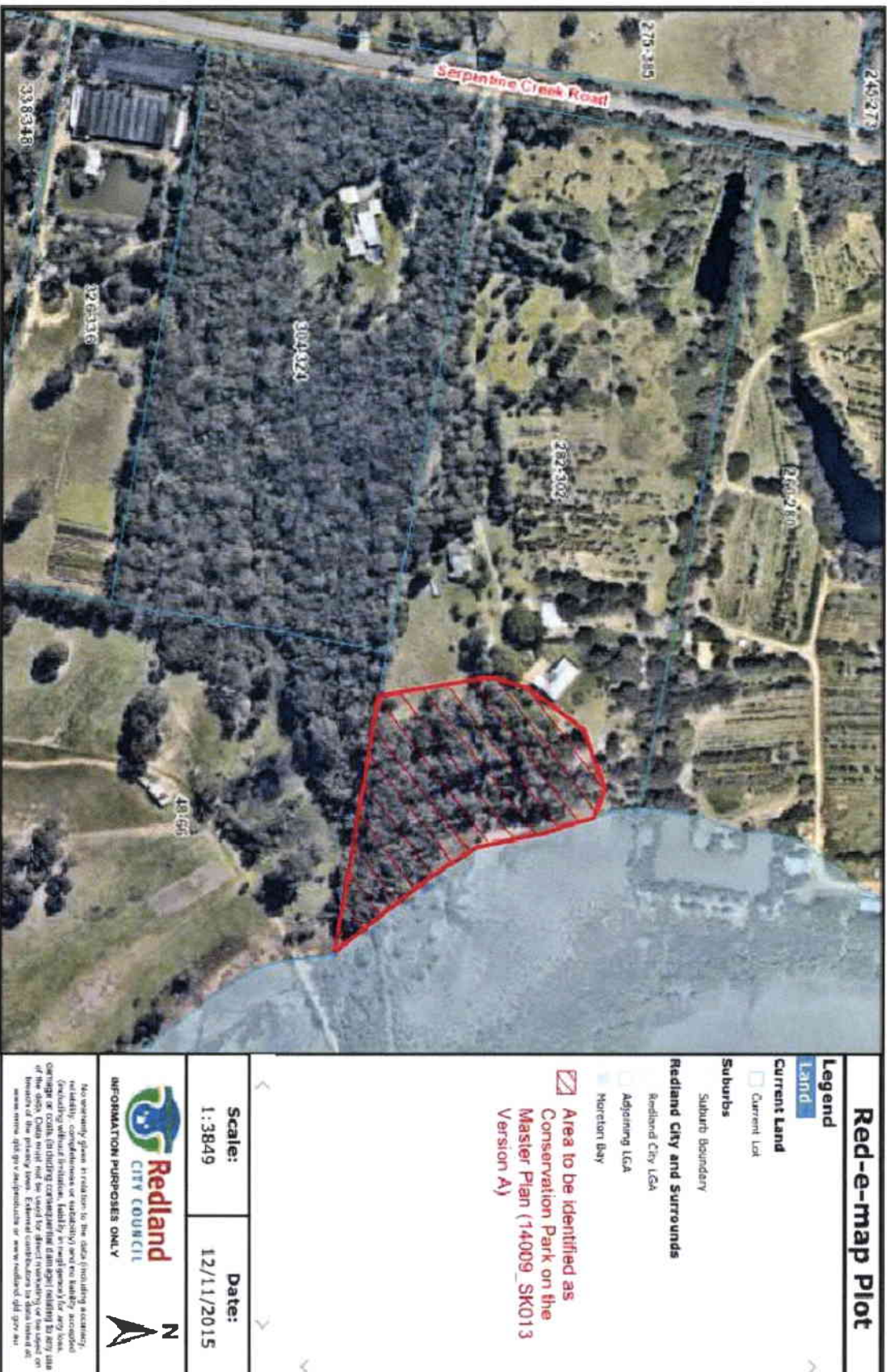
*(2) Where an Aged Persons and Special Needs Housing or Child Care Centre use in any location, development ensures all external windows and doors are equipped with insect screens with a mesh aperture of not more than 1mm.*

## **9. SCHEDULES**

78. Section 9.2, Page 119 – Lot Sizes, Table 1 Use Lot Sizes (make the following amendments and update the relevant codes) –

- a. *Table 1 is amended so that the minimum lot size for Dual Occupancy use in the Urban Residential and Medium Density Residential Zones is 700m<sup>2</sup>. For Multiple Dwellings, Apartment Buildings and Aged Persons and Special Needs Housing in the Urban Residential and Medium Density Residential Zones, the minimum lot size is 800m<sup>2</sup>.*

APPENDIX 2: AREA TO BE IDENTIFIED AS CONSERVATION PARK ON THE APPROVED MASTER PLAN (14009\_SK013 [24])



## **APPENDIX 3 - CONDITIONED CHANGES TO OPEN SPACE LANDSCAPE STRATEGY**

1. Page 2 - Update the *Location of Management Areas and Stormwater Network Plan* to
  - a. Amend the Conservation Areas so they are consistent with the areas designated as Conservation Park on the approved Master Plan (14009\_SK013 Version A)
  - b. Delete Private Open Space and Open Space Linkage and rename both areas as Open Space Corridor.
2. Remove all references in the document to Private Open Space and Open Space Linkages.

### **2.0 LAND USE PURPOSE AND STRATEGY**

#### **2.1 Foreshore Open Space Area**

Purpose:

3. Page 3, Paragraph 2, last sentence – amend to “*The open space areas will generally provide a 100m setback between mosquito breeding or roosting habitat and properties*”
4. Page 3, Paragraph 3, amend the penultimate sentence to “*The edges of retained bushland areas will be densely planted with low-maintenance native grasses and low growing ground cover to prevent subsequent weed intrusions*”

Strategy (Page 3/4):

5. Replace the strategies with the following:
  - a. Ensure retained and planted trees and shrubs within the Foreshore Open Space (excluding the areas identified in the approved Shoreline Master Plan as Conservation Park) are sparsely planted, with an understorey of low maintenance native grasses to encourage sea breeze and reduce the incidence of mosquitoes and biting midges;
  - b. Design of the Foreshore Open Space does not result in the clearing of non-juvenile koala habitat trees in areas identified as bushland habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval);
  - c. Design of the Foreshore Open Space must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, and medium value rehabilitation habitat in the South East Queensland Koala Conservation State Planning Regulatory Provision (or as varied by this Preliminary Approval), with any unavoidable clearing minimised and offset in accordance with the *Environmental Offsets Act 2014*;
  - d. Design and layout of the Foreshore Open Space Area provides for safe fauna movement opportunities (including koalas), ensuring that the siting and design of infrastructure in the Area does not inhibit fauna movement;
  - e. Design and layout of the Foreshore Open Space complies with the approved Shoreline Biting Insect Management Plan;
  - f. Design and layout of the Foreshore Open Space complies with the approved Overall Bushfire Management Plan “Redlands Shoreline Development”;



- g. Planting species are such that at least 70% are in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). Where exotic species are used for the balance 30% maximum, environmentally invasive species should be avoided;
- h. Strategic weed control and maintenance is undertaken along edges of retained bushland areas; and
- i. An esplanade road adjoins the western boundary of the Foreshore Open Space to increase the buffer to properties.

## **2.2 Open Space Corridors and Open Space Linkages**

Purpose:

- 6. Page 4, Paragraph 1 – Amend the first sentence to read “*The purpose of the Open Space Corridors is to encourage and provide for safe wildlife movement between existing patches of vegetation through active revegetation. This strategy will allow vegetation from the eastern portions of the Shoreline development area to connect with bushland areas to the west*”
- 7. Page 4, Paragraph 2 – Amend the last sentence to read “*There will be opportunities through appropriate site design, to include recreation parkland facilities and stormwater devices within these areas, provided the higher objective of habitat connectivity is protected*”
- 8. Page 4, Paragraph 3 – Amend first three sentences to read “*The Open Space Corridors will consist of a mosaic of low-maintenance native grass areas and tall trees to provide a breezeway to minimise biting insect connectivity. The corridors will be a minimum of 100m wide, providing a 75m buffer to freshwater biting insect breeding habitat and 50m buffer to roosting habitat (including the road reserves). This open space area will consist of a central portion at least 50m wide (or as otherwise approved by Council), which facilitates provision of wildlife habitats that will be buffered by a 25m sparsely planted and low-maintenance grass area, with tall koala food trees.*”
- 9. Page 4, Paragraph 4 – delete paragraph (referring to open space linkages)
- 10. Page 5 – Indicative planting for open space corridor – Amend references to corridor widths so that the central habitat core is *at least 50m wide (or as otherwise approved by Council)*, with the outer corridor areas being *at least 25m wide each*.

Strategy (Page 6):

- 1. Replace the strategies with the following:
  - a. All Open Space Corridors are no less than 100m in width, with the central habitat core being at least 50m (*or as otherwise approved by Council*) and the two buffer areas at least 25m wide each.
  - b. All Open Space Corridors are designed and planted in accordance with the Biting Insect Management Plan, incorporating an outer frame of high canopy trees and low maintenance native grasses to provide a buffer between core habitat areas that provide roosting habitat for biting insects and properties. Recreational parks, footpaths/cycleways and water quality devices located in these areas will be subject to separate landscaping requirements.
  - c. Design and layout of the Open Space Corridors should provide continuity of core habitat and natural waterway channels that supports safe fauna movement opportunities and prevents fragmentation of habitat, ensuring that the siting and design of infrastructure (including recreation areas,

pathways/cycleways, stormwater facilities, maintenance access etc) in these areas does not inhibit safe fauna movement (e.g. road underpasses / overpasses);

- d. Planting design must incorporate a selection of replanting species in accordance with the Vegetation Enhancement Strategy (RCC 2007 or equivalent future versions published by Council). In the habitat core it must incorporate suitable plant species with appropriate forms to provide structural complexity and soil stability;
- e. Corridor design must avoid placement of pedestrian and cycle pathways through continuous habitat, with public use kept to areas within or immediately adjacent to roads, designated parks and stormwater facilities.
- f. Corridor design must avoid public and environmental risk, in accordance with CPTED principles;
- g. The design of road underpasses / overpasses and exclusion fencing for native fauna must be in accordance with the Koala-sensitive Design Guideline (A guide to koala-sensitive design measures for planning and development activities), November 2012, Department of Environment and Heritage Protection. A minimum standard for fauna crossings will be generally in accordance with Options C, D and E on pages 18 to 21 of the Guideline;
- h. Roads that dissect Open Space Corridors (excluding Serpentine Creek Road, Scenic Road and Orchard Road) must limit vehicle speed to 30km/hr
- i. Planting of wetland sedge and tufted species along rehabilitated waterways and water bodies must be substantially commenced before construction of upstream development is commenced;

### **2.3 Conservation Area**

Purpose:

1. Page 6, Paragraph 1 – Amend the second sentence to “*Currently, there are two main Conservation Areas; one located at the north-eastern extent of the study area, and the other being Lot 1 on RP133830, which forms part of the Open Space Corridor stretching from the eastern boundary to the western boundary of the development site.*”
2. Page 6 , Paragraph 2 - Amend the first sentence as follows – “*These conservation areas will hold a higher likelihood of harbouring mosquitoes and in addition to the provision of the road buffers the nearby properties will be subject to specific design requirements in the Shoreline Plan of Development.*”
3. Page 7, Insert the following before the first paragraph –

Rehabilitation, management and maintenance of these areas is generally in accordance with the following sections of the *Redland City Council’s Conservation Land Management Strategy 2010: A plan for the next 10 years*

- *Section 5.4 Nature Belt (NB)*
- *Section 5.7 Conservation Coastal Foreshore (CCF)*
- *Section 7.13 Rehabilitation, Enhancement and Maintenance (Principles 1-14 for NB and CCF); and*
- *Section 7.2.1 Specific Management Zones (Principles 1-8, 10, 14 and 20 for NB and CCF)*

Strategy (Page 7) – Amend to:

1. Conservation Areas maintain, enhance and protect environmental values by ensuring
  - a. Degraded and cleared areas are restored and revegetated is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework);
  - b. Revegetation of the conservation land to be dedicated to Council must include planting at 2/m<sup>2</sup> with a mix of ground covers/shrubs/mid canopy and canopy in accordance with the approved RE species list. Trees must be planted at 5m spacing and comply with the approved RE species list. Watering must be undertaken to ensure establishment. Maintenance must be undertaken at monthly intervals for the first 3 years and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years;
  - c. Retained Conservation Areas are protected and enhanced in accordance with best practice guidelines (including the Redland City Council's Conservation Land Management Strategy 2010);
  - d. Weed control incorporates monthly maintenance, including seed head removal to be undertaken for the first 3 years from dedication of the conservation land and then scaled back to 8 visits per year (6 week intervals) for the remaining 2 years.
  - e. No clearing of native vegetation is to be undertaken within Conservation areas unless required for safety, infrastructure maintenance or bushfire management;
  - f. The placement of clear signage that requires limiting disturbance of habitat areas and indicating specified access points;
  - g. Native animal movement through the premises is protected and supported;
  - h. Only endemic native species are planted within Conservation areas, in accordance with the relevant version of the Vegetation Enhancement Strategy or equivalent Council instrument;
  - i. The introduction of non-native plants or animals into the premises is avoided;
  - j. Stormwater runoff is managed and water quality enhanced;
  - k. Overland drainage systems and waterways are maintained in, or returned to, their natural state where possible;
  - l. Specific habitat for vulnerable species, such as the Glossy Black Cockatoo and the Koala, is retained and protected;
  - m. Noise, artificial light, and access by non-native animals is directed away from Conservation Areas ; and
  - n. Species with dense foliage are only planted as part of the edge-seal planting to reduce edge effects and increase buffers to core habitats.

### **3.0 REVEGETATION STRATEGIES**

#### **3.2 Open Space Corridor and Open Space Linkage Area**

1. Page 8, Paragraph 2 – Amend the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.



### **3.3 Conservation Area**

1. Insert the following at the end of this section:

*Revegetation is planned, managed and implemented in accordance with best practice guidelines (for example, the SEQ Ecological Restoration Framework and the Redland City Council's Conservation Land Management Strategy 2010)*

### **Appendix 1 – Management Area Information**

#### **Table 3 – Open Space Corridor and Open Space Linkage Area Management Intent**

1. Amend column 1 so that the size of the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

### **Appendix 2 – indicative cross sections for vegetation management within open space areas**

1. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
2. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
*Note: The location of the sports facilities does not form part of this approval*
3. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
4. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*
5. *Open Space Corridors With Parks / Linkages (Indicative Only) (14009\_SK030[5])*- Amend the width for the central habitat core from 30m to 50m (or as otherwise approved by Council) and the outer buffer areas from 35m on either side to 25m on either side.

## Appendix 4 - Conditioned changes to the Shoreline Biting Insect Management Plan

### 4. THE IMPACT OF DEVELOPMENT

6. Section 4.2, Page 14 – On Roosting Habitat -

a. Amend the second paragraph to:

*“Each Open Space Corridor is comprised of a core of riparian vegetation flanked by margins that are 25m wide of lightly treed low-maintenance grassland. A 20m road reserve augmented by a 6m building setback provides additional setback to properties. In aggregate, each Open Space Corridor will provide a 75m setback between properties and freshwater mosquito breeding habitat, and a 50m setback to roosting habitat (Figure 4.1)”*

b. Amend Figure 4.1 so that the central habitat core is increased from 30m to 50m (or as otherwise approved by Council) and the lightly treed margins are decreased from 35m to 25m.

### 6. MANAGEMENT OF MOSQUITOES AND BITING MIDGE

7. Section 6.3.1, Page 20 – Siting and Design – Buffers

a. Delete the following sentence from the first paragraph - (*including public open space / playing fields*)

b. Delete the last sentence of the second paragraph – *The first 20-30m of any setback is likely to confer the greatest benefit.*

8. Section 6.3.1, Page 21 – Engineering and Landscape Design- Delete paragraph 4 *“Dense plantings of native groundcovers (e.g. Lomandra hystrix), low shrubs and small trees may act to trap mosquitoes and biting midges from adjacent breeding areas on the site.”*

9. Section 6.3.1, Page 22 – Building Design - second paragraph, amend to: *“Outdoor areas close to breeding grounds should incorporate screening.”*

10. Section 6.3.1, Page 22/23 – Buffers – Delete the last two sentences of the last paragraph so that it reads –

*The foreshore buffer is constrained at two locations towards the north of the site (Figure 6.1). Densely wooded Conservation Areas reduces the open space buffer to approximately 10m and 40m wide. The establishment of Sub-area 1 in the Shoreline Plan of Development will ensure that development within 100m of potential roosting habitat must comply with the building design code attached at Appendix A.*

11. Section 6.3.1, Page 23 – Buffers – Update the Biting Insect Management Plan / Open Space Strategy (Figure 6.1) to delete cross sections 1 and 6.

12. Section 6.3.1, Page 24 Buffers – Amend to:

*Open Space Corridors and Linkages will be no less than 100m wide, comprised of a 50m wide (or as otherwise agreed by Council) core of riparian vegetation and 25m wide margins of lightly treed low-maintenance grassland, augmented by esplanade roads (road reserve 20m wide) and building setbacks (6m) (see Figure 4.1, 6.2 and 6.3). In aggregate, each corridor and linkage will provide approximately a 75m setback between freshwater mosquito breeding habitat and properties and 50m from*

*dense roosting habitat (sufficient to minimise the movement of mosquitoes such as Aedes procax and Verrallina funereal (McGinn (2013)) recommends a 30m wide buffer as sufficient to manage these species). These corridors will also serve as breezeways that discourage roosting of other species of mosquitoes and biting midge.*

13. Section 6.3.1, Page 27 Buffers – Delete the second paragraph and insert –

*The south-east of the site (Lots 86 and 247 on S312432) will incorporate a 80m development free buffer, which with the 20m road reserve (Orchard Road) will provide a 100m clearance to development on lots 80 and 81 on S31102. These lots are densely vegetated and extend to saltmarsh habitat on the coastline, and as such have the potential to harbour pestiferous numbers of mosquitoes.*

14. Section 6.3.1, Page 28 – Building Design – Amend to:

*The Shoreline Plan of Development implements a building design code to ensure that sensitive development (Aged Persons and Special Needs Housing and Child Care Centres) throughout the subject site, and other uses within 100m of potential mosquito roosting habitat, incorporate attenuation measures to reduce opportunities for mosquitoes and biting midge to enter buildings.*

*The code also includes additional design recommendations, including:*

- *Windows on the windward side of buildings, rather than the leeward side;*
- *Ceiling and veranda fans;*
- *Full screening, including of some outdoor play areas; and*
- *Where rainwater tanks are installed, full screening of all entry and outlet points.*

*The building design code is included at Appendix A.*

## **7. BITING INSECT MANAGEMENT PLAN**

15. Section 7.2, Page 34 – Goals – Third bullet point – delete “*and other stakeholders*”

16. Section 7.4, Page 35 – Responsibilities –

- a. Paragraph 1 – Delete the last sentence being “*The proponent will also establish and manage a biting insect complaints ‘hot-line’ for a period of 10 years*”
- b. Paragraph 2 – Delete the last sentence being “*As the site is developed, Council is expected to assume responsibility for mosquito management on land transferred to Council ownership, and lot owners will assume responsibility for individual lots*”
- c. Paragraph 3 – Delete (*Council currently manage mosquitoes across the Redlands on State and Council owned land.*)

17. Section 7.6, Page 37 – On-site Monitoring – Delete first two sentences, being – *Acknowledging the limitations to accurate interpretation of lighting trapping data (Ryan, et al. 2004; Kitron, 2000) adult mosquito incidence will be monitored in the first instance via the proxy of logged complaints. Shoreline will establish and manage*

*a biting insect complaints 'hot-line' for a period of 10 years, and liaise with Queensland Health to determine the reported incidence of arboviruses.*

**Appendix A Building design to reduce exposure to mosquitoes**

18. Update in accordance with the amended building design code in the Shoreline Plan of Development

**Appendix B Shoreline plans 12 June 2015**

19. Update the Master Plan (14009\_SK013[21]) in accordance with the versions approved in the conditions of this Preliminary Approval (version [24])
20. Update the Biting Insect Management Plan / Open Space Strategy (14009\_SK034 [5]) to delete cross sections 1 and 6, and update in accordance with the amended Master Plan referenced above.
21. *Open Space Corridors with Parks/Linkages (14009\_SK030[5])* – Update to ensure the central habitat core is identified as 50m (or as otherwise approved by Council) (remove the term nominal) and the outer margins on either side are identified as 25m (remove the term nominal)
22. Delete *Cross Section 1.0 – Open Space Corridors (Indicative Only). Conservation Area (14009\_SK037[4])*
23. *Cross Section 4 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk032.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
24. *Cross Section 2 – Open Space Multipurpose Corridor (Indicative Only) (14009.01.Sk036.[5])* – Add a note as follows:  
  
*Note: The location of the sports facilities does not form part of this approval*
25. Delete *Cross Section 6.0 – Development Adjacent to Conservation Park (Indicative Only). Conservation Area (14009\_SK040 [3])*



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0714-012691 (F14/12027)  
Your reference: MCU013287

28 October 2015

Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Dear Sir/Madam,

**Amended concurrence agency response – with conditions**

Preliminary approval under section 242 of SPA for a Material Change of Use to vary the effect of a local planning for a master planned residential community

148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442, 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92, 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

(Given under Section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued an concurrence agency response on 18 February 2015 under Section 285 of the *Sustainable Planning Act 2009* (the Act). On 16 October 2015, the Department received advice from the applicant that the application had been changed under section 351(1) of the Act in response to further discussions with the Council. As a result, the Department has now changed its concurrence agency response, the details of which are attached.

If you require any further information, please contact Ashleigh Hayes, a/Principal Planning Officer, Regional Services, SEQ (South) on 07 5644 3218 or via e-mail [GCSARA@dilgp.qld.gov.au](mailto:GCSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Amanda Tzannes".

Amanda Tzannes  
Manager – Planning

cc: Shoreline Redlands Pty Ltd, [chris.barnes@shorelineredlands.com.au](mailto:chris.barnes@shorelineredlands.com.au)  
enc: Attachment 1—Amended conditions to be imposed  
Attachment 2—Amended reasons for decision to impose conditions  
Attachment 3—Amended further advice  
Attachment 4—Amended approved plans and specifications  
Attachment 5—Applicant written agreement to amended concurrence agency response

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### Attachment 1—Amended conditions to be imposed

No.	Conditions	Condition timing
<b>Preliminary approval under section 242 of SPA</b>		
1.	<p>The development must be undertaken generally in accordance with the following plans, except as modified by these conditions:</p> <ul style="list-style-type: none"> <li>• Precinct Plan [Draft]. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20]; and</li> <li>• Access and Movement. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015).</li> </ul>	At all times.
2.	<p>The staging of the development must be undertaken in accordance with the Development Staging Plan. Shoreline, prepared by Lat 27, dated 10 December 2014 and plan reference 14009_SK027 [5].</p>	At all times.
<p><b>Schedule 7, Table 3, Item 1 &amp; Schedule 7, Table 3, Item 2 (State Transport Infrastructure) —</b> Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
3.	<p>a) Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, including:</p> <ul style="list-style-type: none"> <li>i. a 6.0m median;</li> <li>ii. 3.5m minimum traffic lanes;</li> <li>iii. 2.0m minimum outer shoulders to allow for on-road cyclists;</li> <li>iv. 5.0m minimum road verges to allow for an off-road shared use path, and services including pits, poles and street light supports;</li> <li>v. batters as required; and</li> <li>vi. tapering.</li> </ul> <p>b) The design and construction of the works outlined in (a) above</p>	<p>(a)</p> <p>Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p>



No.	Conditions	Condition timing
	(including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	
4.	<p>a) Road works comprising intersection upgrades at locations identified as [A], [B], [C], [D], and [E] on the <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, to provide the following:</p> <ul style="list-style-type: none"> <li>i. Location [A] - a four way all movement signalised intersection</li> <li>ii. Location [B] - an un-signalised T-intersection with movement restricted to left-in/left-out only</li> <li>iii. Location [C] - a four way all movement signalised intersection</li> <li>iv. Location [D] - a four way all movements signalised intersection</li> <li>v. Location [E] - a un-signalised T-intersection with movement restricted to left-in/left-out only</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	<p>(a)</p> <ul style="list-style-type: none"> <li>i. Location [A] - Prior to submitting the Plan of Survey to the local government for approval of the first allotment of Stage 4 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</li> <li>ii. Location [B] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the first allotment, whichever comes first.</li> <li>iii. Location [C] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the</li> </ul>



No.	Conditions	Condition timing
		<p>first allotment, whichever comes first.</p> <p>iv. Location [D] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 2 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>v. Location [E] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 3 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>b) – at all times.</p>
5.	a) Road works comprising intersection upgrades at following intersections, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided by the applicant:	a) Prior to the commencement of any use or prior to submitting the Plan

No.	Conditions	Condition timing
	<p>i. Beenleigh-Redland Bay Road and Bryants Road;</p> <p>ii. Beenleigh-Redland Bay Road and California Creek Road;</p> <p>iii. Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road;</p> <p>iv. Cleveland-Redland Bay Road and Serpentine Creek Road;</p> <p>v. Cleveland-Redland Bay Road and German Church Road;</p> <p>vi. Cleveland-Redland Bay Road, Giles Road and Gordon Road;</p> <p>vii. Cleveland-Redland Bay Road and Boundary Street; and</p> <p>viii. Cleveland-Redland Bay Road and Double Jump Road.</p> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, and generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Beenleigh-Redland Bay Road and Bryants Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.05 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road and California Creek Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.06 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.07 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Serpentine Creek Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.12, signed by Stuart Holland RPEQ 05611, 17 February 2015</li> <li>• Cleveland-Redland Bay Road and German Church Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.08 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Gordon Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.09 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Boundary Street</li> </ul>	<p>of Survey to the local government for approval for the first allotment, whichever comes first.</p> <p>b) At all times</p>

No.	Conditions	Condition timing
	<p>Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.10 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</p> <ul style="list-style-type: none"> <li>• Cleveland-Redland Bay Road and Double Jump Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.11, signed by Stuart Holland RPEQ 05611, 17 February 2015.</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	
6.	All existing access arrangements between Beenleigh-Redland Bay Road (Serpentine Creek Road) and lots which are not part of the subject site must be maintained.	At all times.
7.	<p>a) All existing vehicular property accesses located between the subject site and Beenleigh-Redland Bay Road (Serpentine Creek Road) must be permanently closed and removed by the applicant.</p> <p>b) Direct access is not permitted between Beenleigh-Redland Bay Road (Serpentine Creek Road) and the subject site at any location other than the permitted road access location(s).</p> <p>Note: To remove any doubt, intersections are not permitted road access locations.</p>	<p>(a) Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p> <p>(b) At all times.</p>
8.	Construct a three (3) metre high acoustic (noise) wall for the full extent of the sites frontage with Beenleigh-Redland Bay Road (Serpentine Creek Road), in accordance with <i>Access and Movement. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015, to show location of acoustic (noise) wall).	Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first and to be maintained.
9.	<p>a) Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road network.</p> <p>b) Any works on the subject site must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the State-controlled road;</li> </ul>	<p>(a) and (b)</p> <p>At all times.</p>

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the State-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the State-controlled road.</li> </ul>	
10.	<p>a) The streets labelled 'Sub-arterial Road - State-controlled road' shown on <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</p> <p>b) Any road identified as containing a future bus route must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</p>	Prior to submitting the Plan of Subdivision to the local government for approval for the relevant stage.
<p><b>Schedule 7, Table 3, Item 5 (Coastal Management District)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
11.	The 'Foreshore Subprecinct' as shown on <i>Precinct Plan [Draft]. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20], must be maintained as a development free buffer, except for infrastructure and non-habitable structures provided as part of the development's open space dedications or as otherwise the subject of a development approval.	At all times.
<p><b>Schedule 7, Table 3, Item 10 (Vegetation Clearing)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
12.	Clearing of native vegetation associated with this material change of use must not occur within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691.	At all times.
13.	New infrastructure associated with this material change of use must not be located within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-	At all times.

No.	Conditions	Condition timing
	012691.	
14.	New infrastructure associated with this material change of use must not be located in Area B (B1- B6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 unless the infrastructure is a fence, road, driveway, effluent area, a sediment, detention or bio-retention basin, retaining wall or for underground services.	At all times.

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

## **Attachment 2—Amended reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To manage the impacts of development on the safety and efficiency of the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To ensure the natural processes and the protective function of landforms and vegetation are maintained in coastal hazard areas.
- To ensure the clearing works are carried out in the location and to the extent specified on the approved plans.

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### **Attachment 3—Amended Further advice**

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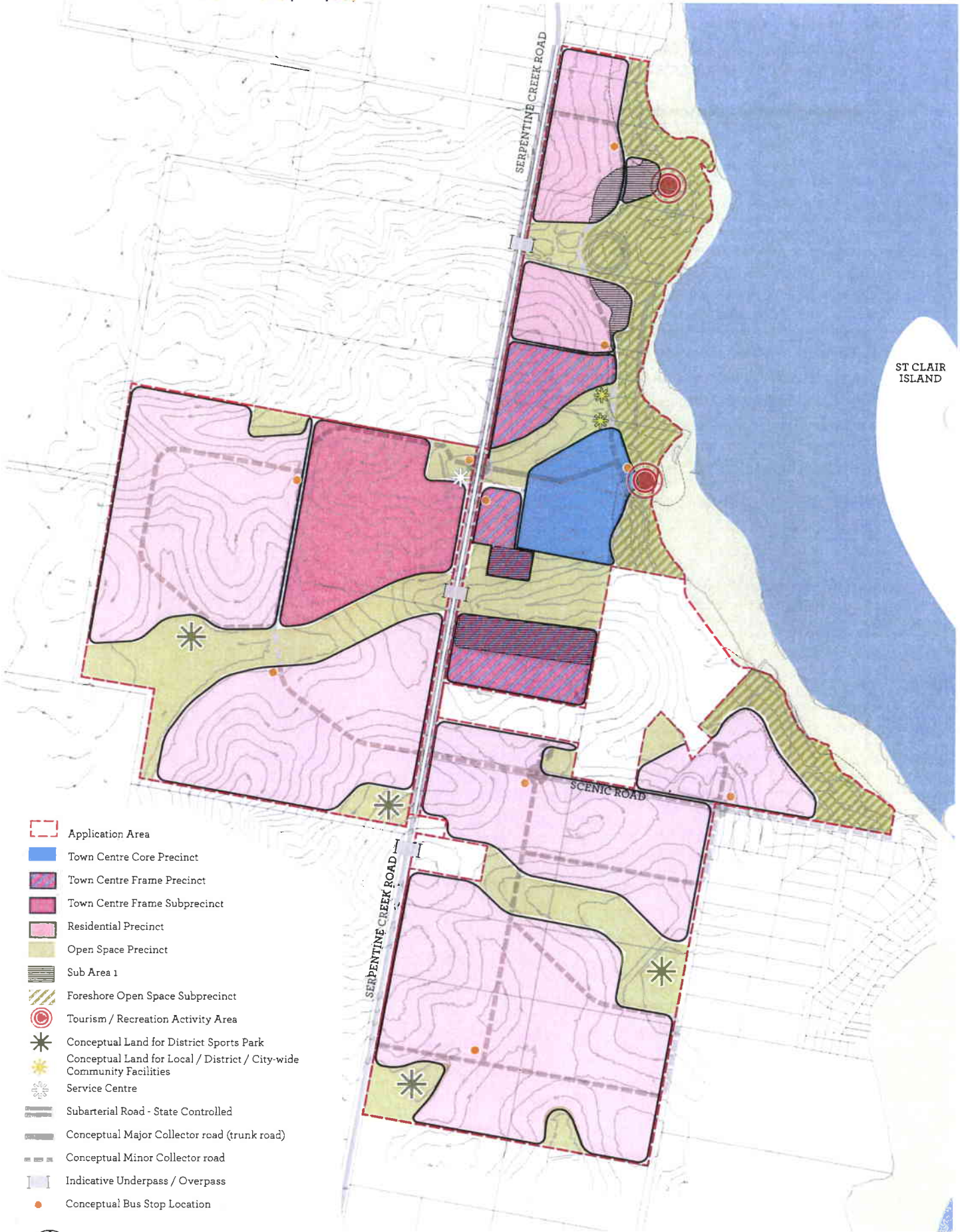
<b>General advice</b>	
1.	<p><b>Road Traffic Noise</b></p> <p>With regards to assessing road traffic noise, the following material should be referred to and considered as part of any future development:</p> <ul style="list-style-type: none"><li>• Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) - <i>Buildings in a Transport Noise Corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise.</li><li>• Department of Transport and Main Roads' <i>State Development Assessment Provisions Supporting Information – Community Amenity (Noise)</i>.</li></ul>



Our reference: SDA-0714-012691 (F14/12027)  
Your reference: MCU013287

**Attachment 4—Amended approved plans and specifications**

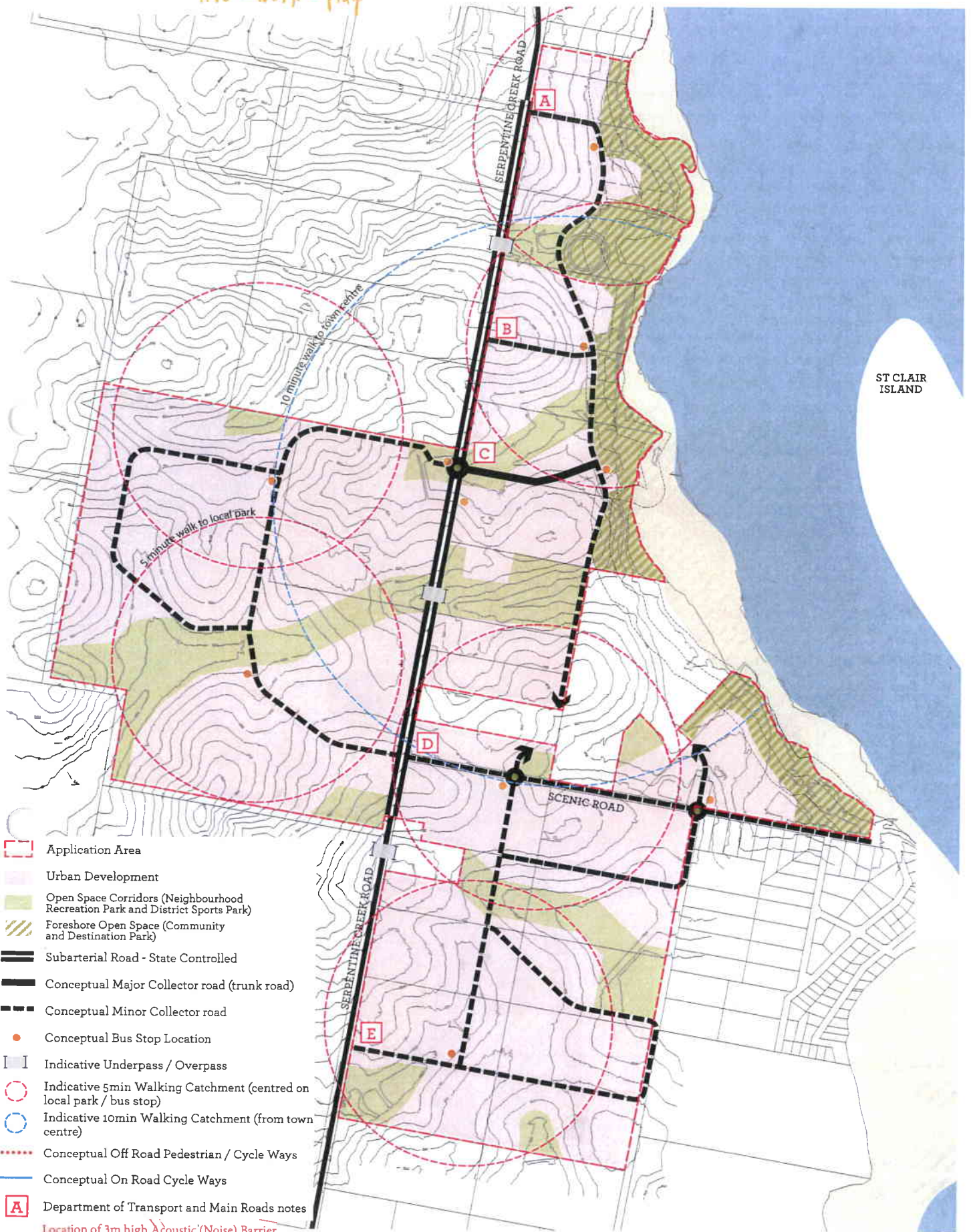
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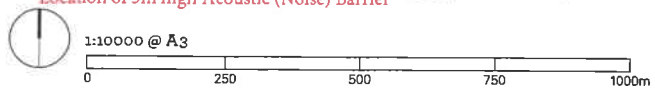
-  Application Area
-  Town Centre Core Precinct
-  Town Centre Frame Precinct
-  Town Centre Frame Subprecinct
-  Residential Precinct
-  Open Space Precinct
-  Sub Area 1
-  Foreshore Open Space Subprecinct
-  Tourism / Recreation Activity Area
-  Conceptual Land for District Sports Park
-  Conceptual Land for Local / District / City-wide Community Facilities
-  Service Centre
-  Subarterial Road - State Controlled
-  Conceptual Major Collector road (trunk road)
-  Conceptual Minor Collector road
-  Indicative Underpass / Overpass
-  Conceptual Bus Stop Location







- Application Area
- Urban Development
- Open Space Corridors (Neighbourhood Recreation Park and District Sports Park)
- Foreshore Open Space (Community and Destination Park)
- Subarterial Road - State Controlled
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road
- Conceptual Bus Stop Location
- Indicative Underpass / Overpass
- Indicative 5min Walking Catchment (centred on local park / bus stop)
- Indicative 10min Walking Catchment (from town centre)
- Conceptual Off Road Pedestrian / Cycle Ways
- Conceptual On Road Cycle Ways
- A Department of Transport and Main Roads notes  
Location of 3m high Acoustic (Noise) Barrier

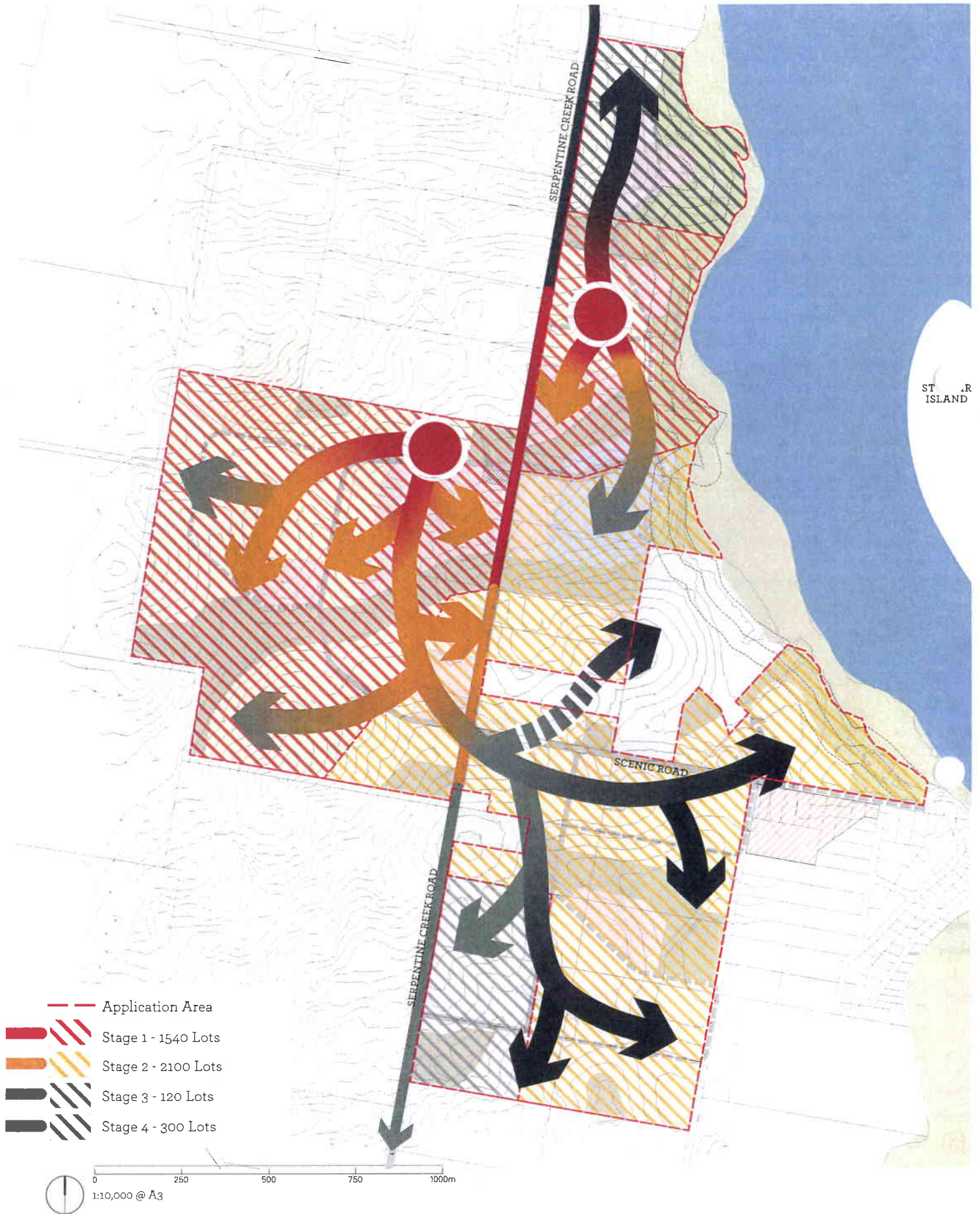


Amended in Red by DILGP - 28 October 2015

**Access and Movement. Shoreline** -----

22.October.2015 . 14009\_SK019 [9]





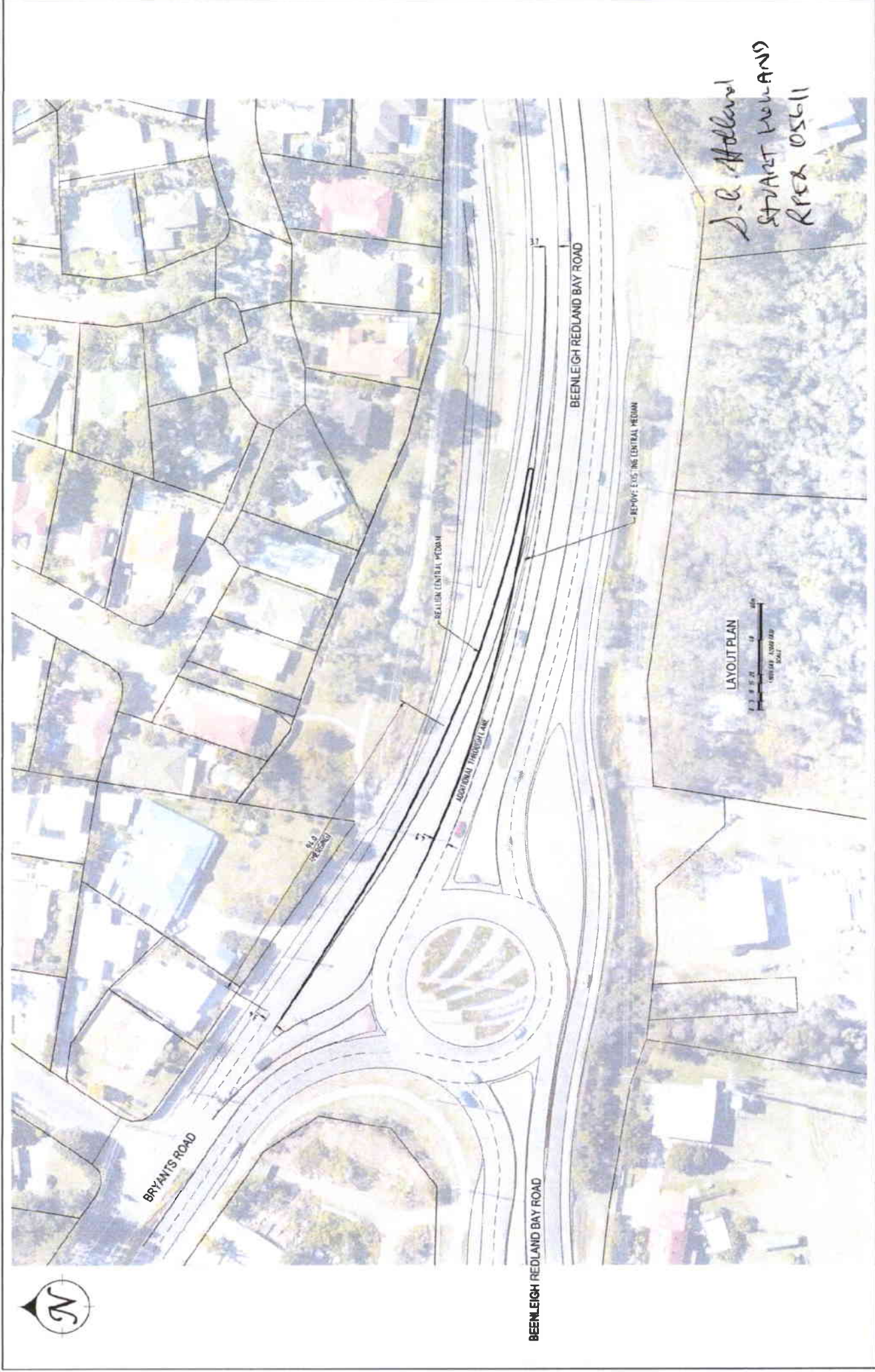
ST. PAUL ISLAND

- Application Area
- Stage 1 - 1540 Lots
- Stage 2 - 2100 Lots
- Stage 3 - 120 Lots
- Stage 4 - 300 Lots

0 250 500 750 1000m  
1:10,000 @ A3

**Development Staging Plan. Shoreline**

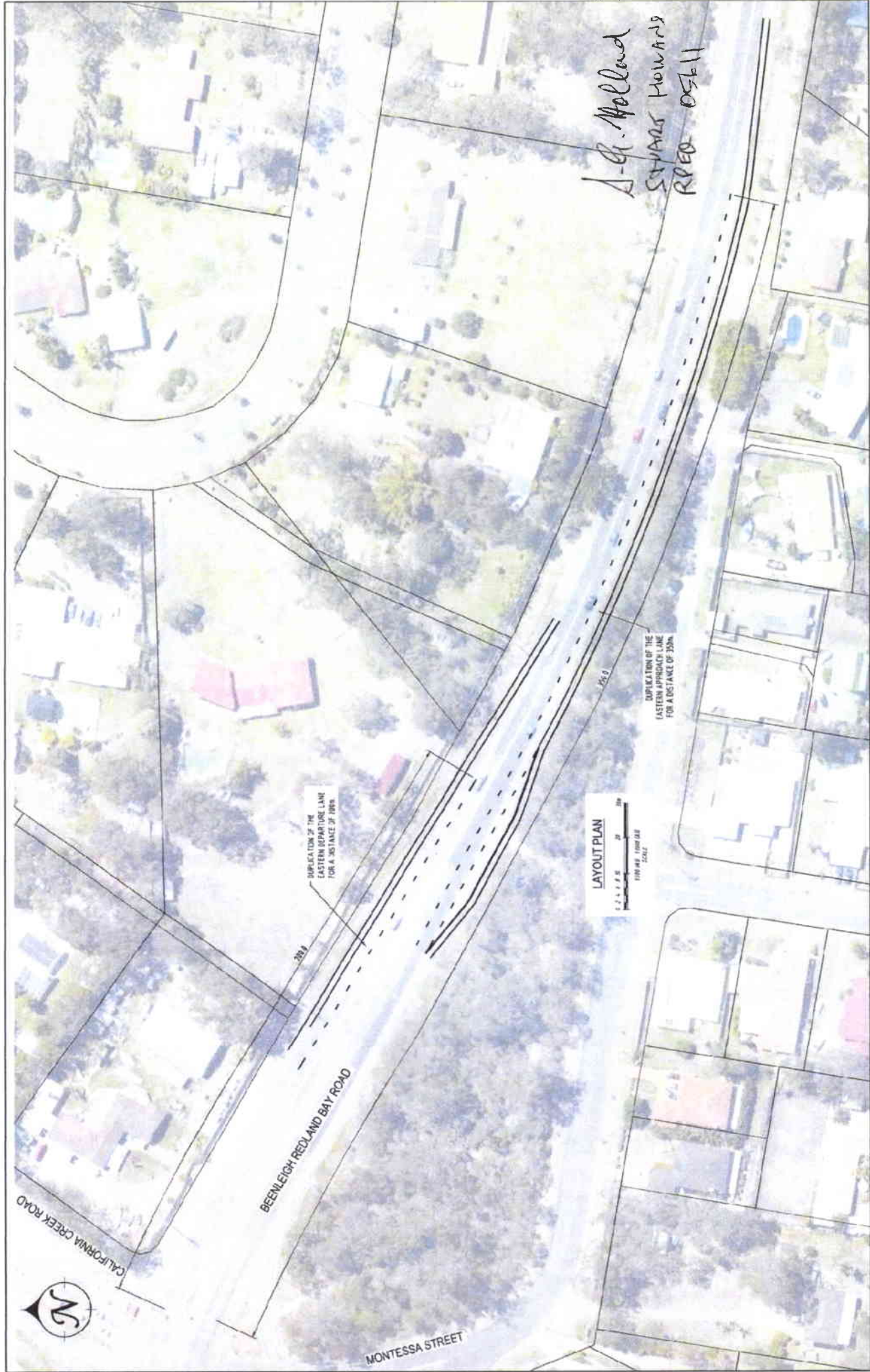




**DISCLAIMER:**  
 Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.

**Beenleigh Redland Bay Road and Bryants Road Intersection**  
**CD14-038-SK.05 - Date: 10/12/2014**  
**(Draft Preliminary 2031 Functional Layouts)**





DISCLAIMER  
 Some information shown on this drawing may be  
 inaccurate. Users should take appropriate measures  
 to verify any information obtained from this drawing.

Beenleigh Redland Bay Road and California Creek Road Intersection  
 CD14-038-SK.06 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)





*S.A. Holland*  
 STRAIGHT HOLLAND  
 OPEN 605611

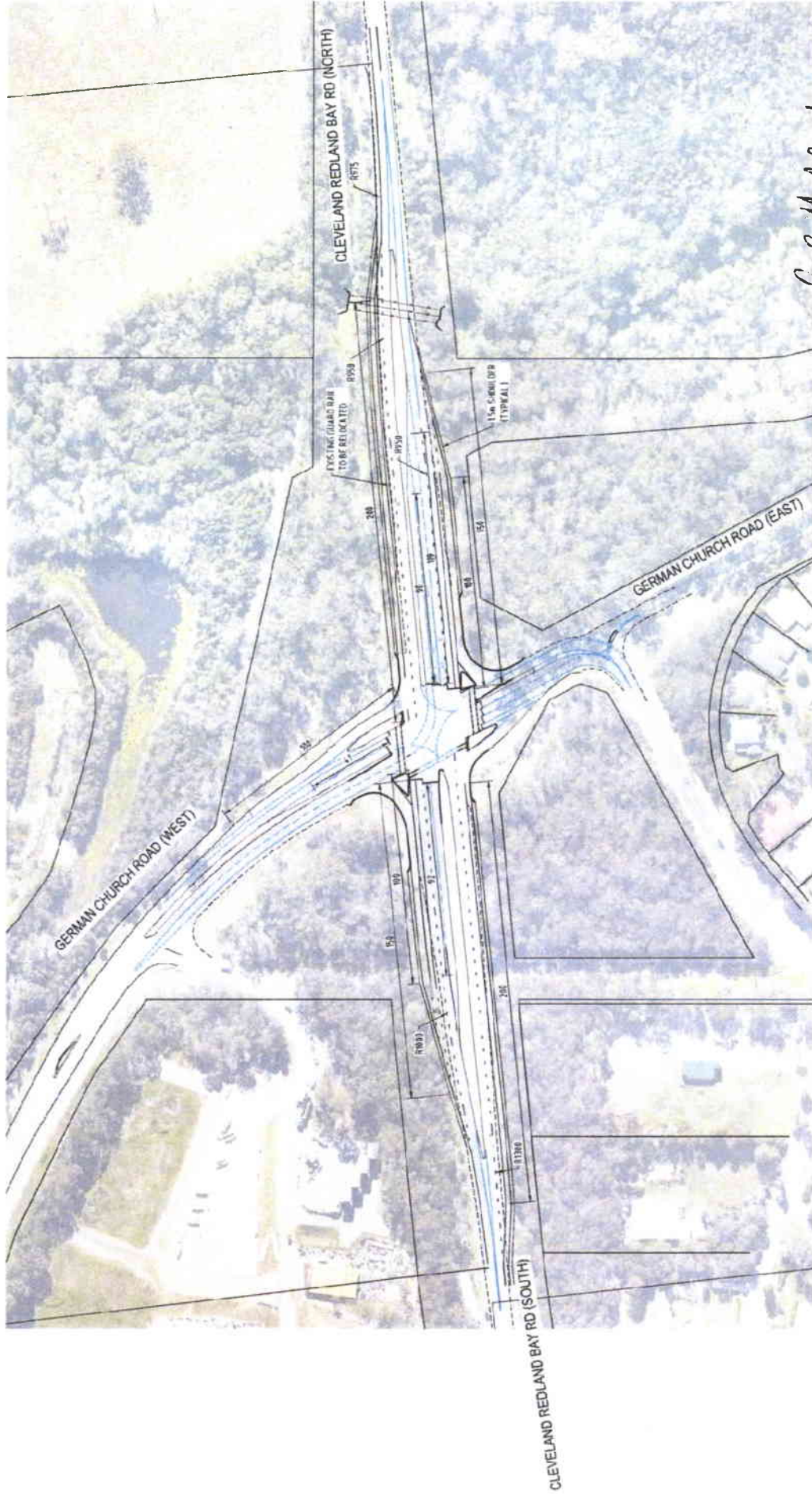


**Civil Dimensions**  
 Consulting Engineers  
 11/11/2014 10:57  
 3492 2620  
 3492 2621  
 msh@civildimensions.com.au

**DISCLAIMER:**  
 Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.

**Beenleigh Redland Bay Road, Mt Cotton Road and Skimmers Road Intersection**  
 CD14-038-SK.07 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)





*J. B. Holland*  
 STUNER WOLAND  
 RPER 05611



**Civil Dimensions**<sup>INC</sup>  
 Consulting Engineers  
 11170214 1773 Rd. Address FOR A3 0409 P3  
 11170214 1773 Rd. Address FOR A3 0409 P3  
 11170214 1773 Rd. Address FOR A3 0409 P3

DISCLAIMER  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

Cleveland Redland Bay Road and German Church Road Intersection  
 CD14-038-SK.08 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)





**Cleveland Redland Bay Road, Giles Road and Gordon Road Intersection**  
**CD14-038-SK.09 - Date: 10/12/2014**  
**(Draft Preliminary 2031 Functional Layouts)**

**DISCLAIMER:**  
 Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.

**shoreline**  
*shaping the future*

**Civil Dimensions**  
 Consulting Engineers

Unit R, 51 Frodo St Upper Mt. Cronatt QLD 4.22 Tel: 3422 2020  
 hollands@shoreline.com.au Fax: 3422 2921





*A.R. Holland*  
 STUART HOLLAND  
 PLEA 0560

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

**Cleveland Redland Bay Road and Boundary Street Intersection**  
**CD14-038-SK.10 - Date: 10/12/2014**  
**(Draft Preliminary 2031 Functional Layouts)**





NOTE:  
 1. ALL PROPOSED LINES ARE MIN. 1.5m WIDE UNLESS NOTED OTHERWISE  
 2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE



**Cleveland Redland Bay Road and Double Jump Road Intersection**  
 CD14-038-SK.11 - Date: 17/02/2015

**DRAFT**

DISCLAIMER  
 The information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing.



J. L. Holland  
 STUART HOLLAND  
 RPO# 0564  
 17-2-15

SERPENTINE CREEK ROAD

CLEVELAND REDLAND BAY ROAD

SERPENTINE CREEK ROAD

NOTE:  
 1. ALL PROPOSED LANES ARE 10M WIDE UNLESS NOTED OTHERWISE.  
 2. ALL PROPOSED SHOULDER WIDTHS SHOWN ARE 7.5M WIDE UNLESS SHOWN OTHERWISE.



shoreline



Civil Dimensions  
 Consulting Engineers

Unit 8, 51 Freels St Upper Mt Ouseville QLD 4122  
 Tel: 3422 2928  
 Fax: 3422 3921  
 info@civildimensions.com.au

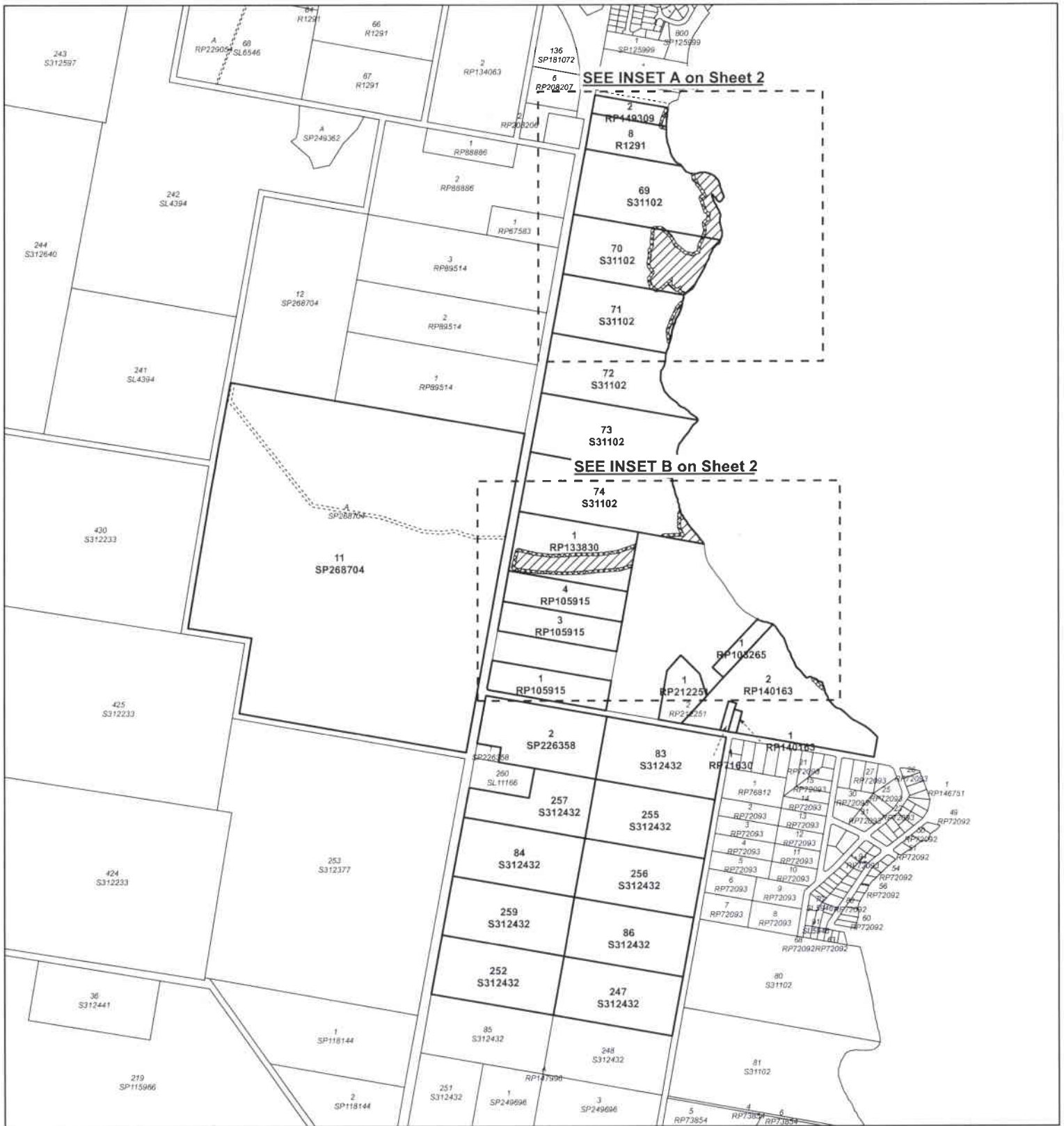
Cleveland Redland Bay Road and Serpentine Creek Road  
 Intersection  
 CD14-038-SK.12- Date: 17/02/2015

**DRAFT**

DISCLAIMER:  
 "Some information shown on this drawing may be incorrect. Users should take appropriate measures to verify any information obtained from this drawing."

Produced: 17/02/2015





Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

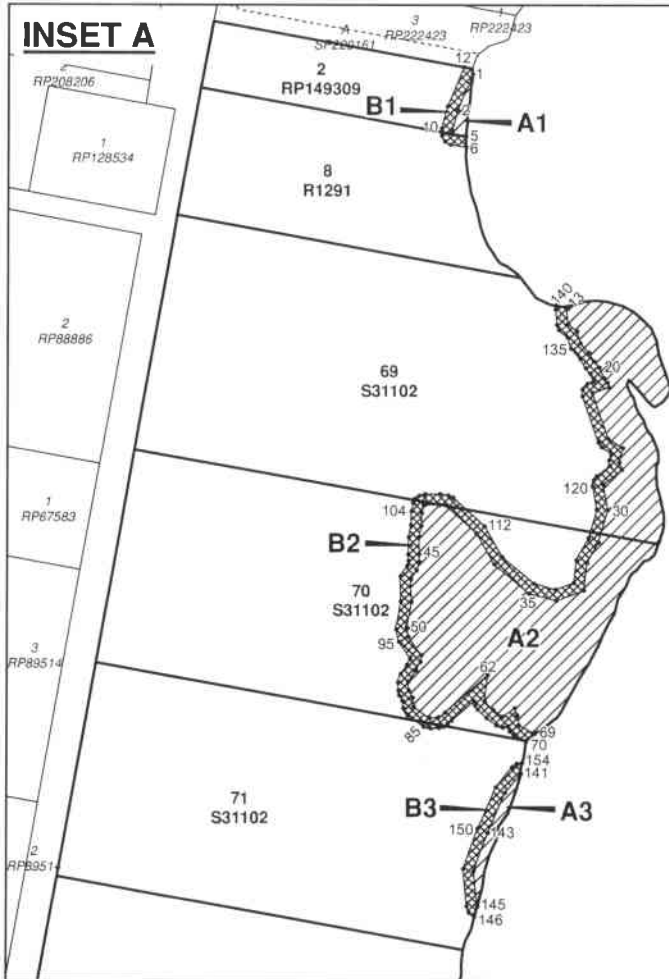
*The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.*

*Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691*

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>• Derived Reference Points for GPS</li> <li>□ Subject Lot(s)</li> <li>▨ Area A1, A2, A3, A4, A5 &amp; A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details</li> <li>▩ Area B1, B2, B3, B4, B5 &amp; B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details</li> </ul>	<p align="center"><b>Referral Agency Response (Vegetation) Plan</b></p> <p align="center"><b>Plan of all Areas A &amp; B in Lot 11 on SP268704, Lot 1 on RP103265, Lots 1, 3 &amp; 4 on RP105915, Lot 1 on RP133830, Lots 1 &amp; 2 on RP140163, Lot 1 on RP212251, Lot 1 on RP71630, Lots 247, 252, 255, 256, 257, 259, 83, 84 &amp; 86 on S312432, Lot 2 on RP149309, Lot 2 on SP226358, Lots 69, 70, 71, 72, 73 &amp; 74 on S31102 and Lot 8 on R1291</b></p> <p><b>CENTRE: GYMPIE LOCALITY OF REDLAND BAY</b>      <b>REGION: SOUTH LOCAL GOVT: REDLAND CITY</b></p> <p>Map Reference: 9542      Compiled from: DCDB, PVMP &amp; NRMO Notes</p> <p>File Reference: eLVAS 2014/005812      Prepared by: LMO      Date: 15 September 2014</p>	<p align="center"><b>RARP</b> <b>SDA-0714-012691</b> <b>Sheet 1 of 3</b></p>
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# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

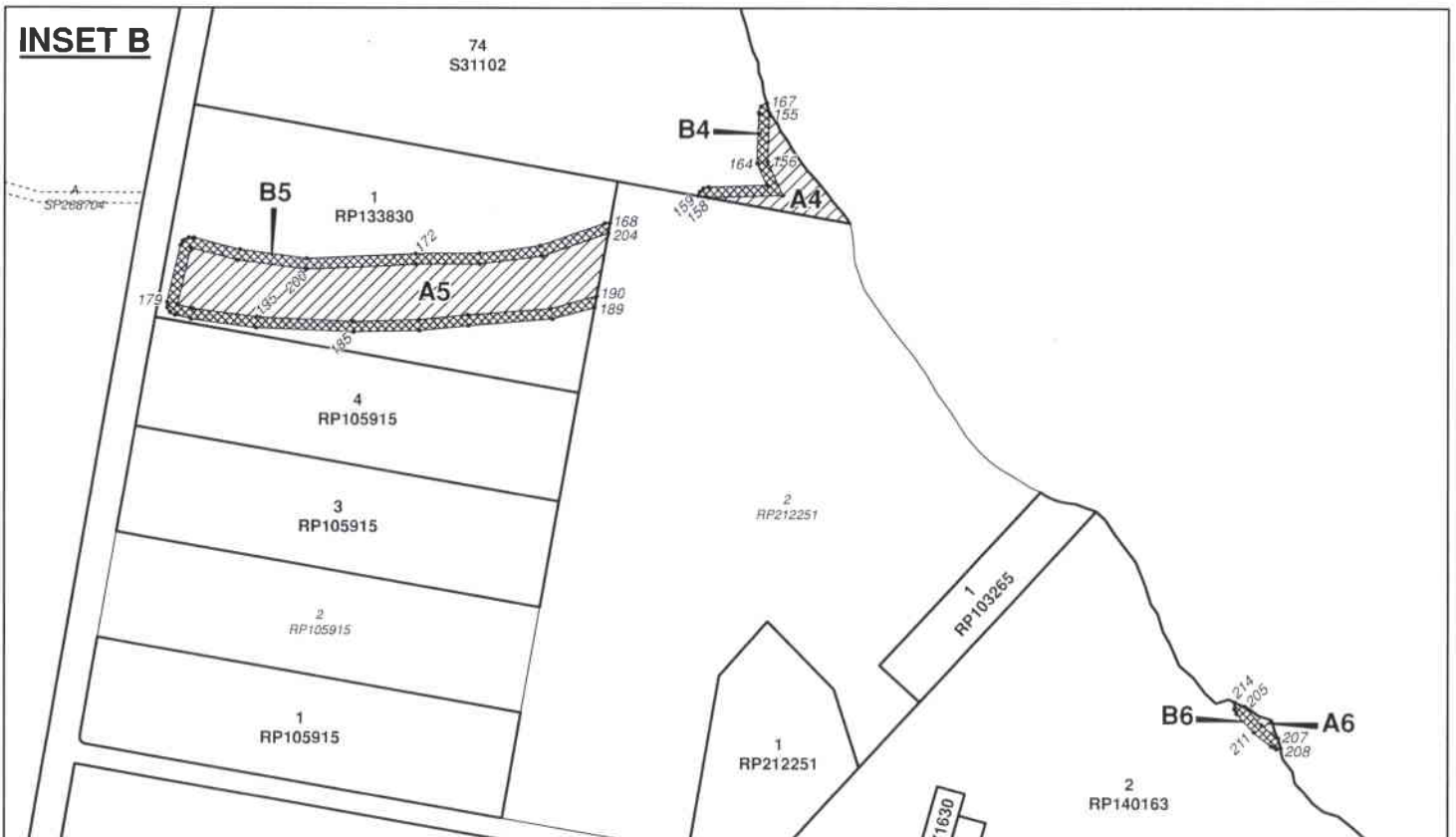
## INSET A



### LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- ▨ Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- ▩ Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

## INSET B



SCALE 1:5000 @ A3 paper size



Projection UTM (MGA94 Zone 56) Datum - GDA94



Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
 Sheet 2 of 3



# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

**Derived Reference Points**  
 Projection: UTM (MGA Zone 56)      Datum: GDA(94)  
 All GPS points continue sequentially when labels are not shown

Point	Easting	Northing	Parcel
1	530370	6941640	A1
2	530356	6941606	A1
3	530351	6941587	A1
4	530351	6941584	A1
5	530364	6941581	A1
6	530364	6941571	B1
7	530349	6941574	B1
8	530344	6941577	B1
9	530341	6941582	B1
10	530341	6941589	B1
11	530347	6941610	B1
12	530362	6941646	B1
13	530468	6941425	A2
14	530458	6941421	A2
15	530459	6941406	A2
16	530468	6941400	A2
17	530470	6941389	A2
18	530479	6941380	A2
19	530483	6941371	A2
20	530488	6941365	A2
21	530493	6941356	A2
22	530496	6941351	A2
23	530497	6941347	A2
24	530482	6941342	A2
25	530497	6941299	A2
26	530511	6941291	A2
27	530507	6941277	A2
28	530510	6941270	A2
29	530492	6941256	A2
30	530497	6941232	A2
31	530488	6941203	A2
32	530477	6941184	A2
33	530474	6941158	A2
34	530449	6941148	A2
35	530423	6941155	A2
36	530391	6941182	A2
37	530374	6941211	A2
38	530346	6941236	A2
39	530340	6941237	A2
40	530326	6941237	A2
41	530325	6941237	A2
42	530323	6941230	A2
43	530323	6941218	A2
44	530321	6941207	A2
45	530321	6941191	A2
46	530321	6941184	A2
47	530319	6941176	A2
48	530313	6941168	A2
49	530314	6941147	A2
50	530309	6941123	A2
51	530311	6941114	A2
52	530323	6941097	A2
53	530322	6941091	A2
54	530318	6941083	A2
55	530311	6941072	A2
56	530312	6941064	A2
57	530315	6941057	A2
58	530316	6941049	A2
59	530331	6941038	A2
60	530340	6941039	A2
61	530345	6941043	A2
62	530385	6941078	A2
63	530382	6941053	A2
64	530391	6941046	A2
65	530399	6941039	A2
66	530411	6941047	A2
67	530413	6941041	A2
68	530414	6941032	A2
69	530429	6941024	A2
70	530421	6941017	B2
71	530410	6941023	B2
72	530406	6941026	B2

Point	Easting	Northing	Parcel
73	530404	6941031	B2
74	530400	6941029	B2
75	530393	6941031	B2
76	530384	6941038	B2
77	530376	6941046	B2
78	530373	6941050	B2
79	530372	6941054	B2
80	530352	6941036	B2
81	530348	6941033	B2
82	530344	6941030	B2
83	530340	6941029	B2
84	530332	6941028	B2
85	530325	6941030	B2
86	530310	6941041	B2
87	530306	6941048	B2
88	530305	6941054	B2
89	530303	6941059	B2
90	530302	6941064	B2
91	530301	6941071	B2
92	530304	6941079	B2
93	530310	6941088	B2
94	530313	6941094	B2
95	530302	6941109	B2
96	530299	6941121	B2
97	530304	6941147	B2
98	530304	6941171	B2
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103	530313	6941219	B2
104	530313	6941231	B2
105	530315	6941239	B2
106	530317	6941243	B2
107	530321	6941246	B2
108	530326	6941247	B2
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113	530399	6941188	B2
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121	530483	6941261	B2
122	530486	6941264	B2
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124	530498	6941279	B2
125	530499	6941286	B2
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129	530473	6941346	B2
130	530477	6941351	B2
131	530483	6941353	B2
132	530480	6941360	B2
133	530476	6941365	B2
134	530471	6941374	B2
135	530462	6941383	B2
136	530459	6941394	B2
137	530451	6941401	B2
138	530449	6941405	B2
139	530448	6941420	B2
140	530448	6941423	B2
141	530416	6940986	A3
142	530402	6940968	A3
143	530385	6940931	A3
144	530373	6940895	A3

Point	Easting	Northing	Parcel
145	530376	6940862	A3
146	530373	6940852	B3
147	530368	6940856	B3
148	530366	6940862	B3
149	530363	6940897	B3
150	530376	6940935	B3
151	530393	6940973	B3
152	530409	6940993	B3
153	530412	6940996	B3
154	530418	6940996	B3
155	530412	6940285	A4
156	530410	6940240	A4
157	530424	6940208	A4
158	530355	6940206	A4
159	530345	6940207	B4
160	530346	6940211	B4
161	530350	6940214	B4
162	530355	6940216	B4
163	530409	6940217	B4
164	530400	6940238	B4
165	530402	6940285	B4
166	530404	6940291	B4
167	530409	6940295	B4
168	530263	6940182	B5
169	530258	6940182	B5
170	530197	6940160	B5
171	530141	6940153	B5
172	530081	6940153	B5
173	529979	6940148	B5
174	529916	6940156	B5
175	529874	6940168	B5
176	529869	6940168	B5
177	529864	6940165	B5
178	529862	6940160	B5
179	529849	6940107	B5
180	529849	6940102	B5
181	529852	6940098	B5
182	529856	6940095	B5
183	529871	6940091	B5
184	529932	6940083	B5
185	530023	6940079	B5
186	530085	6940081	B5
187	530130	6940086	B5
188	530209	6940092	B5
189	530248	6940102	B5
190	530250	6940113	A5
191	530208	6940102	A5
192	530130	6940096	A5
193	530085	6940091	A5
194	530023	6940089	A5
195	529932	6940093	A5
196	529873	6940101	A5
197	529859	6940105	A5
198	529871	6940158	A5
199	529915	6940147	A5
200	529978	6940138	A5
201	530082	6940143	A5
202	530141	6940143	A5
203	530200	6940150	A5
204	530261	6940172	A5
205	530855	6939729	A6
206	530871	6939711	A6
207	530886	6939699	A6
208	530889	6939690	B6
209	530884	6939689	B6
210	530880	6939692	B6
211	530864	6939705	B6
212	530848	6939722	B6
213	530846	6939727	B6
214	530846	6939733	B6

Note: Plan at A3 paper size.

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
 Sheet 3 of 3

Our reference: SDA-0714-012691 (F14/12027)  
Your reference: MCU013287

**Attachment 5—Applicant written agreement to amended concurrence agency response**

---

Your reference: SDA-0714-012891 (F14/12027)

Attn: Ashleigh Hayes

**Written agreement for the Department of State Development, Infrastructure and Planning to amend its concurrence agency response**

(Given under Section 290(1)(b)(i) of the *Sustainable Planning Act 2009*)

**Street address:** 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

**Real property description:** Lot 2 on RP149309, Lot 8 on R1291, Lots 69, 70, 73 and 74 on S31102, Lot 1 on RP133830, Lots 1, 4 on RP105915, Lot 11 on SP268704, Lot SP226358, Lot 1 on RP212251, Lot 1 on RP103265 1 and 2 on RP140163, Lot 1 on RP71630 and Lot 84, 86, 247, 252, 255, 256, 257 and 259 on S312432

**Assessment manager reference:** MCU013287

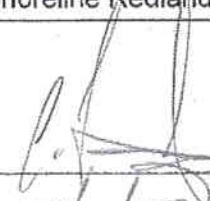
**Local government area:** Redland City Council

As the applicant of the above development application, I hereby agree to the amended concurrence agency response provided to me in the notice dated 28 October 2015:

**Name of applicant:** Shoreline Redlands Pty Ltd

**Signature of applicant:**

**Date:**

\_\_\_\_\_  
  
\_\_\_\_\_  
28/10/15  
\_\_\_\_\_



## Schedule 5 Drawings

Items in the schedule	Description of the items in the schedule
1	Application Land
2	Master Plan
3	Cycle & Path Network Plan
4	Water Network Map

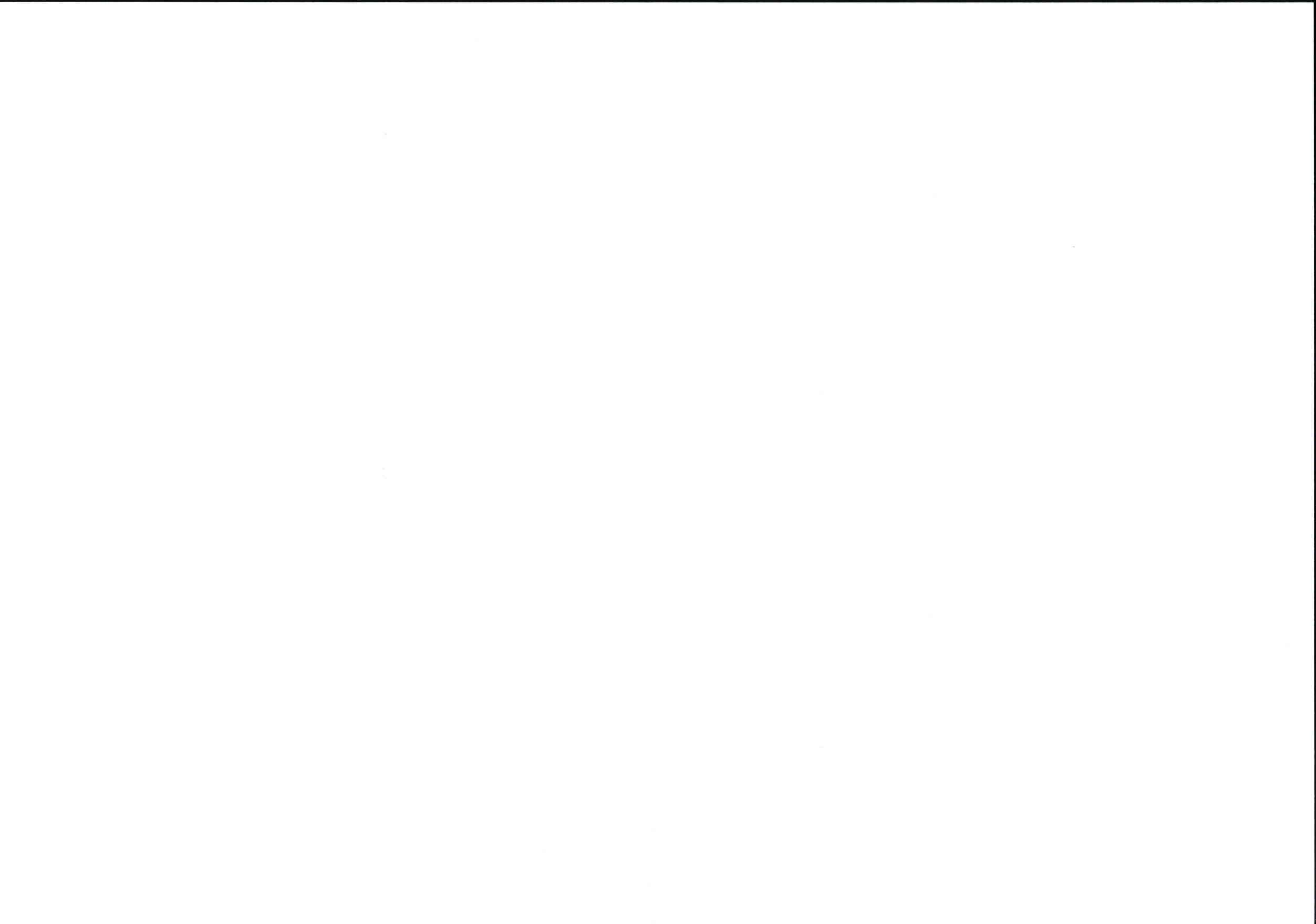




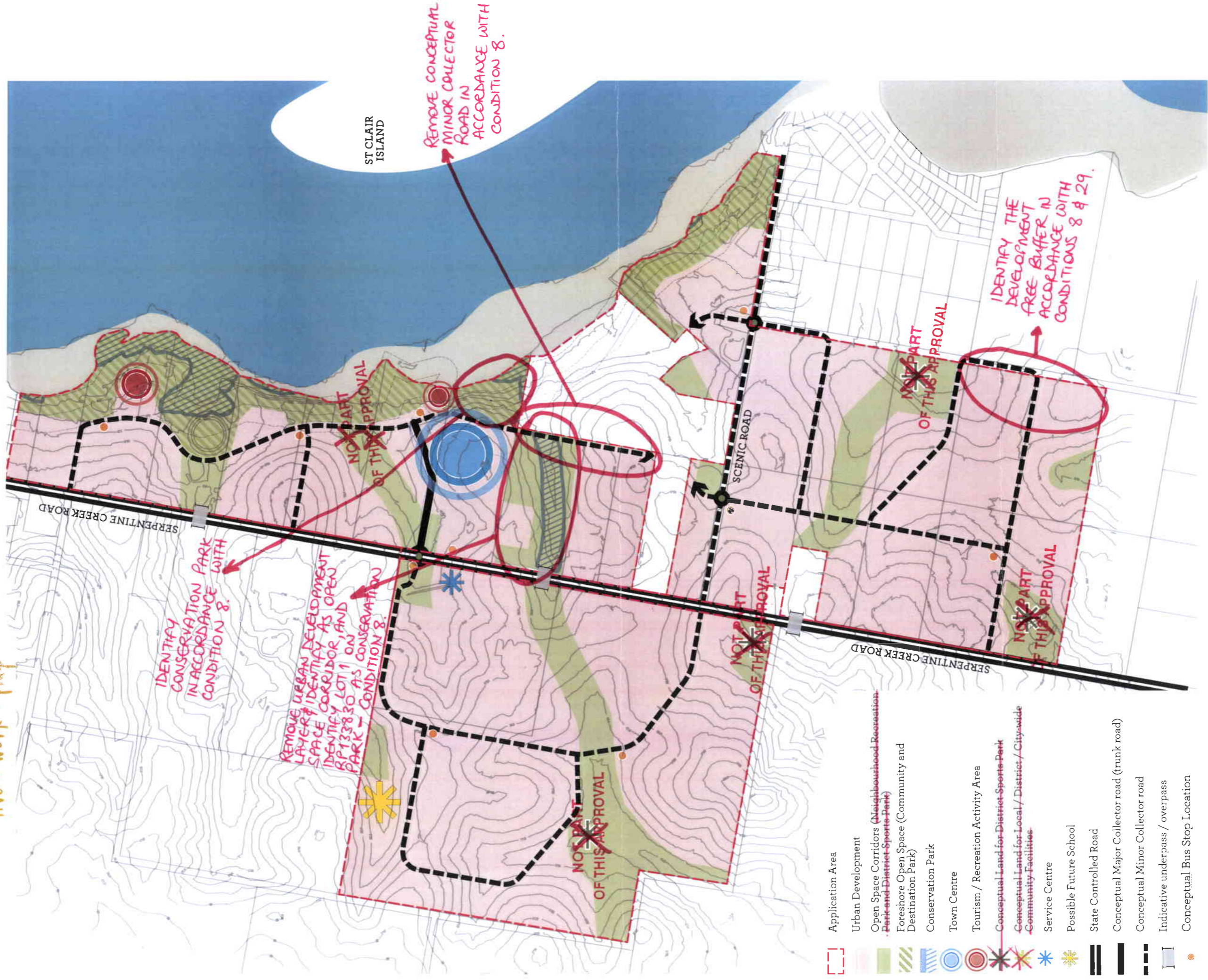


**Legend**

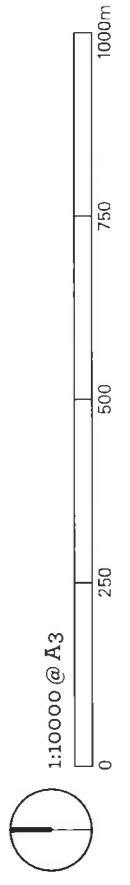
- Application Area
- Shoreline Land
- Other Land
- Prescribed Land







- Application Area
- Urban Development
- Open Space Corridors (Neighbourhood Recreation Park and District Sports Park)
- Foreshore Open Space (Community and Destination Park)
- Conservation Park
- Town Centre
- Tourism / Recreation Activity Area
- Conceptual Land for District Sports Park
- Conceptual Land for Local / District / City-wide Community Facilities
- Service Centre
- Possible Future School
- State Controlled Road
- Conceptual Major Collector road (trunk road)
- Conceptual Minor Collector road
- Indicative underpass / overpass
- Conceptual Bus Stop Location



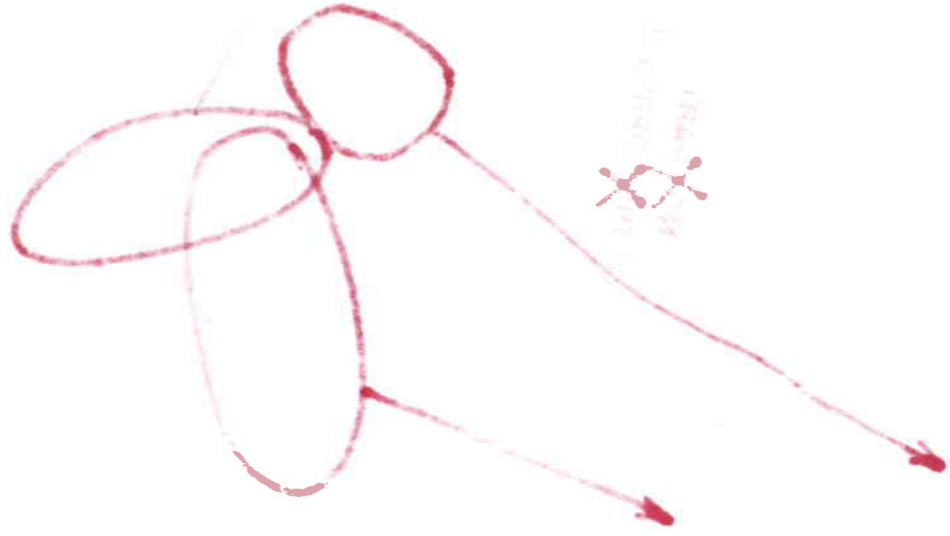




1.  $\mathbb{Z}^2$

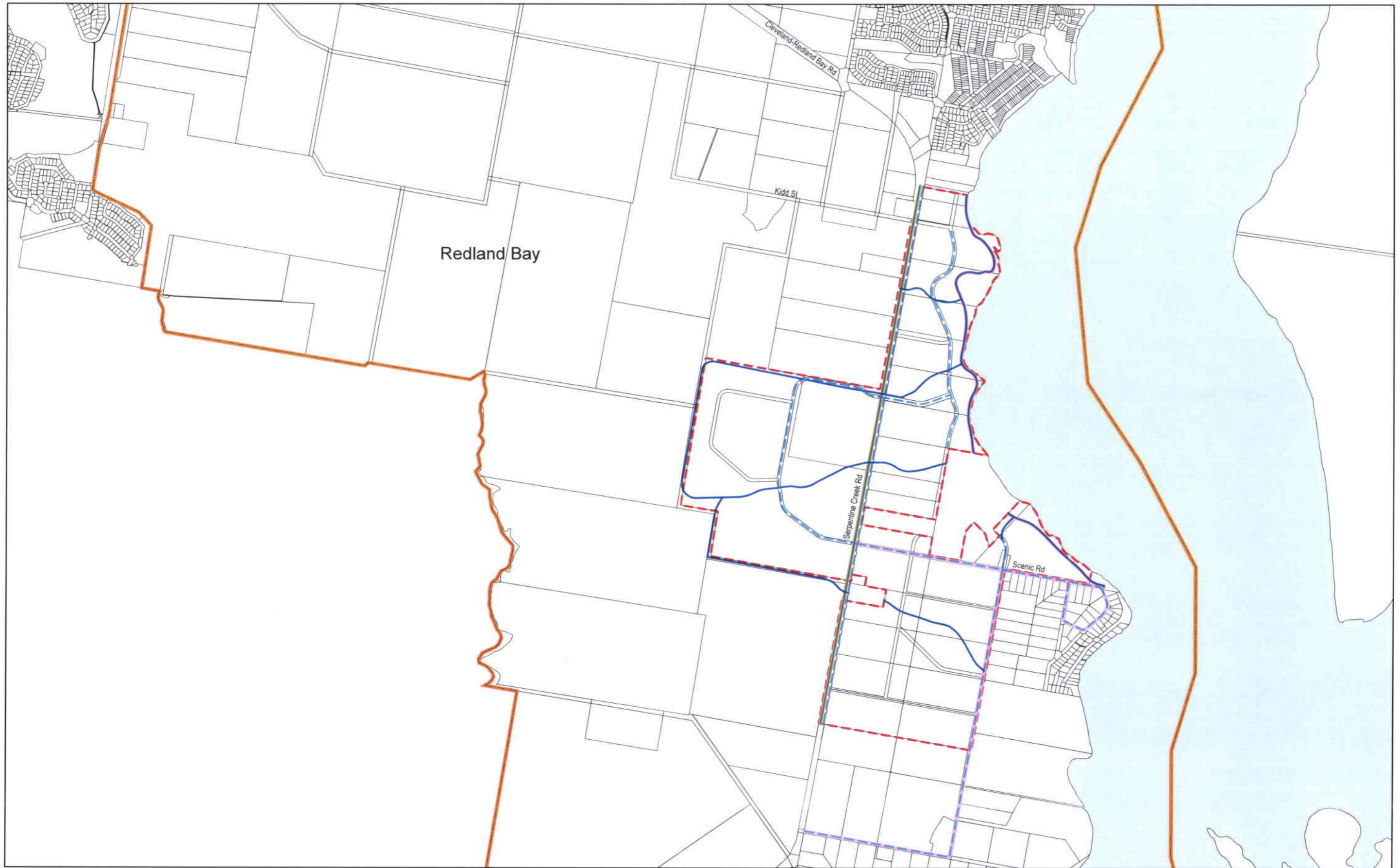
2.  $\mathbb{Z}^2$

3.  $\mathbb{Z}^2$



4.  $\mathbb{Z}^2$

5.  $\mathbb{Z}^2$



**MAP CT9**

	Catchment Boundaries	<b>Future Network</b>	
	Development Boundary		Conceptual Off Road Path
<b>Existing Network</b>			Conceptual On Road Cycle Lane
	Off Road Path		Conceptual Off Road Cycleway to be offset against V6.1 Map T8 2012 PIP Infrastructure Charges
	On Road Cycle Lane		Conceptual Cycleway - Path to be offset against Shoreline Redlands Pty Ltd IA Infrastructure Charges
			Conceptual On Road Cycle Lane to be offset against V6.1 Map T8 2012 PIP Infrastructure Charges

### CYCLEWAY & PATH NETWORK

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing. This Drawing shall not be reproduced either in part or full without Redland City Council Approval".

Produced : 11/06/2015

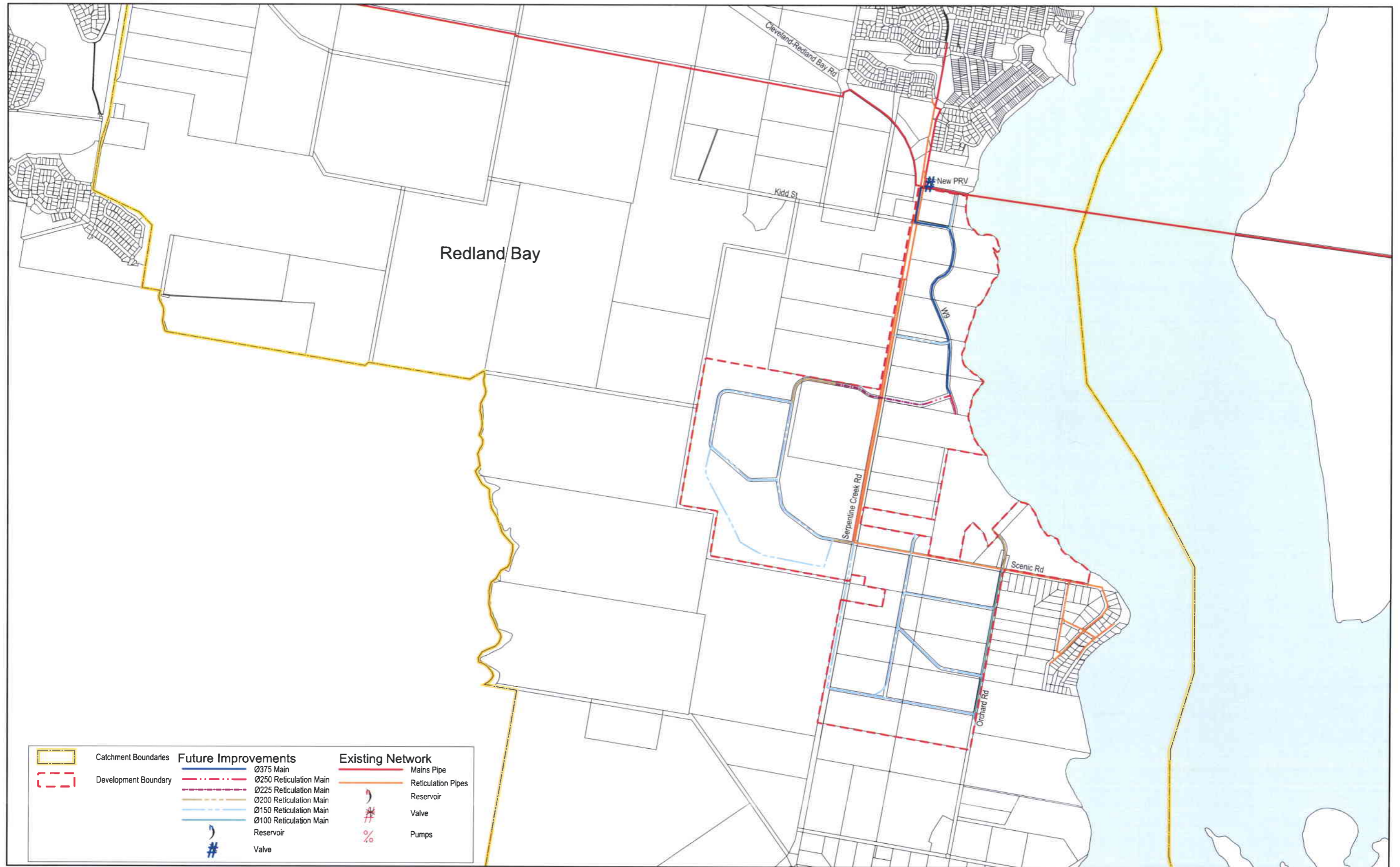


**Civil Dimensions** Pty Ltd  
 Consulting Engineers  
 Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122  
 Tel: 3422 2020  
 Fax: 3422 2021  
 mail@civildimensions.com.au

Rev	Amendment Details	Date
G	Conceptual Off Road Path and Cycle Lane amendments	28/10/2015







Future Improvements		Existing Network	
	Catchment Boundaries		Mains Pipe
	Development Boundary		Reticulation Pipes
	Ø375 Main		Reservoir
	Ø250 Reticulation Main		Valve
	Ø225 Reticulation Main		Pumps
	Ø200 Reticulation Main		
	Ø150 Reticulation Main		
	Ø100 Reticulation Main		
	Reservoir		
	Valve		

MAP W9

SHORELINE INFRASTRUCTURE MASTER PLAN  
WATER NETWORK  
ATTACHMENT B

DISCLAIMER:  
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Produced : 11/06/2015



**Civil Dimensions** Pty Ltd  
Consulting Engineers

Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020  
mail@civildimensions.com.au Fax: 3422 2021

Rev	Description	Date
B	Road Layout updated and Main Alignments to suit	11/11/2015
	Amendment Details	





## **Annexure A Owner's Consent Evidence (clause 2.4(b))**



13 November 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

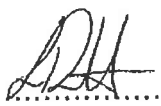
Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 2 on RP149309, situated at 148 Serpentine Creek Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 15<sup>th</sup> of November 2015.

  
.....  
Peter Alan Robb

  
.....  
Lucy-Lee Jillian Robb

  
.....  
Benjamin Alan Robb

4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

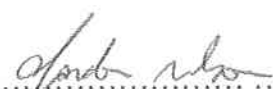
Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

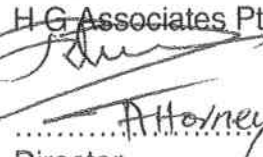
We, the undersigned being the Owner of land described as  
Lot 8 on R1291 situated at 156 Serpentine Creek Road  
Lot 69 on S31102 situated at 170 Serpentine Creek Road  
Lot 70 on S31102 situated at 194 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated *5<sup>th</sup>* ..... of June 2015.

  
.....  
Director Name  
H G Associates Pty Ltd Trustee under nomination of Trustees No E95643

*ALAN GORDON WILSON*  
.....  
Name

  
.....  
Director Name  
H G Associates Pty Ltd Trustee under nomination of Trustees No E95643

*Attorney H.G. Associates Pty Ltd*  
.....  
Name

*BRUCE MICHAEL JURIE*  
.....  
Name

4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as

Lot 71 on S31102 situated at 218 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated ..... 5<sup>th</sup> ..... of June 2015.

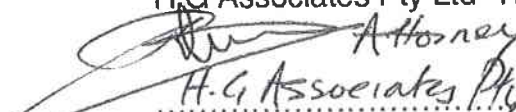
  
.....

Director

H.G Associates Pty Ltd Trustee under nomination of Trustees No E880975

ALAN GORDON WILSON  
.....

Name

  
.....  
Attorney  
H.G Associates Pty Ltd

Director

H G Associates Pty Ltd Trustee under nomination of Trustees No E880975

BRUCE MICHAEL DURIE  
.....

Name



4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as


Lot 72 on S31102 situated at 238 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated ..... 5<sup>th</sup> ..... of June 2015.

  
.....  
Director  
Redland Bay South Park Corporation Pty Ltd

ALAN GORDON WILSON  
.....  
Name

  
.....  
Director  
Redland Bay South Park Corporation Pty Ltd

Gary Lloyd Hargrave  
.....  
Name

4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as


Lot 73 on S31102 situated at 260 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 5th ..... of June 2015.

  
.....  
Director  
Wilcarr Pty Ltd

ALAN GORDON WILSON  
.....  
Name

  
.....  
Director  
Wilcarr Pty Ltd

Garry Lloyd Mangrum  
.....  
Name

9 June 2015

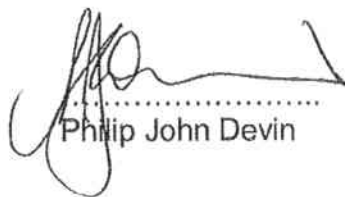
**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 1 on RP133830 situated at 304 – 324 Serpentine Creek Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated *9th* of June 2015.

  
Philip John Devin

  
Rhondda Lenore Devin

5 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 4 on RP105915 , situated at 326 Serpentine Creek Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated                      of              June 2015.

  
.....  
Director  
South Developments Pty Ltd  
ABN 84 095 767 76

  
.....  
Director  
South Developments Pty Ltd

4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as

Lot 3 on RP105915 situated at 338 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 9/6 .....of June 2015.



.....  
Director  
Southern View Investments Pty Ltd



.....  
Director  
Southern View Investments Pty Ltd

KENNETH CY SEETO

.....  
Name

Gregory James Bell

.....  
Name



14 July 2015

The Chief Executive Officer  
Redland City Council  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council

We, the undersigned being the Owner of land described as Lot 1 on RP105915, situated at the corner of Serpentine Creek Road and Scenic Road, Redland Bay (Land) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 17<sup>th</sup> of July 2015

*Italia Ceelia Spensieri*  
Italia Ceelia Spensieri



4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 1 on SP212251 , situated at 68 Scenic Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated *14<sup>th</sup>* of June 2015.

  
.....  
Joseph Spagnolo

**4 June 2015**

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

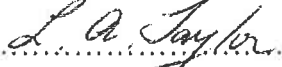
**Dear Sir,**

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 1 on RP140163 , situated at 94 Scenic Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 30 of June 2015.

  
.....  
WJ Taylor

  
.....  
LA Taylor

4 June 2015

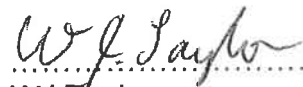
**The Chief Executive Officer**  
**Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163



Dear Sir,

**Preliminary Approval Material Change of Use**  
**Council Reference MCU013287**  
**Infrastructure Agreement between Shoreline Redlands Pty Ltd and**  
**Redland City Council**

We, the undersigned being the Owner of land described as Lot 1 on RP71630 , situated at 90 Scenic Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 30 of June 2015.

  
.....  
WJ Taylor

  
.....  
  
RJ Taylor

4 June 2015

**The Chief Executive Officer**  
**Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use**  
**Council Reference MCU013287**  
**Infrastructure Agreement between Shoreline Redlands Pty Ltd and**  
**Redland City Council**

We, the undersigned being the Owner of land described as Lot 1 on RP103265 and Lot 2 on RP140163 , situated at 74 Scenic Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 30 of June 2015.

  
.....  
WJ Taylor

  
.....  
KJ Taylor

4 June 2015

**The Chief Executive Officer**  
**Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use**  
**Council Reference MCU013287**  
**Infrastructure Agreement between Shoreline Redlands Pty Ltd and**  
**Redland City Council**

I, the undersigned being the Owner of land described as

Lot 255 on S312432 situated at 27 Orchard Road

Lot 256 on S312432 situated at 49 Orchard Road

Lot 86 on S312432 situated at 69 Orchard Road

Lot 83 on S312432 situated at 91 Scenic Road

Lot 257 on S312432 situated at 410 Serpentine Creek Road

Lot 2 on SP226358 situated at 47 – 91 Scenic Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated ..... 5<sup>th</sup> ..... of June 2015.

.....  
Alan Gordon Wilson

4 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as

Lot 84 on S312432 situated at 422 Serpentine Creek Road

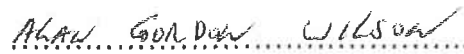
Lot 259 on S312432 situated at 444 Serpentine Creek Road

Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

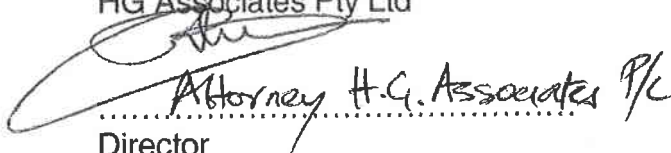
Dated 5<sup>th</sup> of June 2015.

  
.....

Director  
HG Associates Pty Ltd

  
.....

Name

  
.....

Director  
HG Associates Pty Ltd

  
.....

Name



1 June 2015

**The Chief Executive Officer  
Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use  
Council Reference MCU013287  
Infrastructure Agreement between Shoreline Redlands Pty Ltd and  
Redland City Council**

We, the undersigned being the Owner of land described as Lot 252 on S312432 , situated at 466 Serpentine Creek Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated *SHL* of *JUNE* 2015.

*[Signature]*  
.....  
Gary Spink

*[Signature]*  
.....  
Jeanette Spink

*[Signature]*  
.....  
Terry Spink

*[Signature]*  
.....  
Mary-Anne Spink

*[Signature]*  
.....  
Richard Spink

*[Signature]*  
.....  
Joyce Spink

4 June 2015

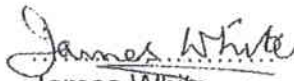
**The Chief Executive Officer**  
**Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163

Dear Sir,

**Preliminary Approval Material Change of Use**  
**Council Reference MCU013287**  
**Infrastructure Agreement between Shoreline Redlands Pty Ltd and**  
**Redland City Council**

We, the undersigned being the Owner of land described as Lot 247 on S312432 , situated at Orchard Road, Redland Bay (Land) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 6<sup>th</sup> of June 2015.

  
James White

10th October 2015

**The Chief Executive Officer**  
**Redland City Council**  
Corner Bloomfield and Middle Streets,  
Cleveland,  
Queensland 4163


Dear Sir,

**Preliminary Approval Material Change of Use**  
**Council Reference MCU013287**  
**Infrastructure Agreement between Shoreline Redlands Pty Ltd and**  
**Redland City Council**

We, the undersigned being the Owner of land described as Lot 11 on SP268704 situated at 275 - 385 Serpentine Creek Road, Redland Bay (**Land**) consent to the obligations under the above Infrastructure Agreement being attached to the Land in accordance with section 674 of the *Sustainable Planning Act 2009*.

Dated 10th of October 2015.

  
.....  
Joseph Leslie Fiteni  
Managing Director  
EDGARANGE PTY LTD

  
.....  
Adam Souter  
Company Director  
EDGARANGE PTY LTD

**Executed as an agreement:**

Signed sealed and delivered by  
**Shoreline Redlands Pty Ltd**  
**ABN 92 163 078 715** in accordance  
with s.127 Corporations Act 2001

) APJentz Allegre  
) Signature  
)  
) ADAM SUTER Garry Lloyd Hargrave  
) Insert Name & Director / Secretary

17/11/15  
Date

In the presence of:

) [Signature]  
) Signature  
)  
) CHRIS BARNES 17/11/15  
) Insert Name & Authority

Signed sealed and delivered for and  
on behalf of **Redland City Council**  
**ABN 86 058 929 428**

) [Signature]  
) Signature  
)  
) William Harold Lyon  
) Chief Executive Officer  
) Redland City Council  
) Insert Name & Authority

17/11/15  
Date

In the presence of:


) [Signature]  
) Signature  
)  
) Andrew James Ross - Solicitor  
) Insert Name & Authority


Use	Zone		
	Rural Non-Urban	Investigation	Emerging Urban Community
Agriculture	Self	Code	Code
Animal Keeping	Code	Code	Code
Bed and Breakfast	Self	Self	Self
Caretakers Dwelling	Code	Code	Code
Community Facility	Code	Code	Code
Display Dwelling	Code	Impact	Impact
Dwelling House	Self	Code	Code
Estate Sales Office	Code	Impact	Impact
Forestry	Code	Impact	Impact
Home Business	Self	Self	Self
Intensive Agriculture	Code	Impact	Impact
Minor Utility	Exempt	Exempt	Exempt
Park	Self	Self	Self
Produce Store	Code	Impact	Impact
Road	Exempt	Exempt	Exempt
Roadside Stall	Code	Code	Code
Rural Enterprise	Code	Impact	Impact
Telecommunications Facility	Self	Self	Self
Temporary Use	Self	Self	Self
Utility Installation	Code	Code	Code
Use	Inconsistent		
Aged Persons and Special Needs Housing	ex RN3	Inconsistent	Inconsistent
Airport	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Apartment Building	Inconsistent	Inconsistent	Inconsistent
Brothel	Inconsistent	Inconsistent	Inconsistent
Bulky Goods Showroom	Inconsistent	Inconsistent	Inconsistent
Car Wash Facility	Inconsistent	Inconsistent	Inconsistent
Cemetery	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Child Care Centre	Inconsistent	Inconsistent	Inconsistent
Commercial Office	Inconsistent	Inconsistent	Inconsistent
Display and Sale Activity	Inconsistent	Inconsistent	Inconsistent
Drive Through Restaurant	Inconsistent	Inconsistent	Inconsistent
Dual Occupancy	Inconsistent	Inconsistent	Inconsistent
Education Facility	Inconsistent	Inconsistent	Inconsistent
Extractive Industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Forestry		Inconsistent	Inconsistent
Funeral Parlour	Inconsistent	Inconsistent	Inconsistent
General Industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Health Care Centre	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Heavy industry	In RN1, RN2 & RN3	Inconsistent	Inconsistent
High Impact Industry	Inconsistent	Inconsistent	Inconsistent
Hospital	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Hotel	Inconsistent	Inconsistent	Inconsistent
Indoor Recreation Facility	In RN1 or not rural connection	Inconsistent	Inconsistent
Institution	Inconsistent	Inconsistent	Inconsistent
Intensive Agriculture	In RN1, RN2 & RN3, ex horticulture	Inconsistent	Inconsistent
Marine Services	Inconsistent	Inconsistent	Inconsistent
Mobile Home Park	Inconsistent	Inconsistent	Inconsistent
Multiple Dwelling	Inconsistent	Inconsistent	Inconsistent
Night Club	Inconsistent	Inconsistent	Inconsistent
Outdoor Recreation Facility	In RN1 or not rural connection	Inconsistent	Inconsistent
Passenger Terminal	Inconsistent	Inconsistent	Inconsistent
Place of Worship	In RN1, RN2 & RN3	Inconsistent	Inconsistent
Refreshment Establishment	100m <sup>2</sup> +	Inconsistent	Inconsistent
Retail Warehouse	Inconsistent	Inconsistent	Inconsistent
Roadside Stall	In RN1 & RN2		
Service Industry	200m <sup>2</sup> +	Inconsistent	Inconsistent
Service Station	Inconsistent	Inconsistent	Inconsistent
Shop	Inconsistent	Inconsistent	Inconsistent
Tourist Accommodation	In RN1 & RN2		
Tourist Park	In RN1 & RN2	Inconsistent	Inconsistent
Vehicle Depot	in RN3	Inconsistent	Inconsistent
Vehicle Parking Station	Inconsistent	Inconsistent	Inconsistent
Vehicle Repair Premises	In RN2 & RN3	Inconsistent	Inconsistent
Veterinary Surgery	Inconsistent	Inconsistent	Inconsistent
Warehouse	Inconsistent	Inconsistent	Inconsistent
Other Development			
Creating lots by subdividing another lot by Standard Format Plan (whether or not having a CMS)	In RN3	Inconsistent	Inconsistent



**South East Queensland  
Koala Conservation.  
State Planning Regulatory  
Provisions.  
Assessable Development  
Area Koala Habitat Values.**


**Map Legend**


 Priority koala assessable development area (PKADA)

 koala assessable development area (KADA)

**Koala Habitat Value Category**


Bushland Habitat


 High Value Bushland


 Medium Value Bushland

 Low Value Bushland

Suitable for Rehabilitation

 High Value Rehabilitation


 Medium Value Rehabilitation


 Low Value Rehabilitation

Other Areas of Value

 High Value Other

 Medium Value Other

 Low Value Other

 Generally not suitable



**Request under Division 9 of the SEQ Koala Conservation SPRP**

Lot	SEQ Koala Conservation SPRP Koala Habitat Value Category	Proposed amendment	Justification
Lot 2 RP149309 148-154 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	No amendment proposed	N/A
Lot 73 S31102 260-280 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>The SPRP mapping identifies only a small area in the southwest corner as bushland habitat. However, this is largely due to the fact that the SPRP mapping is aligned to geographic north whilst property boundaries are aligned to magnetic north, resulting in an 11 degree discrepancy. If the correct alignment of the mapping were applied the bushland habitat mapping covering Serpentine Creek Road, Lot 1 On RP89514 and lot 11 on SP268704 would actually be located on this lot.</p> <p>This lot comprises the Tall Fronds tree farm and the affected part of the property is a strip adjacent to Serpentine Creek Road that supports some 25 habitat trees. This area is less than one hectare in size and it is not immediately surrounded by higher quality bushland. As such it is not considered to meet the definition of High Value Bushland in the SPRP. The characteristics of the area are more closely aligned with the SPRP definition of Rehabilitation habitat.</p>
Lot 74 S31102 282-302 Serpentine Creek Road	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> <li>- Generally not suitable / not assessable</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> <li>- Generally not suitable / not assessable</li> </ul>	<p>As explained above a better representation of the SPRP mapping should include an 11 degree clockwise rotation of the mapped polygons, although in this case it would only marginally increase the area identified as bushland habitat. Whilst the area is less than 2ha in size and is within 50m of bushland habitat, it does not constitute landcover that is predominantly forest. Further the habitat adjacent to the HVB area is dominated by mown grass and exotics as in Lot 73 immediately to the north. There are scattered koala habitat trees in the east of the lot which is mapped as Medium Value Rehabilitation. The HVB portion does not meet the SPRP</p>

			<p>definition of bushland habitat, as it does not support contiguous habitat or consist primarily of forest.</p> <p>Aerial photography from the 1950s indicates that trees on this lot are recent regrowth. Re-designation to medium Value Rehabilitation consistent with the greater part of the overall site is considered appropriate.</p>
<p>Lot 1 RP133830 304-324 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<p>No change requested</p>	<p>N/A</p>
<p>Lot 4 RP105915 326-336 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>As with other lots, a better representation of the SPRP mapping should include an 11 degree clockwise rotation of the mapped polygon.</p> <p>The northern and western halves of the lot are designated High Value Bushland. The western portion consists of a plant nursery with a dam, shade houses and associated infrastructure. The Landsat photography used to inform the SPRP mapping is likely to have incorrectly interpreted the nursery structures as eucalypt canopy. The eastern portion of the lot is more sparsely covered by various species, exotic and native. Aerial photography indicates that any vegetation on this lot is regrowth since the 1970s.</p> <p>On this basis the area does not meet the bushland habitat definition in the SPRP. There are however some koala habitat trees on the lot and it adjoins a lot that is bushland habitat. It is considered appropriate to allow the request for this part of the lot to be considered the same as the balance of the lot - Medium Value Rehabilitation.</p>
<p>Lot 3 RP105915 338-348 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> </ul>	<p>This lot contains a small portion of HVB which is contiguous with the nursery structure area of Lot 4 to the north. The HVB area consists of a dam surrounded by regrowth Acacia and Allocasuarina species and exotic grasses. No koala habitat trees are present. The applicant has requested that the affected portion should be re-designated Medium Value Rehabilitation in line with the balance of the overall site. It is considered that the area does not meet the SPRP definition for bushland habitat, as such this request should be</p>

			supported.
<p>Lot 2 RP140163 74A Scenic Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- High Value Bushland (smaller area)</li> <li>- Medium Value Rehabilitation</li> </ul>	<p>The High Value Bushland mapping covers the south east corner of the lot. The applicant considers that the eastern-most portion of the HVB area is correctly mapped as it contains a significant number of mature eucalypts, and has not therefore requested that this portion of the mapping be changed. Aerial photography indicates that these trees represent a remnant of koala habitat that began re-growing from the 1950s onwards after earlier disturbance. These trees would now be around 60 years old, well on the way to full maturity. Proposed inclusion with the foreshore open space is appropriate and should ensure protection.</p> <p>The area subject of the request contains only four habitat trees associated with an artificial dam which has existed for at least 60 years. The trees are not directly linked to the eastern patch and do not form high quality habitat. The applicant has requested that this portion be re-designated as Medium Value Rehabilitation to be consistent with the remaining areas of the lot. Given the above it is considered that the area does not meet the definition of bushland habitat in the SPRP. As it is in an area that comprises a mix of mature habitat trees and bare surfaces it is considered to more closely align with the Medium Value Rehabilitation definition in the SPRP. The requested re-designation is therefore considered appropriate.</p>
<p>Lot 11 SP268704 275-385 Serpentine Creek Road</p>	<ul style="list-style-type: none"> <li>- High Value Bushland</li> <li>- Medium Value Rehabilitation</li> <li>- Low Value Rehabilitation</li> </ul>	<ul style="list-style-type: none"> <li>- Medium Value Rehabilitation</li> <li>- Low Value Rehabilitation</li> </ul>	<p>The High Value Bushland area is a very small slice of land in the north east corner of the site, where there is no vegetation present. As explained above the SPRP mapping is aligned to geographic north whilst property boundaries are aligned to magnetic north, resulting in an 11 degree discrepancy. It is considered that this mapping is a result of this discrepancy. The lot is almost entirely grassed with the majority of the land identified as Medium Value Rehabilitation, owing to the adjoining High Value Bushland to the north, west and south. It is considered appropriate to align the area identified</p>

			as High Value Bushland with the majority of the site, being Medium Value Rehabilitation.
--	--	--	--



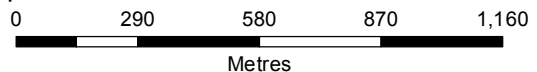
## State Planning Policy

Local government development assessment

Date: 10/11/2015

Department of  
Infrastructure, Local  
Government and Planning

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Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties.




# Legend


## Cadastre (25k)

 Cadastre (25k)

## Regional planning boundary

 Regional planning boundary


## Local Government Boundary

 Local Government Boundary


## Priority development areas (EDQ)

 Priority development areas (EDQ)

## Noise corridor centreline - local government road


 Noise corridor centreline - local government road

## Noise corridor centreline - State-controlled road

 Noise corridor centreline - State-controlled road

## Noise corridor - local government road

 Category 1 - 58 dB(A)

 Category 2 - 63 dB(A)


 Category 3 - 68 dB(A)

 Category 4 - 73 dB(A)

## Noise corridor - State-controlled road (MANDATORY area)

 Category 1 - 58 dB(A)

 Category 2 - 63 dB(A)


 Category 3 - 68 dB(A)

 Category 4 - 73 dB(A)

## Noise corridor - State-controlled road (VOLUNTARY area)

 Category 1 - 58 dB(A)

 Category 2 - 63 dB(A)

 Category 3 - 68 dB(A)

 Category 4 - 73 dB(A)

## Noise corridor - rail network

 Category 1 - 70 dB(A)

 Category 2 - 75 dB(A)

 Category 3 - 80 dB(A)

 Category 4 - 85 dB(A)



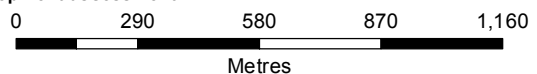
**Disclaimer:**





## State Planning Policy

Local government development assessment



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Date: 10/11/2015

Department of  
Infrastructure, Local  
Government and Planning




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# Legend


## Cadastre (25k)

 Cadastre (25k)


## Climatic regions - stormwater management design objectives

 Climatic regions - stormwater management design objectives


## MSES - High ecological value waters (watercourse)

 MSES - High ecological value waters (watercourse)


## MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


## MSES - High Ecological Significance wetlands

 MSES - High Ecological Significance wetlands


## MSES - High ecological value waters (wetland)

 MSES - High ecological value waters (wetland)


## MSES - Strategic Environmental Area (Designated Precinct)

 MSES - Strategic Environmental Area (Designated Precinct)


## MSES - Wildlife habitat

 MSES - Wildlife habitat


## Coastal management district

 Coastal management district

## MSES - Protected area

 MSES - Protected area


## MSES - Marine park

 MSES - Marine park

## MSES - Declared fish habitat area

 MSES - Declared fish habitat area


## MSES - Regulated vegetation

 MSES - Regulated vegetation

## MSES - Legally secured offset area

 MSES - Legally secured offset area

## Water supply buffer area (SEQ)

 Water supply buffer area (SEQ)

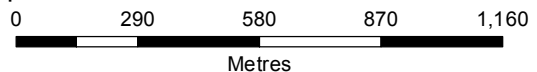






# State Planning Policy

Local government development assessment



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Date: 10/11/2015

Department of  
Infrastructure, Local  
Government and Planning


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# Legend


## Cadastre (25k)

 Cadastre (25k)


## Coastal hazard area - erosion prone area

 Coastal hazard area - erosion prone area


## Coastal hazard area - high storm tide inundation area

 Coastal hazard area - high storm tide inundation area


## Coastal hazard area - medium storm tide inundation area

 Coastal hazard area - medium storm tide inundation area


## Potential bushfire hazard area \*\* (Refer to planning scheme)

 Potential bushfire hazard area \*\* (Refer to planning scheme)


## Management area

 Management area


## Flood hazard area\* - Level 1 - Queensland floodplain assessment overlay


 Flood hazard area\* - Level 1 - Queensland floodplain assessment overlay

## Flood hazard area\* - Level 1 - Local Government flood mapping area


 Flood hazard area\* - Level 1 - Local Government flood mapping area

## Bushfire hazard area (Bushfire prone area)

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer

### *Planning Study, 2008*

The scope of the study was to address the criteria detailed in the Investigation Zone code by considering the constraints and opportunities posed by the site, assessing the merits of various development options for the area and providing recommendations on a preferred planning strategy.

The assessment of constraints highlighted the following key comments:

#### Environment and Ecology

- 37% (115ha) should be designated as Open Space in order to achieve:
  - a 100m wide foreshore buffer;
  - 3 x 150m wide east-west habitat links (with 3 fauna underpasses); and
  - 30m buffers to drainage lines.
- The retention of native vegetation should be maximised and new buffers should be revegetated. Perimeter roads should be used to buffer habitat linkages, riparian and foreshore buffers.
- Irrigation dams should be removed unless they are found to be supporting Wallum Froglet habitat.
- An Environmental Management Plan should be prepared for the land.

#### Traffic & Transport

- Serpentine Creek Road will require upgrading to four lanes. In its current configuration it is able to service a population of just 3,400. Significant safety concerns highlighted regarding the undulations in the road.
- A frequent bus service from the town centre to Cleveland Train Station and Loganholme essential to reduce car trips.
- A network of walkways and cycleways throughout the site would further support reduced car dependency. The key links highlighted are: foreshore to Redland Bay, an off road route adjacent to Serpentine Creek Road and connections between the proposed neighbourhoods, town centre and school.

#### Water and Wastewater

- The water infrastructure pipelines external to the Investigation Area are adequate to service the development.
- Further investigation required for sewerage treatment.

#### Social and community facilities

- A new primary school will be required.
- Existing need for a grouped community facility incorporating a library/gallery/meeting space and a grouped community facility incorporating youth, seniors and a general community centre in the southern catchment of the Redlands.
- Existing need for a new regional sports facility in the southern part of the City. The establishment of local parks and reserves in the development area were also acknowledged.

In consideration of the above constraints the study then assessed five options for development in terms of urban form, transport, natural resources, open space,

sustainability, infrastructure, economic, community and social impact. The options were:

- Option 1: No urban development
- Option 2: Lower density suburban community
  - Population of c.6,700 people
  - Lower density (400 – 550m<sup>2</sup>) blocks of land – 15 dph
  - Small neighbourhood centre based on convenience retail
  - Car oriented circulation system. 15% self-sufficiency.
- Option 3: Urban Village community with mixed housing
  - Variety of housing for young families, couples, retirees, singles.
  - <50% detached dwellings with 110ha of lower density
  - 30% self-sufficiency
  - 3,800 dwellings and 8,000 people – 20 dph
- Option 4: Urban Village community with rural use of the northern area
  - Retention of farming uses on valuable agricultural land to the north
  - Inter urban break with Redland Bay & buffer to poultry farming uses
  - 3,500 dwellings and 7,400 people
- Option 5: Urban Village community with higher densities
  - Larger town centre accommodating larger retail, business and residential mix (including some 4-6 storey buildings and higher employment) – not high rise development
  - Medium density area to accommodate 3-4 storey townhouses and semi-detached dwellings.
  - 2,400 jobs on-site
  - 5,000 dwellings and 10,000 people - 29 dph
  - 90ha lower density

The assessment concluded that option 3 represented the best match across all criteria, scoring consistently high. Option 5 for higher densities scored best for urban form, transport, infrastructure and economic impact but scored more poorly for the remaining criteria and was second overall. In both cases the higher densities provided for more efficient use of the land, greater capacity to support transport and utility services, increased employment self-sufficiency and wider housing choice for all sectors of the community. It is also noted in the report that a population of 10,000 is the critical mass required to support a number of social and community facilities. Therefore the higher density options better provide for community needs with improved local access to services.

The Report provided the following conclusions in response to the criteria set out in the Investigation Zone code:

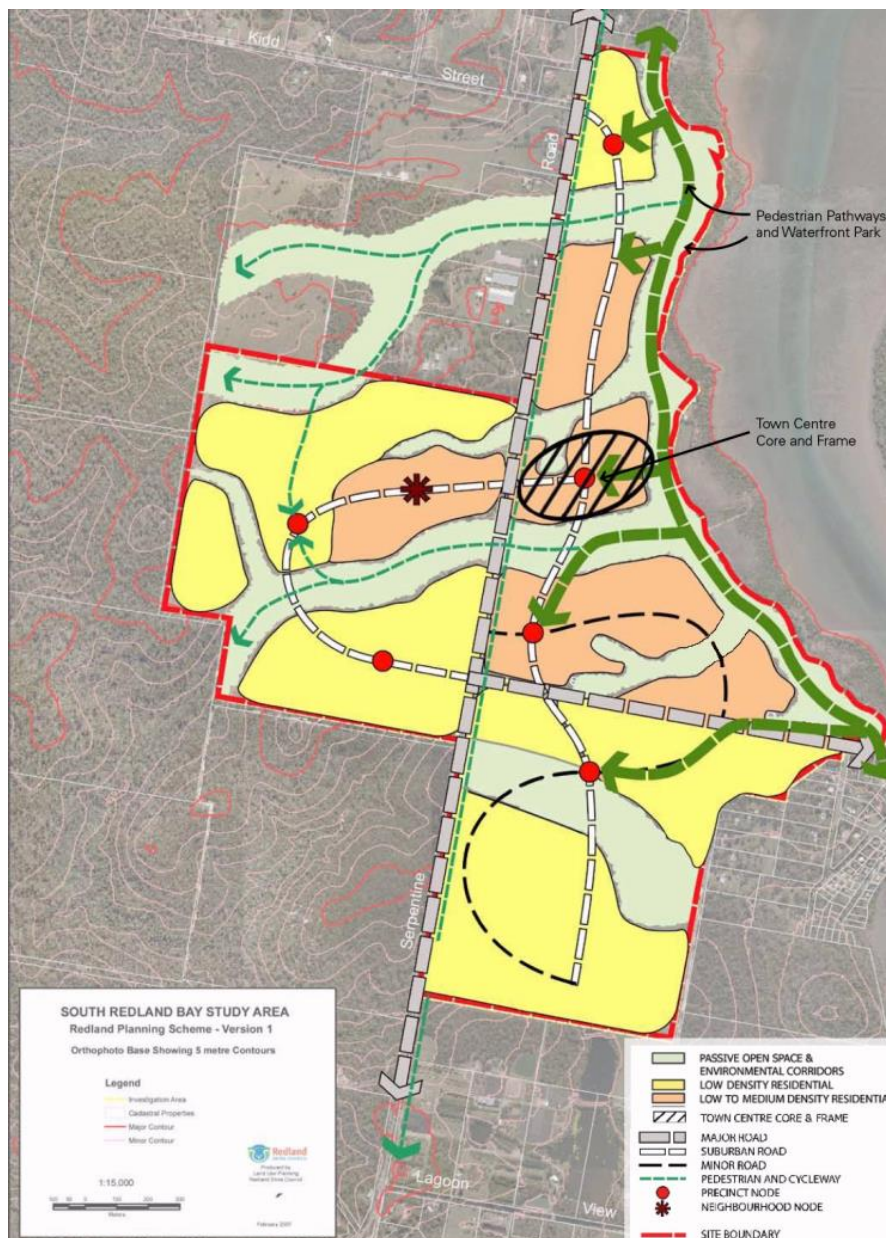
1. *Optimum and most suitable use of the land*  
Urban use at higher density than traditional detached housing, combined with a strong conservation outcome.
2. *Form and intensity of development*  
A vibrant urban village with a range of housing types including medium and lower density and with a strong town centre to encourage employment growth.
3. *Impact on the adjacent area of scenic conservation value*



Development can result in a much stronger flora and fauna connections between the coastal foreshore and koala conservation areas to the west. Scenic impacts to be managed by detailed urban design and protection of important views from Serpentine Creek Road.

4. *Protection and full public access to the coastline and the bay*  
Minimum 100 metre wide foreshore reserve along the entire length of the site together with a pedestrian path linking to Redland Bay township.
5. *Impact on external infrastructure*  
Impacts can be managed and at reasonable cost. Minimal public cost compared to more isolated greenfield locations

The report was accompanied by a recommended conceptual layout for the area based on its findings.





Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0714-012691 (F14/12027)  
Your reference: MCU013287

28 October 2015

Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Dear Sir/Madam,

**Amended concurrence agency response – with conditions**

Preliminary approval under section 242 of SPA for a Material Change of Use to vary the effect of a local planning for a master planned residential community

148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442, 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92, 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

(Given under Section 290(1)(b) of the *Sustainable Planning Act 2009*)

The Department of Infrastructure, Local Government and Planning issued an concurrence agency response on 18 February 2015 under Section 285 of the *Sustainable Planning Act 2009* (the Act). On 16 October 2015, the Department received advice from the applicant that the application had been changed under section 351(1) of the Act in response to further discussions with the Council. As a result, the Department has now changed its concurrence agency response, the details of which are attached.

If you require any further information, please contact Ashleigh Hayes, a/Principal Planning Officer, Regional Services, SEQ (South) on 07 5644 3218 or via e-mail [GCSARA@dilqp.qld.gov.au](mailto:GCSARA@dilqp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "Amanda Tzannes".

Amanda Tzannes  
Manager – Planning

cc: Shoreline Redlands Pty Ltd, [chris.barnes@shorelineredlands.com.au](mailto:chris.barnes@shorelineredlands.com.au)

enc: Attachment 1—Amended conditions to be imposed  
Attachment 2—Amended reasons for decision to impose conditions  
Attachment 3—Amended further advice  
Attachment 4—Amended approved plans and specifications  
Attachment 5—Applicant written agreement to amended concurrence agency response

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### Attachment 1—Amended conditions to be imposed

No.	Conditions	Condition timing
<b>Preliminary approval under section 242 of SPA</b>		
1.	<p>The development must be undertaken generally in accordance with the following plans, except as modified by these conditions:</p> <ul style="list-style-type: none"> <li>• Precinct Plan [Draft]. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20]; and</li> <li>• Access and Movement. Shoreline, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015).</li> </ul>	At all times.
2.	<p>The staging of the development must be undertaken in accordance with the Development Staging Plan. Shoreline, prepared by Lat 27, dated 10 December 2014 and plan reference 14009_SK027 [5].</p>	At all times.
<p><b>Schedule 7, Table 3, Item 1 &amp; Schedule 7, Table 3, Item 2 (State Transport Infrastructure) —</b> Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
3.	<p>a) Road works comprising, the upgrade of Beenleigh-Redland Bay Road (Serpentine Creek Road) along the frontage of the subject site, for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed to a four (4) lane urban cross section with a nominal width 40.0m wide road reserve, in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, including:</p> <ul style="list-style-type: none"> <li>i. a 6.0m median;</li> <li>ii. 3.5m minimum traffic lanes;</li> <li>iii. 2.0m minimum outer shoulders to allow for on-road cyclists;</li> <li>iv. 5.0m minimum road verges to allow for an off-road shared use path, and services including pits, poles and street light supports;</li> <li>v. batters as required; and</li> <li>vi. tapering.</li> </ul> <p>b) The design and construction of the works outlined in (a) above</p>	<p>(a)</p> <p>Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p>

No.	Conditions	Condition timing
	(including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.	
4.	<p>a) Road works comprising intersection upgrades at locations identified as [A], [B], [C], [D], and [E] on the <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), for which approval under section 33 of the <i>Transport Infrastructure Act 1994</i> must be obtained, must be provided by the applicant.</p> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, to the provide the following:</p> <ul style="list-style-type: none"> <li>i. Location [A] - a four way all movement signalised intersection</li> <li>ii. Location [B] - an un-signalised T-intersection with movement restricted to left-in/left-out only</li> <li>iii. Location [C] - a four way all movement signalised intersection</li> <li>iv. Location [D] - a four way all movements signalised intersection</li> <li>v. Location [E] - a un-signalised T-intersection with movement restricted to left-in/left-out only</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	<p>(a)</p> <ul style="list-style-type: none"> <li>i. Location [A] - Prior to submitting the Plan of Survey to the local government for approval of the first allotment of Stage 4 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</li> <li>ii. Location [B] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the first allotment, whichever comes first.</li> <li>iii. Location [C] - Prior to the commencement of any use or prior to submitting the Plan of Survey to the local government for approval for the</li> </ul>

No.	Conditions	Condition timing
		<p>first allotment, whichever comes first.</p> <p>iv. Location [D] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 2 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>v. Location [E] - Prior to submitting the Plan of Survey to the local government for approval for the first allotment of Stage 3 as shown on the <i>Development Staging Plan. Shoreline</i>, Lat 27, 10 December 2014, 14009_SK027 [5].</p> <p>b) – at all times.</p>
5.	a) Road works comprising intersection upgrades at following intersections, for which approval under section 33 of the Transport Infrastructure Act 1994 must be obtained, must be provided by the applicant:	a) Prior to the commencement of any use or prior to submitting the Plan

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>i. Beenleigh-Redland Bay Road and Bryants Road;</li> <li>ii. Beenleigh-Redland Bay Road and California Creek Road;</li> <li>iii. Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road;</li> <li>iv. Cleveland-Redland Bay Road and Serpentine Creek Road;</li> <li>v. Cleveland-Redland Bay Road and German Church Road;</li> <li>vi. Cleveland-Redland Bay Road, Giles Road and Gordon Road;</li> <li>vii. Cleveland-Redland Bay Road and Boundary Street; and</li> <li>viii. Cleveland-Redland Bay Road and Double Jump Road.</li> </ul> <p>The road works must be designed and constructed in accordance with the Department of Transport and Main Road's Road Planning and Design Manual and the Manual of Uniform Traffic Control Devices, and generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>• Beenleigh-Redland Bay Road and Bryants Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.05 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road and California Creek Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.06 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Beenleigh-Redland Bay Road, Mt Cotton Road and Skinners Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.07 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Serpentine Creek Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.12, signed by Stuart Holland RPEQ 05611, 17 February 2015</li> <li>• Cleveland-Redland Bay Road and German Church Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.08 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Gordon Road Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.09 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</li> <li>• Cleveland-Redland Bay Road and Boundary Street</li> </ul>	<p>of Survey to the local government for approval for the first allotment, whichever comes first.</p> <p>b) At all times</p>



No.	Conditions	Condition timing
	<p>Intersection, Civil Dimensions Pty Ltd, 10 December 2014, CD14-038-SK.10 (Draft Preliminary 2031 Functional Layouts), signed by Stuart Holland RPEQ 05611.</p> <ul style="list-style-type: none"> <li>• Cleveland-Redland Bay Road and Double Jump Road Intersection, Civil Dimensions Pty Ltd, 17 February 2014, CD14-038-SK.11, signed by Stuart Holland RPEQ 05611, 17 February 2015.</li> </ul> <p>b) The design and construction of the works outlined in (a) above (including, but not limited to, additional land requirements, all adjustments and/or relocations to existing services) is to be at no cost to the State of Queensland.</p>	
6.	All existing access arrangements between Beenleigh-Redland Bay Road (Serpentine Creek Road) and lots which are not part of the subject site must be maintained.	At all times.
7.	<p>a) All existing vehicular property accesses located between the subject site and Beenleigh-Redland Bay Road (Serpentine Creek Road) must be permanently closed and removed by the applicant.</p> <p>b) Direct access is not permitted between Beenleigh-Redland Bay Road (Serpentine Creek Road) and the subject site at any location other than the permitted road access location(s).</p> <p>Note: To remove any doubt, intersections are not permitted road access locations.</p>	<p>(a) Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first.</p> <p>(b) At all times.</p>
8.	Construct a three (3) metre high acoustic (noise) wall for the full extent of the sites frontage with Beenleigh-Redland Bay Road (Serpentine Creek Road), in accordance with <i>Access and Movement. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015, to show location of acoustic (noise) wall).	Prior to the commencement of any use or prior to submitting the Plan of Survey for the first lot to the local government for approval, whichever comes first and to be maintained.
9.	<p>a) Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road network.</p> <p>b) Any works on the subject site must not:</p> <ul style="list-style-type: none"> <li>i. create any new discharge points for stormwater runoff onto the State-controlled road;</li> </ul>	<p>(a) and (b)</p> <p>At all times.</p>

No.	Conditions	Condition timing
	<ul style="list-style-type: none"> <li>ii. interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> <li>iii. surcharge any existing culvert or drain on the State-controlled road;</li> <li>iv. reduce the quality of stormwater discharge onto the State-controlled road.</li> </ul>	
10.	<ul style="list-style-type: none"> <li>a) The streets labelled 'Sub-arterial Road - State-controlled road' shown on <i>Access and Movement. Shoreline</i>, prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK019 [9] (as amended in red, 28 October 2015), must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</li> <li>b) Any road identified as containing a future bus route must be designed and constructed to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 for a single unit rigid bus of 14.5m in length.</li> </ul>	Prior to submitting the Plan of Subdivision to the local government for approval for the relevant stage.
<p><b>Schedule 7, Table 3, Item 5 (Coastal Management District)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
11.	The 'Foreshore Subprecinct' as shown on <i>Precinct Plan [Draft]. Shoreline</i> , prepared by Lat 27, dated 22 October 2015 and plan reference 14009_SK015 [20], must be maintained as a development free buffer, except for infrastructure and non-habitable structures provided as part of the development's open space dedications or as otherwise the subject of a development approval.	At all times.
<p><b>Schedule 7, Table 3, Item 10 (Vegetation Clearing)</b> — Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i>, the chief executive administering the Act nominates the Director-General of Natural Resources and Mines to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
12.	Clearing of native vegetation associated with this material change of use must not occur within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691.	At all times.
13.	New infrastructure associated with this material change of use must not be located within Area A (A1- A6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-	At all times.

No.	Conditions	Condition timing
	012691.	
14.	New infrastructure associated with this material change of use must not be located in Area B (B1- B6) as shown on the attached Referral Agency Response (Vegetation) Plan RARP SDA-0714-012691 unless the infrastructure is a fence, road, driveway, effluent area, a sediment, detention or bio-retention basin, retaining wall or for underground services.	At all times.

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

## **Attachment 2—Amended reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To manage the impacts of development on the safety and efficiency of the state-controlled road.
- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state transport corridor.
- To ensure the development avoids or minimises adverse impacts on coastal resources and their values.
- To ensure the natural processes and the protective function of landforms and vegetation are maintained in coastal hazard areas.
- To ensure the clearing works are carried out in the location and to the extent specified on the approved plans.

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

### **Attachment 3—Amended Further advice**

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#### **General advice**

1.	<p><b>Road Traffic Noise</b></p> <p>With regards to assessing road traffic noise, the following material should be referred to and considered as part of any future development:</p> <ul style="list-style-type: none"> <li>• Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC) - <i>Buildings in a Transport Noise Corridor</i>. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise.</li> <li>• Department of Transport and Main Roads' <i>State Development Assessment Provisions Supporting Information – Community Amenity (Noise)</i>.</li> </ul>
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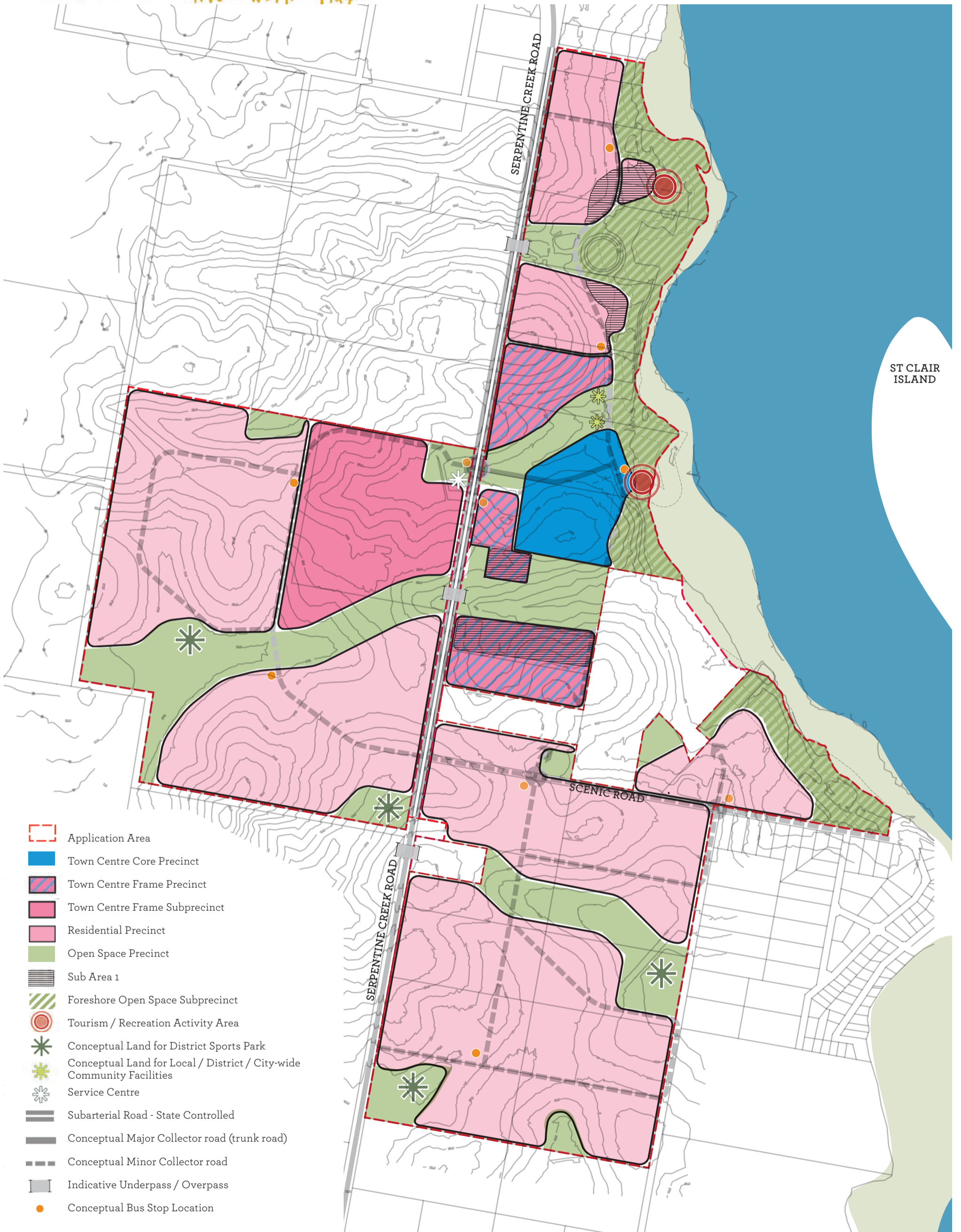
Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

**Attachment 4—Amended approved plans and specifications**

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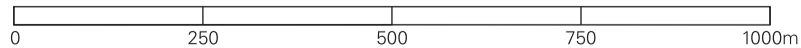


ST CLAIR ISLAND

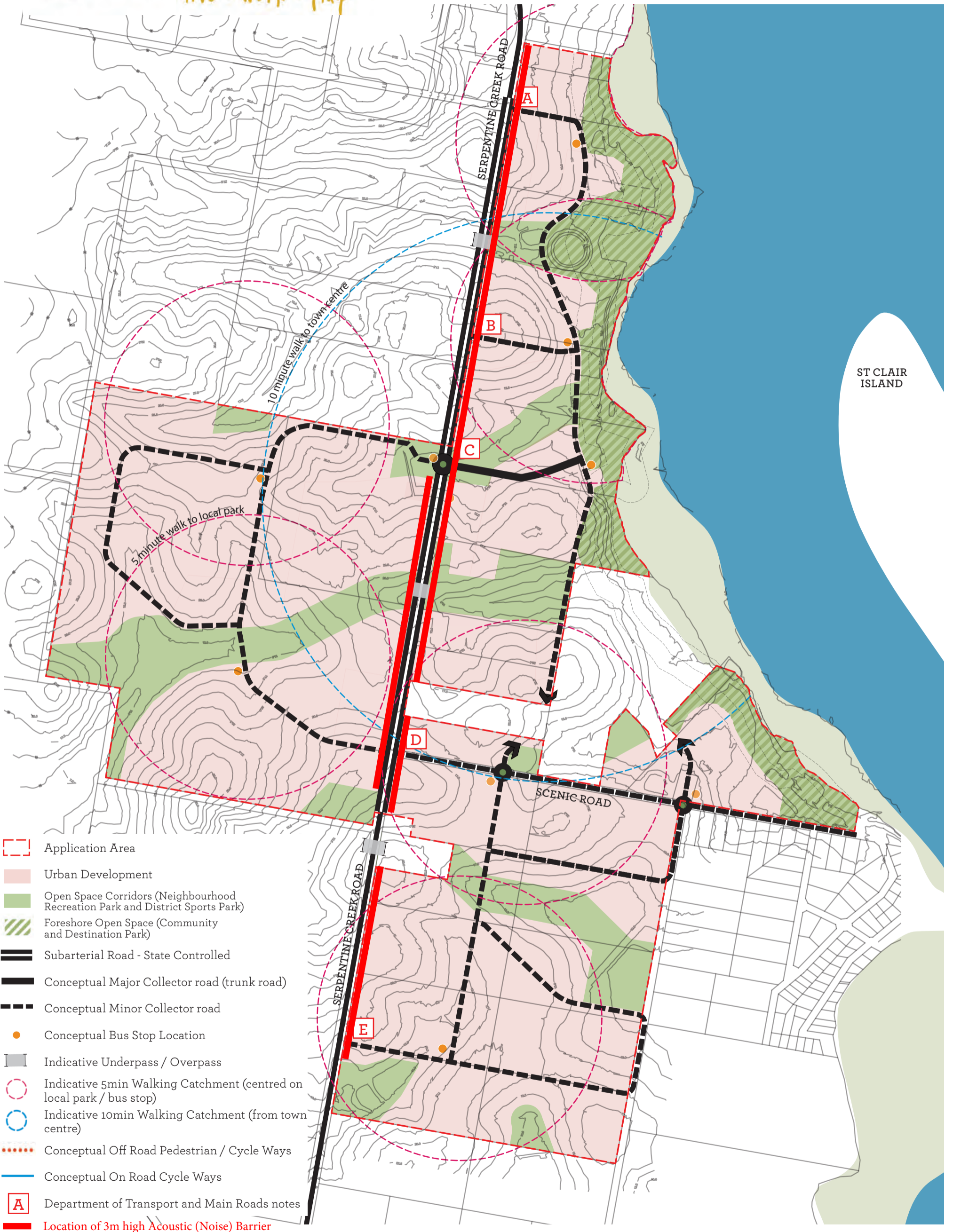
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-  Town Centre Frame Precinct
-  Town Centre Frame Subprecinct
-  Residential Precinct
-  Open Space Precinct
-  Sub Area 1
-  Foreshore Open Space Subprecinct
-  Tourism / Recreation Activity Area
-  Conceptual Land for District Sports Park
-  Conceptual Land for Local / District / City-wide Community Facilities
-  Service Centre
-  Subarterial Road - State Controlled
-  Conceptual Major Collector road (trunk road)
-  Conceptual Minor Collector road
-  Indicative Underpass / Overpass
-  Conceptual Bus Stop Location



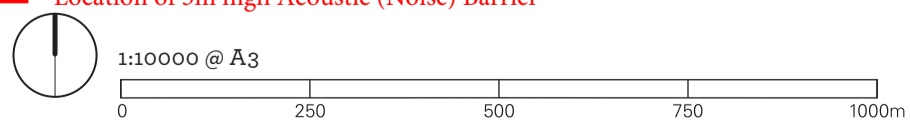
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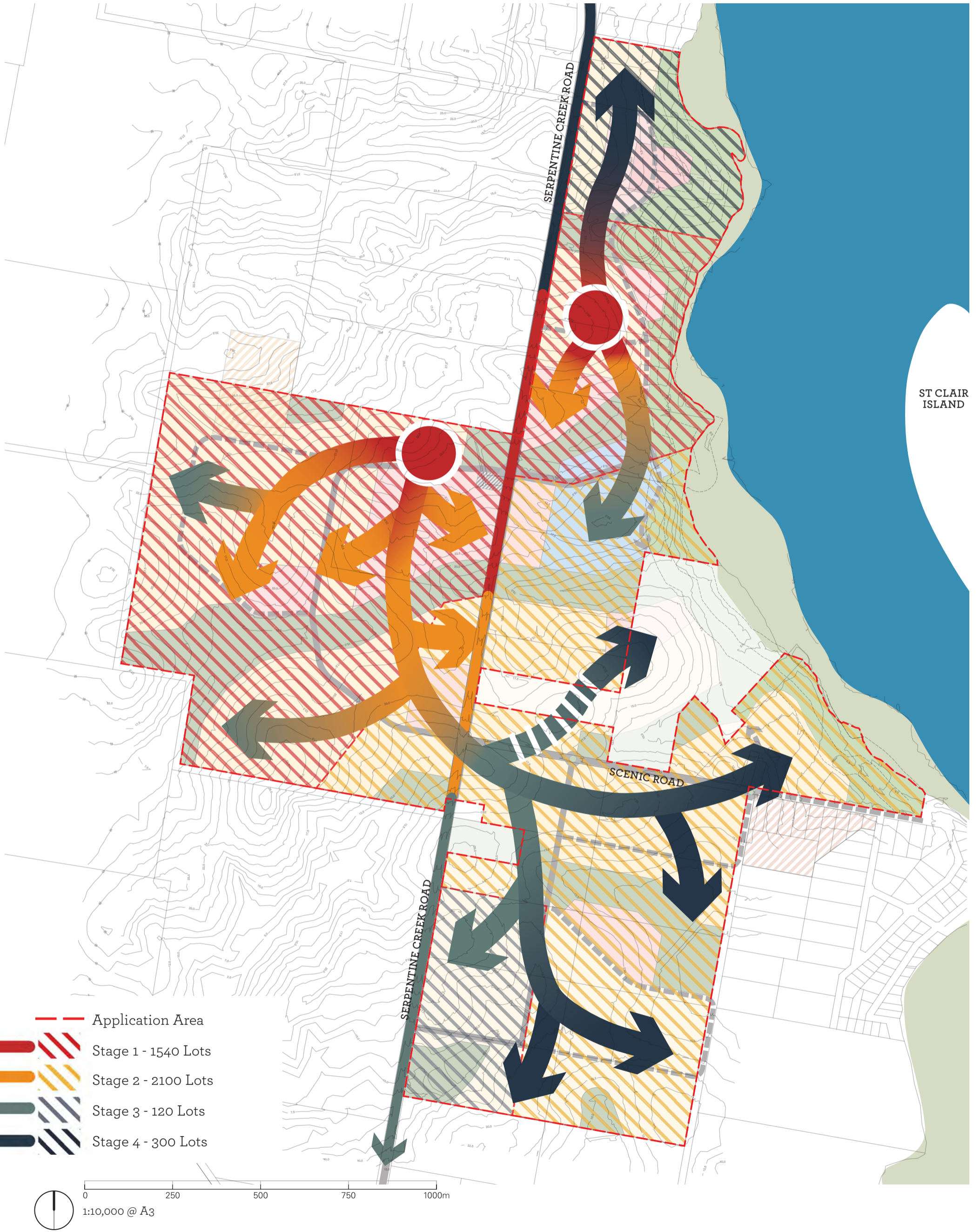


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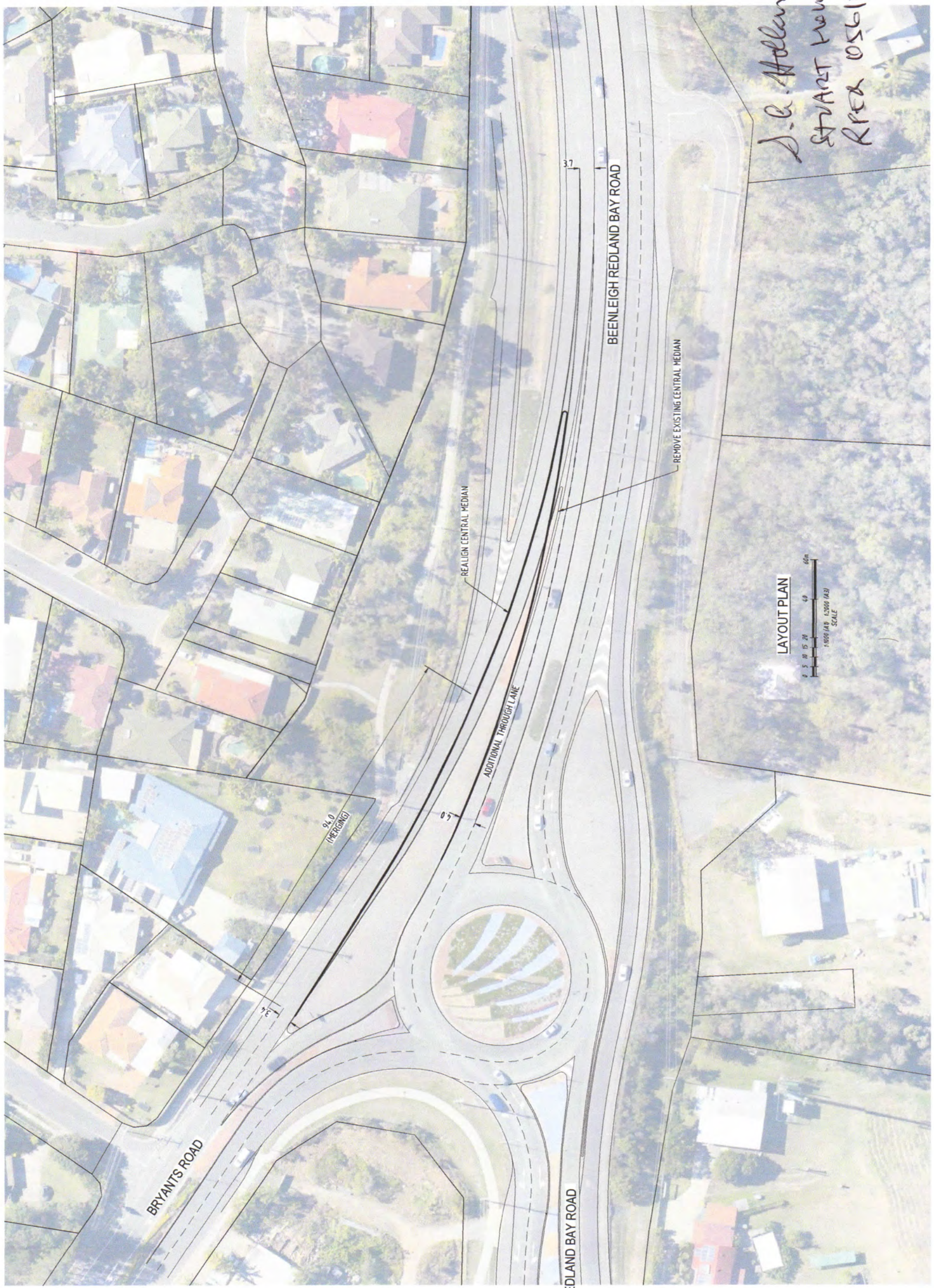


Amended in Red by DILGP - 28 October 2015









Beenleigh Redland Bay Road and Bryants Road Intersection  
 CD14-038-SK.05 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

**shoreline**  
 live · work · play

**Civil Dimensions Pty Ltd**  
 Consulting Engineers

Unit 8, 51 Freda St Upper Mt Gravatt Qld 4122  
 Tel: 3422 2020  
 Fax: 3422 2021  
 mail@civildimensions.com.au

**DISCLAIMER:**  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."







*A.G. Holland*  
*SQUARAS HOWARDS*  
*RPEO 05611*

**Beenleigh Redland Bay Road and California Creek Road Intersection**  
 CD14-038-SK.06 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

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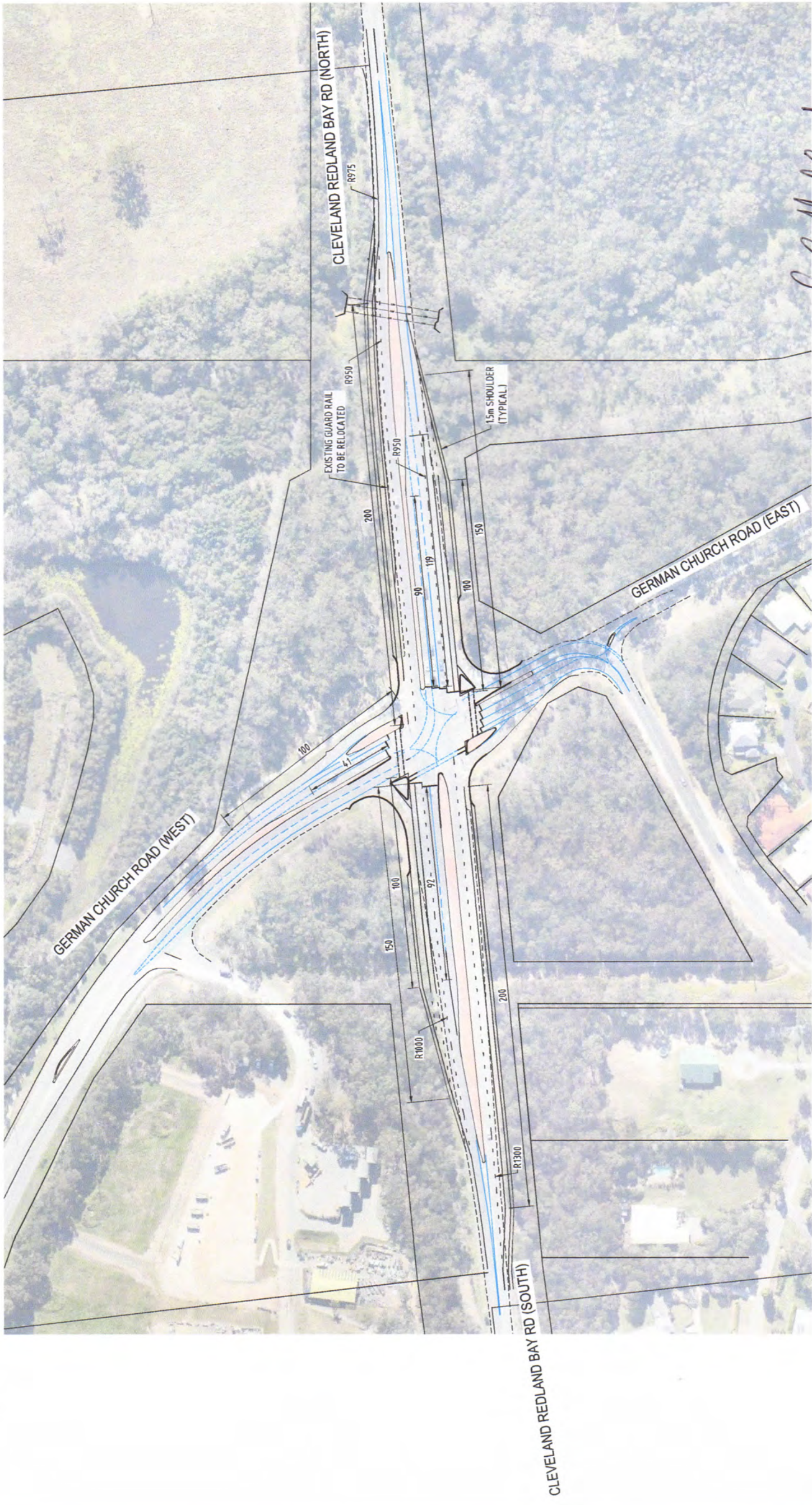
*S.A. Holland*  
*STEPHEN HOWARD*  
*AREA 05611*



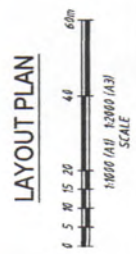
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**Beenleigh Redland Bay Road, Mt Cotton Road and Skimmers Road Intersection**  
 CD14-038-SK.07 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)





*A. O. Holland*  
*STEVEN HOWARD*  
*RPER 05611*



Cleveland Redland Bay Road and German Church Road Intersection  
 CD14-038-SK.08 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)

DISCLAIMER:  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

**shoreline**  
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**Civil Dimensions**  
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 mail@civildimensions.com.au





*S. C. Moland*  
 SQUARED HOWARD  
 05611 (RREV)

LAYOUT PLAN  
 0 5 10 15 20 40 60m  
 1:1000 (A3)  
 SCALE



**Civil Dimensions**  
 Consulting Engineers Pty Ltd  
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 Tel: 3422 2020  
 Fax: 3422 2021  
 mail@civildimensions.com.au



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Cleveland Redland Bay Road, Giles Road and Gordon Road Intersection  
 CD14-038-SK.09 - Date: 10/12/2014  
 (Draft Preliminary 2031 Functional Layouts)





**Cleveland Redland Bay Road and Boundary Street Intersection**  
**CD14-038-SK.10 - Date: 10/12/2014**  
**(Draft Preliminary 2031 Functional Layouts)**

**shoreline**  
 live · work · play

**Civil Dimensions**  
 Consulting Engineers Pty Ltd

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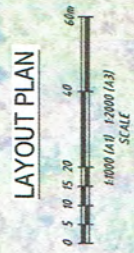






*S.A. Holland*  
STUART HOLLAND  
AREA 056V1  
17-2-15

NOTE:  
1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.  
2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.



Cleveland Redland Bay Road and Double Jump Road Intersection  
CD14-038-SK.11 - Date: 17/02/2015

**DRAFT**

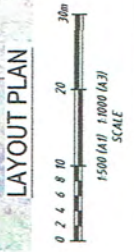
DISCLAIMER:  
"Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

Produced : 17/02/2015





NOTE:  
 1. ALL PROPOSED LANES ARE MIN. 3.5m WIDE UNLESS NOTED OTHERWISE.  
 2. ALL PROPOSED SHOULDERS WHERE SHOWN ARE MIN. 2.0m WIDE UNLESS SHOWN OTHERWISE.



Cleveland Redland Bay Road and Serpentine Creek Road  
 Intersection  
 CD14-038-SK.12- Date: 17/02/2015

**DRAFT**

**shoreline**  
 live · work · play

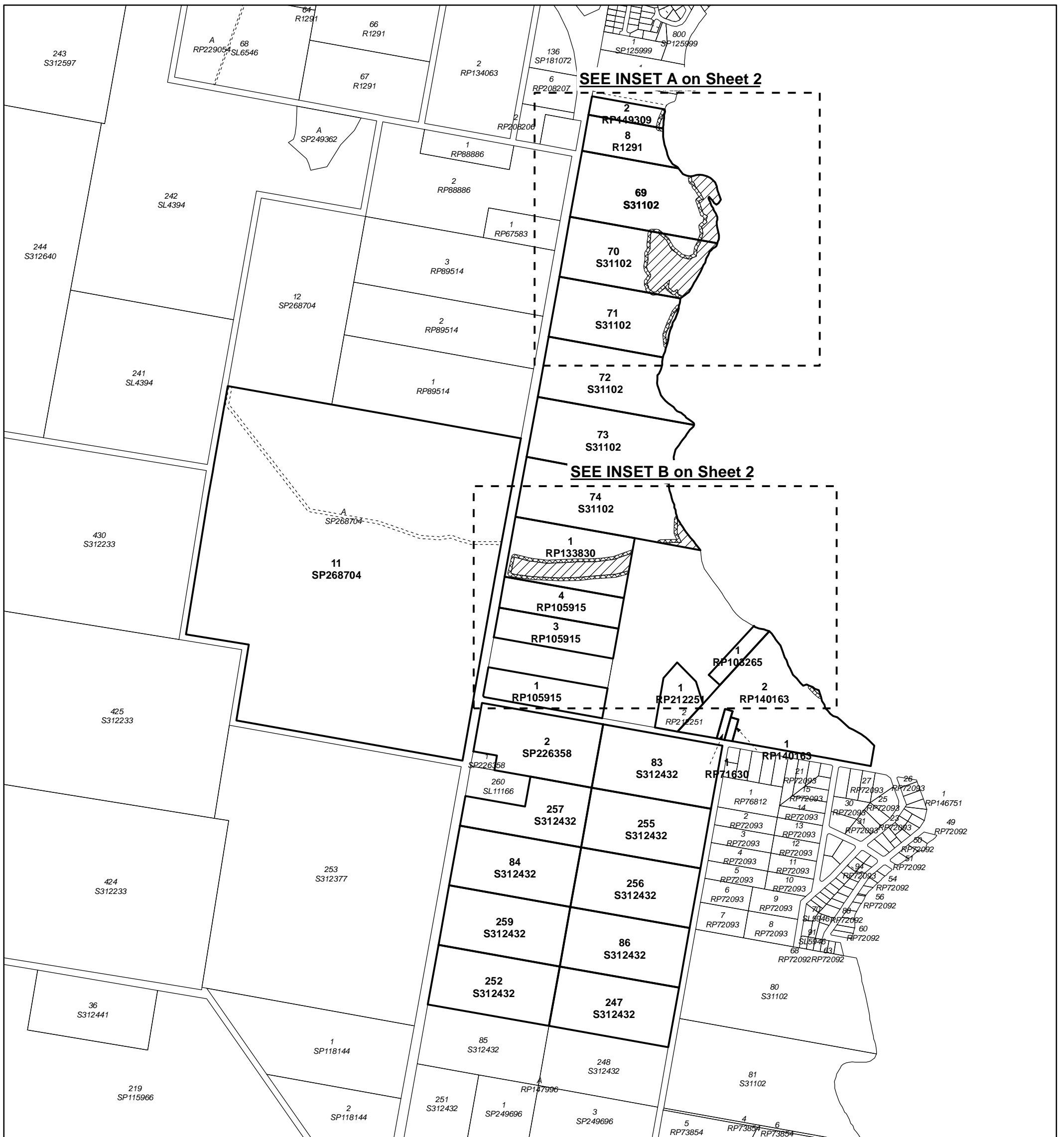
**Civil Dimensions Pty Ltd**  
 Consulting Engineers

Unit 6, 51 Freda St Upper Mt Gravatt Qld 4122 Tel: 3422 2020  
 Fax: 3422 2021  
 email: civildimensions.com.au

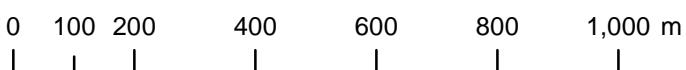
DISCLAIMER:  
 "Some information shown on this drawing may be inaccurate. Users should take appropriate measures to verify any information obtained from this drawing."

Produced : 17/02/2015





SCALE 1:12500 @ A3 paper size





Projection: UTM (MGA Zone 56) Datum: GDA94

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

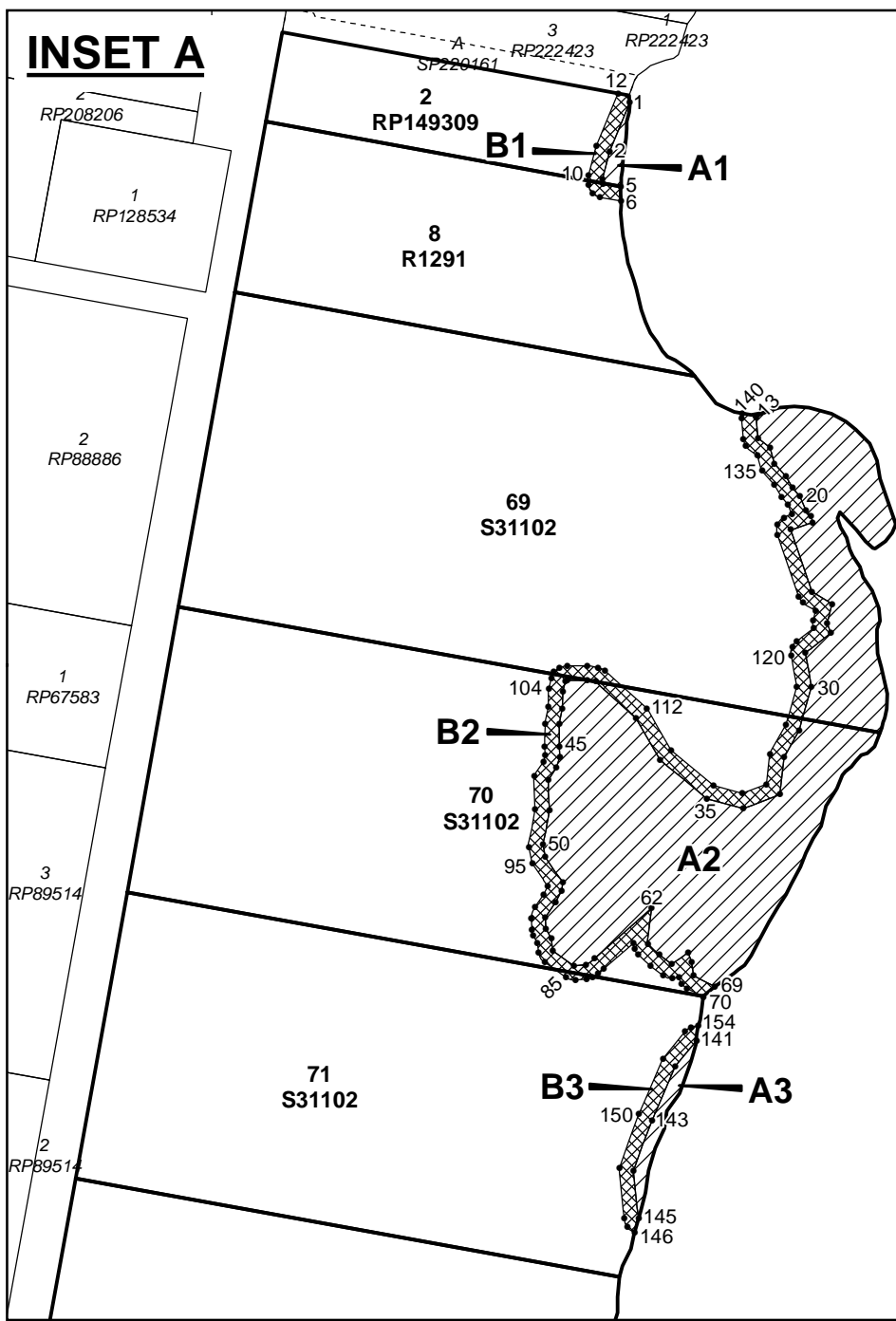
Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>● Derived Reference Points for GPS</li> <li>□ Subject Lot(s)</li> <li>▨ Area A1, A2, A3, A4, A5 &amp; A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details</li> <li>▩ Area B1, B2, B3, B4, B5 &amp; B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details</li> </ul>	<p align="center"><b>Referral Agency Response (Vegetation) Plan</b></p> <p align="center"><b>Plan of all Areas A &amp; B in Lot 11 on SP268704, Lot 1 on RP103265, Lots 1, 3 &amp; 4 on RP105915, Lot 1 on RP133830, Lots 1 &amp; 2 on RP140163, Lot 1 on RP212251, Lot 1 on RP71630, Lots 247, 252, 255, 256, 257, 259, 83, 84 &amp; 86 on S312432, Lot 2 on RP149309, Lot 2 on SP226358, Lots 69, 70, 71, 72, 73 &amp; 74 on S31102 and Lot 8 on R1291</b></p> <table border="1"> <tr> <td><b>CENTRE: GYMPIE</b></td> <td><b>REGION: SOUTH</b></td> </tr> <tr> <td><b>LOCALITY OF REDLAND BAY</b></td> <td><b>LOCAL GOVT: REDLAND CITY</b></td> </tr> <tr> <td>Map Reference: 9542</td> <td>Compiled from: DCDB, PVMP &amp; NRMO Notes</td> </tr> <tr> <td>File Reference: eLVAS 2014/005812</td> <td>Prepared by: LMO Date: 15 September 2014</td> </tr> </table>	<b>CENTRE: GYMPIE</b>	<b>REGION: SOUTH</b>	<b>LOCALITY OF REDLAND BAY</b>	<b>LOCAL GOVT: REDLAND CITY</b>	Map Reference: 9542	Compiled from: DCDB, PVMP & NRMO Notes	File Reference: eLVAS 2014/005812	Prepared by: LMO Date: 15 September 2014	<div style="text-align: center;">   </div> <p align="center"><b>RARP</b> <b>SDA-0714-012691</b> Sheet 1 of 3</p>
<b>CENTRE: GYMPIE</b>	<b>REGION: SOUTH</b>									
<b>LOCALITY OF REDLAND BAY</b>	<b>LOCAL GOVT: REDLAND CITY</b>									
Map Reference: 9542	Compiled from: DCDB, PVMP & NRMO Notes									
File Reference: eLVAS 2014/005812	Prepared by: LMO Date: 15 September 2014									



# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

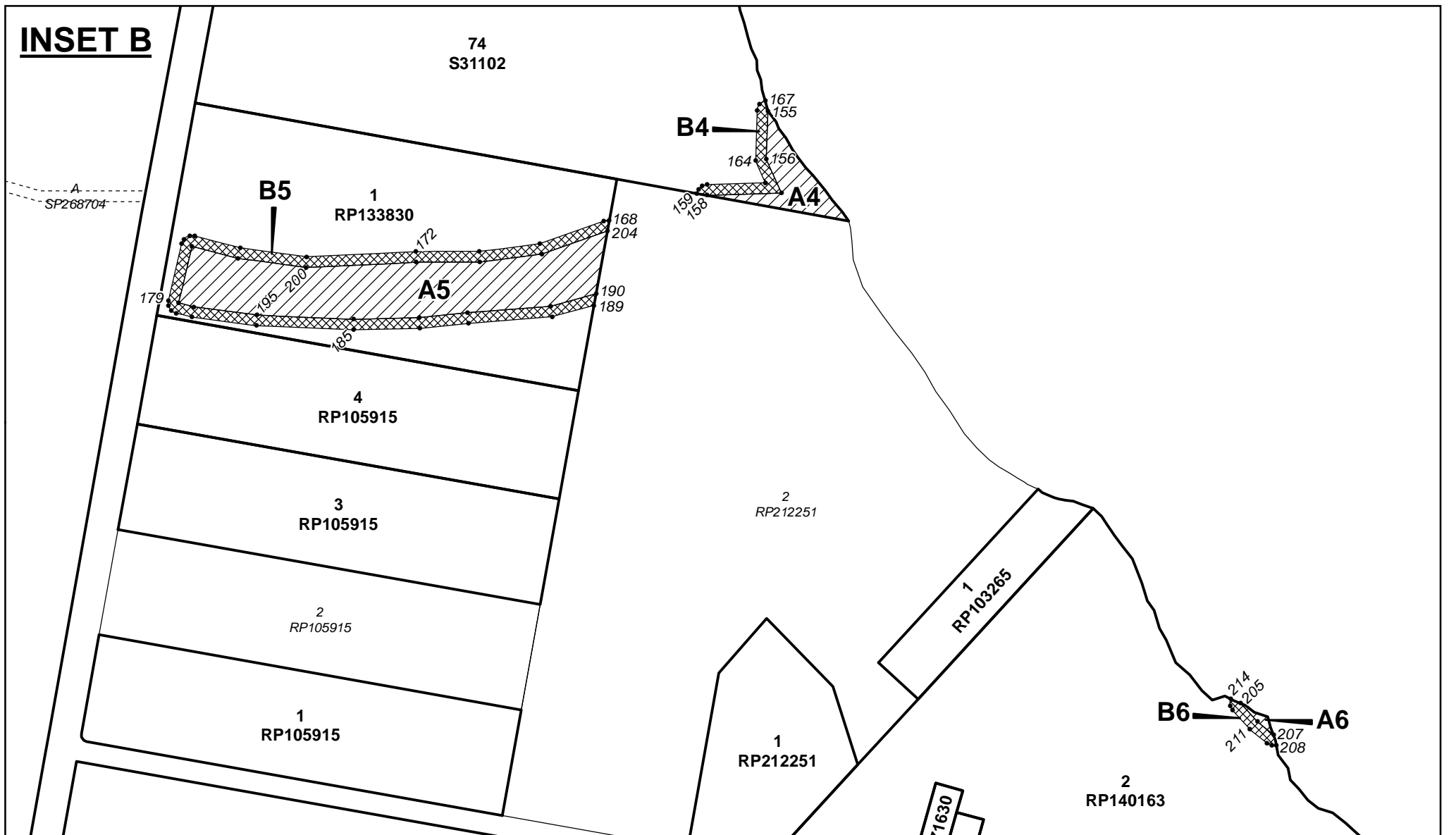
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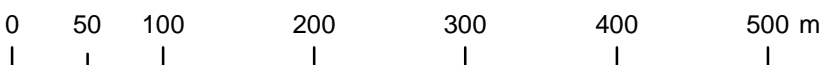
### LEGEND

- Derived Reference Points for GPS
- Subject Lot(s)
- ▨ Area A1, A2, A3, A4, A5 & A6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details
- ▩ Area B1, B2, B3, B4, B5 & B6 - Specific conditions apply - see Referral Agency Response SDA-0714-012691 for details

## INSET B



SCALE 1:5000 @ A3 paper size



Projection UTM (MGA94 Zone 56) Datum - GDA94



Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
 Sheet 2 of 3

# REFERRAL AGENCY RESPONSE (Vegetation) PLAN

**Derived Reference Points**  
 Projection: UTM (MGA Zone 56) Datum: GDA(94)  
 All GPS points continue sequentially when labels are not shown

Point	Easting	Northing	Parcel
1	530370	6941640	A1
2	530356	6941606	A1
3	530351	6941587	A1
4	530351	6941584	A1
5	530364	6941581	A1
6	530364	6941571	B1
7	530349	6941574	B1
8	530344	6941577	B1
9	530341	6941582	B1
10	530341	6941589	B1
11	530347	6941610	B1
12	530362	6941646	B1
13	530468	6941425	A2
14	530458	6941421	A2
15	530459	6941406	A2
16	530468	6941400	A2
17	530470	6941389	A2
18	530479	6941380	A2
19	530483	6941371	A2
20	530488	6941365	A2
21	530493	6941356	A2
22	530496	6941351	A2
23	530497	6941347	A2
24	530482	6941342	A2
25	530497	6941299	A2
26	530511	6941291	A2
27	530507	6941277	A2
28	530510	6941270	A2
29	530492	6941256	A2
30	530497	6941232	A2
31	530488	6941203	A2
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37	530374	6941211	A2
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41	530325	6941237	A2
42	530323	6941230	A2
43	530323	6941218	A2
44	530321	6941207	A2
45	530321	6941191	A2
46	530321	6941184	A2
47	530319	6941176	A2
48	530313	6941168	A2
49	530314	6941147	A2
50	530309	6941123	A2
51	530311	6941114	A2
52	530323	6941097	A2
53	530322	6941091	A2
54	530318	6941083	A2
55	530311	6941072	A2
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58	530316	6941049	A2
59	530331	6941038	A2
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65	530399	6941039	A2
66	530411	6941047	A2
67	530413	6941041	A2
68	530414	6941032	A2
69	530429	6941024	A2
70	530421	6941017	B2
71	530410	6941023	B2
72	530406	6941026	B2

Point	Easting	Northing	Parcel
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74	530400	6941029	B2
75	530393	6941031	B2
76	530384	6941038	B2
77	530376	6941046	B2
78	530373	6941050	B2
79	530372	6941054	B2
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137	530451	6941401	B2
138	530449	6941405	B2
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141	530416	6940986	A3
142	530402	6940968	A3
143	530385	6940931	A3
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Point	Easting	Northing	Parcel
145	530376	6940862	A3
146	530373	6940852	B3
147	530368	6940856	B3
148	530366	6940862	B3
149	530363	6940897	B3
150	530376	6940935	B3
151	530393	6940973	B3
152	530409	6940993	B3
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157	530424	6940208	A4
158	530355	6940206	A4
159	530345	6940207	B4
160	530346	6940211	B4
161	530350	6940214	B4
162	530355	6940216	B4
163	530409	6940217	B4
164	530400	6940238	B4
165	530402	6940285	B4
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168	530263	6940182	B5
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187	530130	6940086	B5
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207	530886	6939699	A6
208	530889	6939690	B6
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210	530880	6939692	B6
211	530864	6939705	B6
212	530848	6939722	B6
213	530846	6939727	B6
214	530846	6939733	B6

Note: Plan at A3 paper size.

Note: Derived Reference Points are provided to assist in the location of the Referral Agency Response boundaries. Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).

**Note: This plan must be read in conjunction with Referral Agency Response SDA-0714-012691**

**RARP**  
**SDA-0714-012691**  
 Sheet 3 of 3

Our reference: SDA-0714-012691 (F14/12027)

Your reference: MCU013287

**Attachment 5—Applicant written agreement to amended concurrence agency response**

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Your reference: SDA-0714-012891 (F14/12027)

Attn: Ashleigh Hayes

**Written agreement for the Department of State Development, Infrastructure and Planning to amend its concurrence agency response**

(Given under Section 290(1)(b)(i) of the *Sustainable Planning Act 2009*)

**Street address:** 148-154, 156-168, 194-214, 218-236, 238-258, 260-280, 275-385, 282-302, 304-324, 326-336, 338-348, 362-372, 422-442 and 466-486 Serpentine Creek Road, 47-91, 68-74, 74A, 90-92 and 94-96 Scenic Road and 91-111 Orchard Road, Redland Bay

**Real property description:** Lot 2 on RP149309, Lot 8 on R1291, Lots 69, 70, 73 and 74 on S31102, Lot 1 on RP133830, Lots 1, 3 and 4 on RP105915, Lot 11 on SP268704, Lot 1 on SP226358, Lot 1 on RP212251, Lot 1 on RP103265, Lot 1 and 2 on RP140163, Lot 1 on RP71630 and Lot 84, 86, 247, 252, 255, 256, 257 and 259 on S312432

**Assessment manager reference:** MCU013287

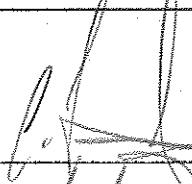
**Local government area:** Redland City Council

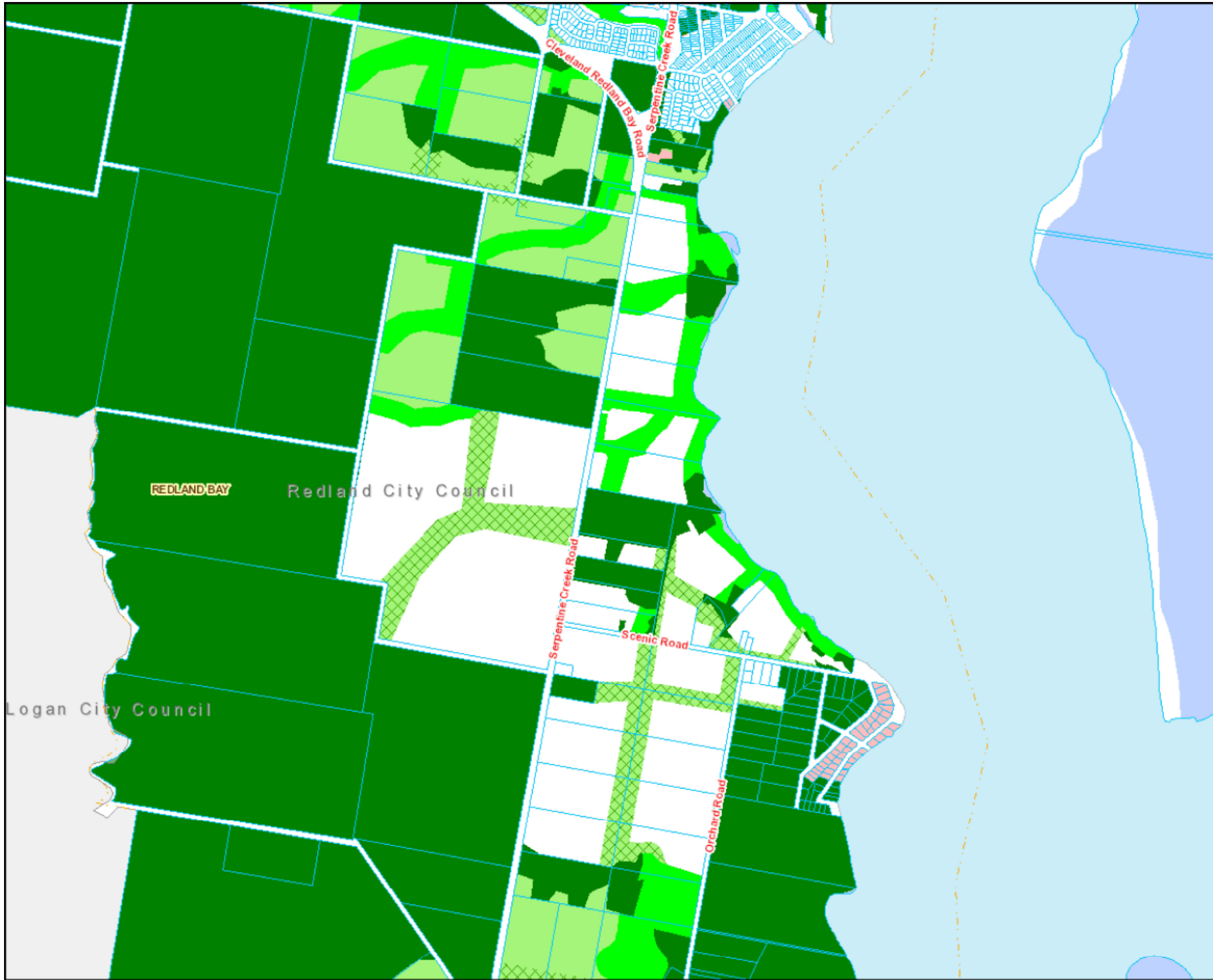
As the applicant of the above development application, I hereby agree to the amended concurrence agency response provided to me in the notice dated 28 October 2015:

**Name of applicant:** Shoreline Redlands Pty Ltd

**Signature of applicant:**

**Date:**

\_\_\_\_\_  
  
\_\_\_\_\_  
28/10/15  
\_\_\_\_\_



# Red-e-map Plot

## Legend

### Land

Current Land

Current Lot

### Suburbs

Suburb Boundary

### Redland City and Surrounds

Redland City LGA

Adjoining LGA

Moreton Bay

### Redlands Planning Scheme V7

### Habitat Protection - Bushland Habitat Overlay

Koala Habitat

Bushland Habitat

Enhancement Corridor

Enhancement Area

Enhancement Link

Marine Habitat

Scale:

1:17000

Date:

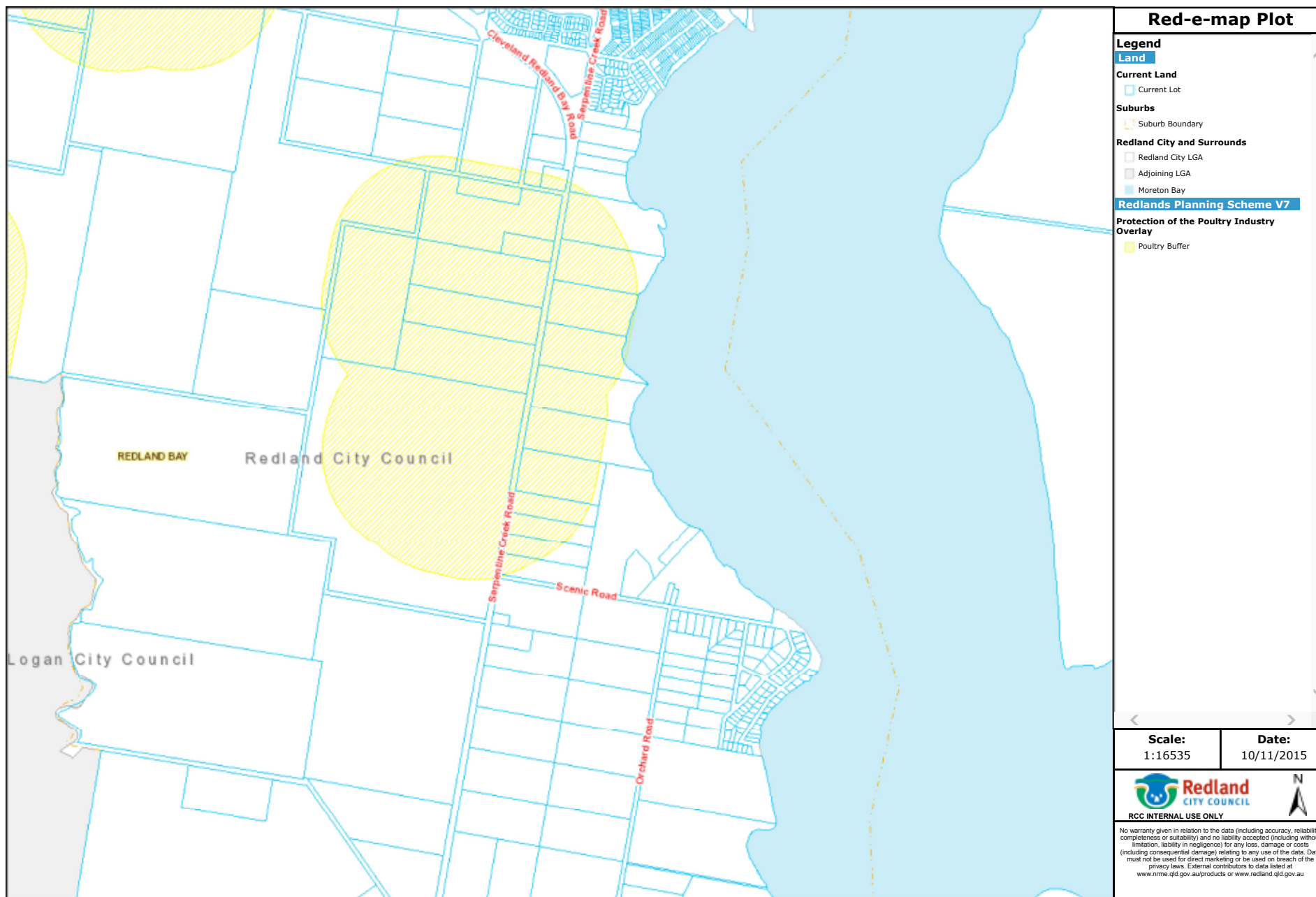
30/10/2015



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## SHORELINE FINANCIAL IMPACT ANALYSIS SUMMARY – November 2015 (Financial Services Group)

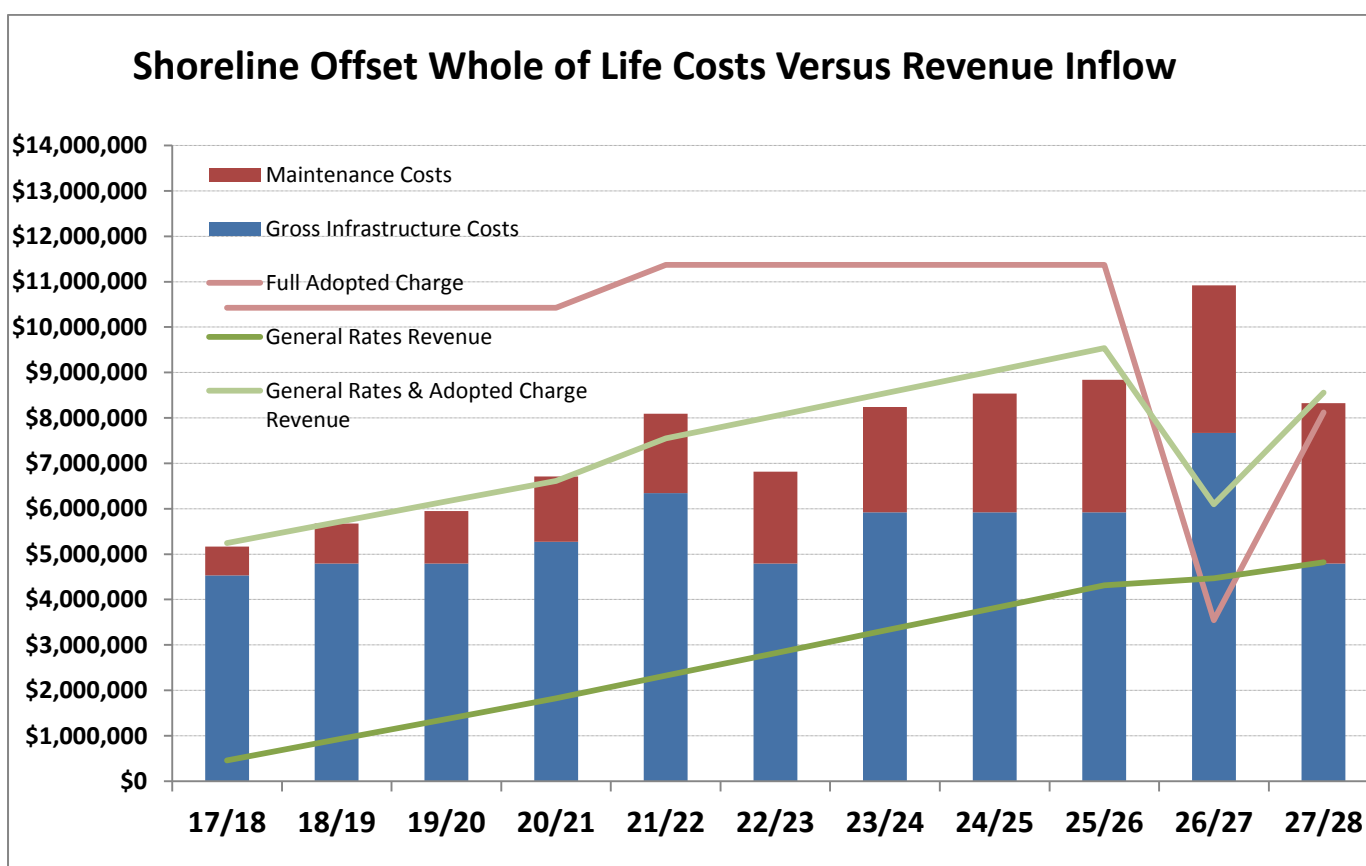
The Net Present Value of this project is showing a positive \$5.4M whole of life cost over the 11 years that have been projected in the Group’s modelling.

Key financial indicators of the proposals impact on Council’s budgetary position include:

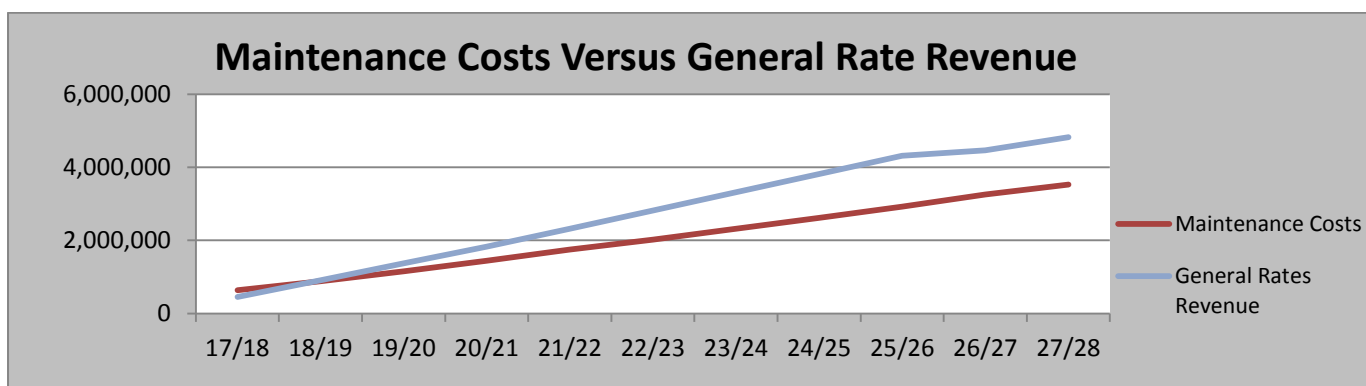
- Total net cash received ultimately by RCC is \$50.6M in infrastructure charges and \$39.4 in rates over the modelled period (assumed general rates growth of 2.5% p/a)
- Trunk infrastructure offset is \$59M (inc. sewer) over the life of the project
- Additional Maintenance over 11 years is \$29.0m for internal and trunk infrastructure
- Additional Depreciation over 11years is \$10.9m
- Additional pest management costs equate to \$4.2M over the 11 years modelled

(Note the above \$\$ are expressed in today’s numbers and not discounted, unless stated)

**Chart 1: Shoreline Offset Whole of life Costs Versus Revenue Inflow**



**Chart 2: Maintenance Costs Versus General Rate Revenue**



**12.1.5 MCU013296 – 128-144 BOUNDARY ROAD, THORNLANDS - COMBINED -  
MCU: S242 PRELIMINARY APPROVAL (OVERRIDING THE PLANNING  
SCHEME) & RECONFIGURING A LOT (1 INTO 2 LOTS)**

**Objective Reference:** A271808  
Reports and Attachments (Archives)

**Attachments:** [Plan of Development](#)  
[Site Plan](#)  
[Kinross Structure Plan Map](#)  
[Zone Map](#)  
[Koala SPRP Map](#)  
[Traffic Report Peak Hour Traffic](#)  
[Kinross Structure Plan Movement Network](#)  
[Proposed Road Design](#)  
[Plan of Creditable Works](#)



**Authorising Officer:** Louise Rusan  
General Manager Community & Customer  
Services

**Responsible Officer:** David Jeanes  
Group Manager City Planning & Assessment

**Report Author:** Brendan Mitchell  
Planning Officer

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**PURPOSE**

This development application is referred to Council for determination.

Council has received an application seeking a Preliminary Approval (under s242 of the *Sustainable Planning Act 2009*) for a Material Change of Use for a Mixed Use Development and a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) on land at 128-144 Boundary Road, Thornlands.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to conflict with some elements of the Planning Scheme. The key issue identified in the assessment is:

- Out of centre commercial development.

It is considered that the application has demonstrated sufficient planning grounds to justify the conflict. It is therefore recommended that the application be granted a Preliminary Approval to override the Planning Scheme in accordance with the Plan of Development and Development Permit for Reconfiguring a Lot (1 into 2) subject to conditions identified in the officer's recommendation.

**BACKGROUND**

Kinross Road was declared as a Master Planned Area by the State Government on 24 December 2010 under section 133 of the Sustainable Planning Act (SPA), and

---

was adopted under section 140 of the SPA by Council resolution on 21 December 2011. The vision for the structure plan area includes *'integrated and well planned urban community accommodating a range of dwelling types, integrated movement and public open space networks and a range of local community, commercial and retail facilities..., urban form .. is typified by a range of residential densities and building heights, with the greatest densities located in proximity to the Mixed Use Local Centre Precinct.'*

The subject site has been used for agricultural purposes by the current owners for some decades. A shop, colloquially described as the 'Round Shop', operated on the site previously as a general store and produce depot, and included the sale of fuel. The shop was later removed when road works were undertaken. There is an existing 2013 approval over the site for a 1000m<sup>2</sup> mixed use development (shop, service station, refreshment establishment, commercial office and health care centre), located on the corner closest the Panorama/Boundary Road intersection (refer MCU012565). The applicant included an economic assessment demonstrating need for the development. The application was lodged under the RPS version 3.1 when this part of the land was zoned Local Centre.

## ISSUES

### Development Proposal & Site Description

#### Proposal

The original proposal included three elements:

- s241 Preliminary Approval under SPA 2009 for a Material Change of Use from agricultural activities to a Neighbourhood Centre of up to 5700m<sup>2</sup> retail GFA and associated uses of up to 1175m<sup>2</sup>, a mixed Residential development and Greenspace;
- A s242 Preliminary Approval to vary the provisions of the Redlands Planning Scheme (RPS) in accordance with a Plan of Development.
- A Development Permit for Reconfiguration to create two (2) master lots. One master lot for the Residential and Greenspace Precincts and one for the Neighbourhood Centre Precinct.

Subsequent discussions with the applicant resulting in the removal of the s241 element from the application and the associated site plan outlining the detailed locations of uses within the precincts.

Under the current proposal the site is divided into three main precincts:

- The Neighbour Centre precinct comprises the southern portion of the lot (Lot 1) with frontage to Boundary Road and Panorama Drive. This precinct identifies levels of assessment similar to the RPS's Neighbourhood Centre Zone, with the following notable departures being proposed:
  - o Service Station proposed to be code assessable;
  - o Hotel proposed to be code assessable, where 850m<sup>2</sup> gross floor area or less; and
  - o Shop proposed to be code assessable, where 5700m<sup>2</sup> gross floor area or less.
- Proposed Lot 2 to the north will comprise a number of precincts. The Medium Density Residential Housing Precinct and the Urban Residential Precinct which align themselves with the current Precinct 3 and 4 respectively under the KRSP with the notable difference of making Child Care Centres code assessable. The

applicant has outlined that indicatively up to 40 residential dwellings on small lots can be achieved in these precincts.

- The Greenspace Precinct is located in the north-western portion of the site and incorporates two (2) sub-precincts. The dam is proposed to be filled and the waterway rehabilitated. It is proposed that the green space area is retained in private ownership as common property for the residential component, which will form part of this master lot. Sub-precinct A includes the open space and stormwater detention areas and provides for a market garden and café (Refreshment Establishment) as identified on the plan. Sub-precinct B provides for a rehabilitated nature corridor providing linkages from the west to the Park Residential areas to the east.

The proposed development will involve a preliminary approval with tables of assessment that vary the RPS through a plan of development, consistent with section 242 of the *Sustainable Planning Act* (refer to attachment 1 & 2).

### **Site & Locality**

The site has an area of 6.254 hectares, approximately two thirds of which is developable land, and is located at the corner of Boundary Rd and Panorama Drive. The site is currently occupied by a small crop farming enterprise and is currently improved by various farm sheds. The site slopes towards the north-western corner of the property where there is a large dam.

The Victoria Point Shopping Centre is located approximately 4 kilometres from the site. The land to the west is occupied by a similar small crop farming activity. Land to the north and east is currently developed with park residential style dwellings. To the south are more rural type lots of varying sizes.

The planning scheme identifies the lot as having three zones across two precincts under the Kinross Road Structure Plan (KRSP) Overlay. Precinct 7e reflects the Open Space Zoning, while precinct 4b has Medium Density Residential (MDR5) to the south and Urban Residential (UR1) to the north (see attachments 3 & 4).

### **Application Assessment**

#### ***Sustainable Planning Act 2009***

The application has been made in accordance with the *Sustainable Planning Act 2009* Chapter 6 – Integrated Development Assessment System (IDAS) and constitutes an application for a Preliminary Approval (under s242 of the *Sustainable Planning Act 2009*) for a Material Change of Use and a Development Permit for Reconfiguring a Lot (1 lot into 2 lots) under the Redlands Planning Scheme.

#### **SEQ Regional Plan 2009-2031**

The site is located within the Urban Footprint in the SEQ Regional Plan 2009-2031 (SEQRP), and is located within a (Local) Development Area. The following trigger is applicable under Division 3 of the State Planning Regulatory Provisions of the SEQRP.

- 3B – Subdivision involving land within a development area. Referral agency assessment is triggered under Schedule 7 Table 3 Item 12 of the SPR where the subdivision results in the creation of an additional lot.

The assessment criteria in Table 3B of the SPRP require that the referral agency determines whether the subdivision complies with the master plan for the declared master planned area.

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The applicant provided a missed referral notice under s357(2) of the Sustainable Planning Act on 11/05/2015 to which the then Department of State Development, Infrastructure and Planning (DSDIP) provided a response. DSDIP identified no objection to the proposed development, and advised that they considered that the subdivision was broadly consistent with the planning intent for the Kinross Road Master Planned Area. Under Section 314 of SPA, Council must have regard to a concurrence agency's response in its assessment of the application. However, it is noted that the referral is triggered by the reconfiguring a lot, and not the material change of use component.

### State Planning Policies & Regulatory Provisions

State Planning Policy / Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	See below.
SPRP (Adopted Charges)	The development is subject to infrastructure charges in accordance with the SPRP (adopted charges) and Council's adopted resolution. Details of the charges applicable have been provided under the Infrastructure Charges heading of this report.
State Planning Policy July 2014	See below.

### SEQ Koala Conservation SPRP

#### *Mapping*

Most of the site is identified as being assessable under the Koala SPRP. The area which incorporates the dam and the surrounding vegetation, for most part is classified as being non-assessable. The residentially zoned area is identified as being High Value Rehabilitation. The SPRP designations are shown in Attachment 5.

#### *Prohibited Development*

Under Division 6 of the regulation any urban activity proposed within an assessable area and in an area specified under the planning scheme for an open space, conservation, rural or rural residential purpose is prohibited. The Greenspace Precinct is partly located over the Open Space Zone (under the planning scheme), and includes an urban activity, being a refreshment establishment. To ensure that the application is not prohibited, the Greenspace Precinct is split into two sub-precincts, with Precinct A proposing the refreshment establishment in the Plan of Development. Precinct A is completely within a non-assessable area under the Koala SPRP, and therefore the development is not prohibited.

#### *Assessment*

For the area of High Value Rehabilitation the applicable provisions outlined in Division 6 of the regulation state that:

- site design must avoid clearing non-juvenile koala habitat trees in areas of high value rehabilitation habitat, with any unavoidable clearing minimised and offset; and
- site design provides safe koala movement opportunities as appropriate to the development type and habitat connectivity values of the site.

The applicant has advised that most koala habitat trees will be retained as part of the proposed development (given their location in the Greenspace Precinct). A review of the proposal and site inspections by Council officers indicate that approximately seven or eight non-juvenile koala habitat trees within the assessable area are likely to be impacted by works associated with the future development. These trees are located along the northern boundary of the site. A condition is recommended that any that are cleared must be offset monetarily or replanted at a ratio of three new trees for every one tree removed. The condition is required at the Preliminary Approval stage as any approval would mean that the development becomes committed development assessed under Division 2 of the SPRP, which does not require offset planting.

In terms of addressing the second point, koala movement is generally discouraged from this type of development, and at a location that is the intersection of two major roads. No koalas were detected during a field assessment undertaken by BAAM, on behalf of the applicant. The KRSP identifies fauna movement corridors through the structure plan area, which extend through the centre of the area, connecting habitat on the eastern and western sides. No substantial corridors are identified in the KRSP on this or adjoining sites.

#### **State Planning Policy July 2014**

The following State interests are identified on the SARA mapping:

- Biodiversity – MSES Regulated vegetation (intersecting a watercourse). This area is located in the north-west corner of the site where the existing farm dam is located.
- The ecological report by BAAM stated that the development was not mapped under DEHPs regulated vegetation mapping, however the SPP glossary describes regional ecosystems that intersect a watercourse as being defined as regulated vegetation under the *Vegetation Management Act 1999*, whether or not classified as 'endangered' or 'of concern' under the Act. The developer intends to fill the existing farm dam and reinstate the natural watercourse, which involves the removal of vegetation to accommodate earthworks. In addressing Part E - State interest for biodiversity, the SPP provides the following assessment criteria:

##### *Development:*

- (1) *enhances matters of state environmental significance where possible, and*
- (2) *identifies any potential significant adverse environmental impacts on matters of state environmental significance, and*
- (3) *manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts.*

As a result of removing the dam, the waterway will be restored to a more natural state. This then allows for an increased riparian area to which revegetation can occur as is proposed as part of the approved plan. This is considered to enhance the environmental values of the site as currently only a relatively small amount of vegetation borders the dam. The proposal is considered to comply with the criteria in this regard.

- Water Quality – Climatic regions – stormwater management design objectives.



There are two stormwater catchments influencing the site, and bio-basins are proposed to manage stormwater quality for each catchment, with detailed design of the treatment trains to be undertaken in subsequent MCU and ROL applications. Future ROLs and MCUs will be required to comply with the assessment criteria outlined in the policy.

- Natural Hazards, Risk and Resilience – Potential bushfire buffer. A very small part (<10m<sup>2</sup>) of the south-west corner of the site is identified as being within the Potential Impact Buffer under the State mapping.

This area adjoins the Boundary Road/Panorama Drive intersection, which will provide an adequate buffer to the Medium Bushfire Hazard area located on the southern side of Boundary Road. It is considered that subsequent approvals for building works over this portion of the site will ensure that future uses comply with the Australia Standard, where required.

### **Redlands Planning Scheme**

The application has been assessed under the Redlands Planning Scheme version 6.2.

The application is subject to impact assessment. In this regard, the application is subject to assessment against the entire planning scheme. However it is recognised that the following codes are of particular relevance to the application:

- Medium Density Residential Zone Code;
- Urban Residential Zone Code;
- Neighbourhood Centre Code
- Open Space Zone Code;
- Community Purposes Zone Code;
- Habitat Protection Overlay;
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay;
- Kinross Road Structure Plan Overlay;
- Road and Rail Noise Impact Overlay;
- Waterways Wetlands and Moreton Bay Overlay;
- Reconfiguration Code;
- Infrastructure Works Code;
- Centre Design Code;
- Centre Activity Code;
- Landscape Code; and
- Stormwater Management Code.

The Desired Environmental Outcomes are also considered relevant to the assessment of this application.

The following outlines the issues pertinent to the assessment of the application.

### **Structure Plan Intent**

#### *Local Centre – Precinct 1*

The Kinross Road Structure Plan Overlay was established in 2011 to manage development of a large greenfield area which currently supports new housing development in the north eastern corner of the area. The structure plan divides the area into a number of precincts which reflect the zoning of the land and provide more specific criteria for development of these precincts. The Overall Outcomes for the structure plan as a whole area seek to provide for a range of uses and other

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development that contribute to the creation of an integrated urban community that concentrates community interaction around a well-designed and accessible local activity centre. This centre is currently identified as Precinct 1 under the structure plan or Local Centre in terms of its zoning, and is situated on Kinross Road (local street) approximately 600m north of the Boundary Road intersection. This centre is surrounded by Medium Density Residential zoned land which is intended to support this local centre.

This local centre has been designated in accordance with the Desired Environmental Outcome (DEO) 6 which seeks to protect the major, district and neighbourhood centres throughout the city. Local centres are intended to provide convenience needs for a local population catchment, without detracting from the larger centres.

When looking at the subject site the KRSP divides the site into three precincts which reflect the zonings over the land.

*Precinct 3b (Medium Density Residential Housing – Boundary Road and Panorama Drive)*

Precinct 3b is identified over the south of the site and reflects the Medium Density Residential Zoning (MDR5). The corresponding Overall Outcome provides for low-rise medium density residential development in close proximity to line haul bus services along the public transport corridors on Boundary Road and Panorama Drive. The precinct also provides physical breaks in the built form to facilitate convenient pedestrian access to the public transport services along Boundary Road and Panorama Drive. These provisions allow for higher density residential development whilst allowing for convenient pedestrian access from the major transport route into the adjoining and other residential areas within the Kinross Road area.

*Precinct 4b (Urban Housing – Panorama Drive)*

This precinct sits within the north-eastern corner of the site and is bordered by Panorama Drive to the east and a proposed new road to the north and west. The Overall Outcomes for this precinct:

- provides for a full range of low-rise housing types;
- prevents direct property access to Panorama Drive;
- limits vehicle access to Panorama Drive to one trunk collector road;
- incorporates acoustic treatments and building setbacks which minimise noise impacts from Panorama Drive;
- ensures acoustic treatments include consistent high quality landscaping design and façade treatments that are visually attractive to address acoustic requirements.

This precinct supports low rise multiple dwelling units in addition to dual occupancies and dwelling houses. Access is intended from the proposed new road as opposed to Panorama Drive.

*Precinct 7e (Eastern Wetlands Corridor)*

This section of the site currently comprises a large rural dam which services farming in the area, with vegetation bordering its outer edge. This forms part of a larger network of dams in the area. The intent of this precinct is to maintain water quality of Wellington Ponds as well as accommodating local flooding and native flora and fauna. It is also ear-marked for passive and active open space functions.

## Proposed Changes to the Structure Plan

The proposed plan of development seeks to vary the KRSP in a number of ways. Most notably, it seeks to establish a Neighbourhood Centre in the area currently identified for Medium Density Residential development in both the zone code and the KRSP Overlay Code. Accordingly the proposal represents a conflict with the intent of the zone in terms of the preferred use type for the precinct. The justification for this conflict is discussed below under 'Needs Assessment'.

In terms of the other points identified in Overall Outcome 5.15.8(2)(a)(ii)(c) for the Sub-precinct 3b however, it is generally consistent with the structure plan in that commercial development of this precinct would improve the viability of public transport to this area and provide a safe and accessible node for pedestrians. Commercial development of this precinct would negate the need for acoustic treatments along this important 'gateway' to the Kinross Road area as the Road and Rail Noise Overlay would not apply to most of these uses. Instead, landscaping and other architectural treatments could, in the future, provide a more appropriate entry statement to the area.

In summarising the applications compliance with the KRSP Overlay Code, it is considered that the proposal conflicts with the preferred use type. It does however comply with the other provisions and as outlined below, offers an appropriate alternative to the Medium Density Residential uses previously identified in the structure plan.

Further to this, whilst the POD provides for a significant portion of commercial land, it still allows for a medium density residential area of comparable size to the existing zoning over the site. It is noted that the proposal reduces the Urban Residential aspect of the site, though maintains a portion along Panorama Drive in accordance with the KRSP. As such, it is considered the proposal can still achieve a reasonable residential yield at densities that will benefit the viability of the Neighbourhood Centre whilst also providing for a variety of housing types within a highly integrated space.

It is noted that there is some encroachment into the Open Space Zone by the Medium Density Precinct in the south western corner of the Eastern Wetlands Corridor (7e). The existing water body over the area currently functions as a dam and incorporates almost all of the area zoned for Open Space. As a result of this proposal, the water body is to be reduced in size significantly and will be designed to reduce the water detained on site and allow water to flow and connect up with the existing drainage corridor running to the north of the site. In assessing the proposal against the Overall Outcomes of the KRSP Overlay Code the code states that sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:

- maintains and enhances the water quality of Wellington Ponds;
- maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
- accommodates local flooding and conveys overland stormwater flows;
- protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
- manages, buffers and enhances patches of high value koala habitat;
- provides a passive open space function;
- provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas;

- incorporates a local recreation park on cleared land.

In response, in consultation with Council's assessment engineers, whilst still at a conceptual stage, it is considered that the proposal improves the current situation in terms of managing stormwater and improving water quality in the long term. In terms of vegetation, the trees on the north-west side of the watercourse form part of a fauna corridor and will be retained. Conditions will be included to ensure weed removal and offsets for any koala habitat trees lost.

The reduction in the greenspace area by approximately 3000m<sup>2</sup> (approximately 1.7ha reduced to 1.4ha) is not considered to erode the open space/greenspace values given that most of the area mapped in the RPS forms the extent of the farm dam. By filling the dam and reinstating the natural waterway, greenspace values will be enhanced with an increased riparian buffer and more land for passive open space enjoyment. The proposed community garden is considered as an ancillary use to the residential component of the development. The community garden will be located on the residential side of the waterway where it will have the least impact on the waterway/riparian zone. Concerns were raised at a pre-lodgement meeting that fertiliser usage from the community garden could be an issue for water quality. Environmental and vegetation management plans will be required as part of subsequent MCU/ROL applications for the residential component of the development to manage these issues.

### **Needs Assessment**

Following an assessment of the Redlands Planning Scheme a conflict with the KRSP Overlay Code and the zoning (as reflected in the structure plan precincts) has been identified. Most notably the proposal conflicts with Overall Outcome 5.15.8 (2)(a)(ii)(c) (Medium Density Residential Housing – Precinct 3) of the Kinross Road Structure Plan Overlay Code which provides for low-rise medium density residential development in close proximity to line haul bus services along the public transport corridors on Boundary Road and Panorama Drive.

Section 326 of the SPA states that the assessment manager's decision must not conflict with a relevant instrument unless there are sufficient grounds to justify the decision despite the conflict. The Statutory Guideline 05/09 for SPA provides advice to determine if there are sufficient grounds to make a decision that conflicts with a relevant instrument. These include that the relevant instrument:

- is out of date;
- is incorrect;
- inadequately addresses development;
- does not anticipate specific or particular development; or
- does not recognise the urgent need for the proposal.

In establishing sufficient grounds to justify the conflicts with the Planning Scheme codes the applicant has provided the following argument for sufficient grounds:

- a) *"The term "grounds" is defined in the SPA to mean matters of public interest".<sup>1</sup> The public interest is not commercial competitor interest. The EIA has demonstrated that the Paradise Centre is needed to provide local shopping and community needs for a growing Thornlands population. The centre is well located to service these needs, has excellent vehicle and public transport*

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<sup>1</sup> Statutory Guideline 05/09 – Sufficient grounds for decisions that conflict with a relevant instrument

*access, is part of an integrated land use plan and will not significantly impact on surrounding residents. We believe that the centre is clearly in the public interest.*

*b) Statutory Guideline 05/09 provides guidance on sufficient grounds for decisions that conflict with a relevant planning instrument. The first three criteria/examples cited for sufficient grounds are directly relevant to the Paradise Gardens application.*

- *The first is that “the relevant instrument is out of date.”*
  - *“Example – the planning scheme is due for review and does not reflect current planning trends and principles.....”*
- *The second criteria is that the “relevant instrument is incorrect.”*
- *The third criteria cited is that the “relevant instrument inadequately addresses development.”*

*c) There are elements of all three grounds in the Paradise gardens proposal in that:*

- *The Scheme became effective on March 30, 2006 and ....”The effective life of the Redlands Planning Scheme is a period of 8 years from the date of commencement.<sup>2</sup> The scheme is out of time and undergoing the final stages of review and replacement.*
- *The EIA analysis indicates that the Scheme is somewhat incorrect in that almost decade-old assumptions about growth together with a very rigid retail framework will leave the wider Thornlands area deficient in local convenience shopping and community facilities.*

In response, the Kinross Road Structure Plan came into effect in late 2011 and is therefore a relatively new addition to the planning scheme. The Desired Environmental Outcomes (assessed below) and the hierarchy of centres, on the other hand, were established upon commencement of the scheme and therefore before the Kinross Road structure plan was established. It is therefore reasonable to consider whether the centre hierarchy suitably accounts for this growth area.

In responding to these claims an economic impact and needs assessment was prepared by Foresight and Partners dated 22/12/2014 on behalf of the applicant. The key findings of the report include the following:

*The establishment of a full-line supermarket, ancillary retail, and eateries will ‘fill an existing and growing need for additional neighbourhood level retail facilities in the Kinross Road Structure Plan Area and larger Thornlands area. It will meet the day-to-day convenience needs, as well as fulfil major food shopping needs, of trade area residents. It will also service a significant passing trade by virtue of its high profile location at the intersection of Boundary Road and Panorama Drive. The service station and tavern will serve a broader area as well as trade area residents, by virtue of the site’s central location and accessibility. Continuing growth within the trade area will bring with it demand for appropriate neighbourhood level convenience shopping facilities to meet the needs of the trade area population.’*

The report by Foresight finds that community need and demand is met through:

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<sup>2</sup> Division 1 - Desired Environmental Outcomes 3.1.1(3)



- Population growth in the primary trade area is expected to be 66% between 2014 and 2021, and the expenditure potential is expected to increase by \$43.4 million in this period. The proposal will service this growth area;
- A full-line Coles supermarket anchored centre will provide residents with a greater variety and promote competition;
- The site will be highly visible and will provide residents in the trade area with most of their shopping needs, and reduce travel times. The centre will also service passing trade given its location on the corner of two arterial roads, while providing walkable access for residents in the immediate local area;
- It is expected that the centre will benefit local employment by providing up to 215 full and part-time jobs;
- The proposed tavern aimed at families will provide a social hub for social and community interaction;
- The centre will provide the services and retail opportunities that are consistent with the land uses within the Kinross Structure Plan Area, and provide a convenient multi-purpose shopping environment, while contributing to the amenity of a growth area.

The Foresight report considers the relevant planning policies and includes sufficient supply side analysis within the defined trade area, and includes populations trends; forecast spending patterns within the trade area; and likely impacts. It is proposed that the development will have significant community benefits while having minimal impacts on the City's other centres.

In order to validate the conclusions outlined by Foresight Partners, Council engaged its own consultant to analyse the findings of their report. Norling Consulting generally supported the methodology and findings outlined in the report.

Norling's review of the applicant's economic needs assessment found that the Primary Trade Area (Thornlands suburb west of Cleveland-Redland Bay Road and Dinwoodie Road, and east of Hillards Creek and Taylor Road) has a sufficient population to support a supermarket-based shopping centre and tavern. This is especially supported by the existing and emerging residential uses within the Kinross Road area. The review also supports the view that the removal of the Primary Trade Area from the Cleveland and Victoria Point catchments would still allow for sufficient population to support the number of supermarket each provide and that these catchments have enjoyed significant population growth in their own right. It should also be noted that the Primary Trade Area lies completely independently of the major centres' catchments in terms of what is considered a reasonable travel distance (2km) and overlaps slightly with the outer limits of the Victoria Point shopping centre.

In this regard, both the applicant's and Council's economic experts consider that the Planning Scheme in its current form is out of step with current population projections and calls for increased access to a full-line supermarket and other services in an appropriate location within the area. They consider that the current retail hierarchy established in the Planning Scheme's DEO's have not reflected the establishment of the KRSP area. As such it is considered that this claim has merit and establishes sound planning grounds to justify a conflict with the Zone and Structure Plan Overall Outcomes.

In support of this, in the formulation of the City Plan a number of studies were conducted on behalf of Council. The Redland City Centres & Employment Strategy, conducted by Urbis, made a number of recommendations with regards to future economic growth within the City. One such recommendation was that centre growth should be consolidated and only provide out of centre development where deemed necessary to provide essential convenience requirements. It is considered that the economic assessment demonstrates that the proposed Neighbourhood Centre fulfils the essential convenience requirements of the area. Currently residents in the established area of the Kinross Road estates are required to travel approximately 6km to Victoria Point shopping centre for grocery shopping and other services. A full-line shopping centre on this site, as opposed to a small convenience store on Kinross Road, will provide accessible shopping with the advantage of competitive pricing synonymous with larger supermarkets.

As previously mentioned, the structure plan seeks to provide for a range of uses and other development that contribute to the creation of an integrated urban community that concentrates community interaction around a well-designed and accessible local activity centre. As the needs assessment has outlined, the current trade area demands a more substantial commercial centre which will service the immediate area and commuters using Boundary Road. The current Local Centre Precinct encompasses approximately 5000m<sup>2</sup> and is intended to provide for limited retail and commercial services to meet the convenience needs of surrounding residents as well as small scale commercial offices or service industry activities. Due to current and future intended population growth within the surrounding area, Council's economic expert considers that this local centre is not suitable to provide for the needs of the Primary Trade Area identified in the economic needs assessment and therefore a larger commercial centre is required. In this regard, the provision of a neighbourhood or district centre in this precinct would better serve the local and wider community.

It is noted, however, that the establishment of a larger centre on Kinross Road would have significant impacts upon the efficiency and capacity of Kinross Road and the intersection to Boundary Road. A study conducted on behalf of Council as part of the feasibility of the KRSP, concluded traffic on Kinross Road would need to be managed through the provision of alternative accesses in the area and/or major upgrading to accommodate the development envisioned for the area. As such it is considered that an expansion of the local centre on Kinross Road would further comprise the road network and for this reason a neighbourhood/district centre would not be suitable in this precinct.

When considering Boundary Road and Panorama Drive on the other hand, these higher order roads could accommodate higher traffic volumes associated with a larger commercial centre as demonstrated by the applicant's traffic report. As such, despite the Kinross Road being identified as the location of a local activity centre, it is considered that the demand for a full-line shopping centre and the constraints on traffic on Kinross Road is such that the subject site represents a more logical location for the area's commercial hub.

### **Desired Environmental Outcomes**

When considering the proposed out-of-centre development within the context of the Planning Scheme's Desired Environmental Outcomes, DEO 6 – Economic Development, is of particular relevance as the applicant is proposing commercial development not previously identified in the planning scheme.

This DEO details the location and hierarchy of centres across the city and states that the primacy of the City's centre network shall be protected by discouraging out of centre development outside of the centre areas identified. It has been demonstrated in the economic needs assessment, as endorsed by Council's peer review, that a further commercial centre in the proposed location would not compromise the primacy of the City's centre network. Rather, a full-line shopping centre would adequately service the existing and emerging residential population in the Kinross Road area and surrounds. As such, despite the proposed Neighbourhood Centre not being identified as a centre within the DEO, it does not compromise the achievement of the DEO.

In terms of satisfying the other applicable DEOs the following are considered to be of relevance to the application.

- *“DEO3 – Community Health and Wellbeing”:*

*“(1) As a vibrant and attractive place to live, Redland City offers its community a high level of amenity, social cohesion and diversity and a range of facilities and activities through:*

*(d) requiring the provision of an adequate standard and capacity of services and amenities in all local communities throughout the City;*

*(e) ensuring new areas of urban development incorporate the integrated and timely provision of an adequate standard and capacity of services, community facilities and amenities to meet future community needs;*

*(f) focusing retail, commercial and community facilities at centres which maximise their accessibility to the City's population;*

*(g) increasing levels of self-containment within the City in terms of employment and services while recognising an ongoing dependence on other areas outside the City for employment and high level services.”*

It is considered that the proposal satisfies all of these outcomes. When considering (e & f), the proposal seeks to provide commercial facilities not otherwise provided at a scale that would satisfy the demand generated in this establishing Kinross Road area. The applicant argues that there are conflicts between the DEOs in that a centres strategy which seeks to concentrate all retail and community development in existing centres cannot satisfy DEO3 in terms of the provision of services in all local communities. It should be noted however that this DEO does not preclude local centres providing convenience needs to the community, which has been identified in the KRSP as Local Centre. The proposal seeks to provide the appropriate framework for a 'full-line' shopping centre and other co-locatable commercial uses which indicates a larger scale centre. It is considered that the two DEOs do not compete in this context, rather the proposal is considered to establish an alternative centre which advances the objectives of DEO 3. Accordingly, a needs-based approach is established to determine the suitability of a centre outside of Major and District Centre zonings.

- *“DEO4 - Access and Mobility*

*(1) Redland City is served by an effective, safe, equitable and convenient movement system through -*

*(b) supporting a compact urban form and pattern of development that reduces private vehicle dependency and increases potential for use of public transport, cycling and walking;*

*(e) ensuring major employment attractors, including the City's network of Centres and other employment areas are highly accessible and supported by public transport."*

The applicant finds that a centres strategy which seeks to channel local convenience shopping and community needs into a static centre network, particularly the more distant major centres of Capalaba, Cleveland and Victoria Point, must increase private vehicle dependency and vehicle trips and reduce cycling and walking opportunities for local residents. As discussed, the Centres and Employment Strategy, while it maintains a centres hierarchy as a desirable function of the planning scheme, does anticipate that other centres may be required to satisfy essential convenience needs. It is considered that the proposed centre will serve a growing local catchment that the current centres network is unable to accommodate, and will therefore reduce car dependency from within this local catchment.

It is considered that the proposed development does not compromise the achievement of the planning scheme's DEOs, and, in fact, better achieves DEOs 3 and 4.

### **Other Considerations**

#### *Variations to the Levels of Assessment with Structure Plan*

The POD includes all of the uses in the RPS. It is more usual to only include the uses planned for the site, however the POD seeks to vary the effects of the RPS to the extent of the development proposed for the neighbourhood centre. The following outlines the assessment of the major variations to the KRSP:

- Childcare Centre use code assessable in Precinct 3b – Medium Density Residential Housing. This is considered to be an inconsistent use in the Medium density residential Zone Code unless part of a mixed use development in Sub-area MDR1 and MDR3. However, given the proximity of the residential component to planned open space areas, and with the residential design having a focus on community (with the community garden and cafe elements included in the design concept), a Childcare Centre is considered to be an appropriate use subject to code assessment. It is likely that any proposed centre would be small in scale and will integrate well within the residential area. There were no submissions relating to this item;
- A Hotel use is impact assessable in the structure plan overlay. It is proposed that a Hotel is code assessable in the Neighbourhood Centre Precinct where 850m<sup>2</sup> or less. A Hotel (described as a "family tavern") with a 850m<sup>2</sup> area has been proposed. Hotels are impact assessable in the Neighbourhood Centre Zone Code except where in Sub-Area NC3, which refers to the Redland Bay Hotel. Council requested further information about the proposed tavern as the information supplied was considered to provide inconclusive support for the development in terms of economic impact and community need. Further information should be provided to explain the decline in hotel licenses beyond the Global Financial Crisis (GFC). This information was requested to address Desired Environmental Outcome (DEO) No. 6 — Economic Development; Overall Outcome 4.15.7(2)(a)(ii)(a-e) of the Neighbourhood Centre Zone Code; and Planning Scheme Policy 12 — Social and Economic Impact Assessment, Section 12.6(3)(b) and (c). The information was provided in a report by Foresight Partners Pty Ltd to the satisfaction of Council officers.

- The proposal includes assessment level criteria for a Shop use in the proposed Neighbourhood Centre as code assessable where with a GFA of 5700m<sup>2</sup> or less, which is the extent of the floor space proposed in the retail element of the commercial component. Conversely, a GFA of more than 1000m<sup>2</sup> will trigger impact assessment in the Neighbourhood Centre Code. The majority of the submissions received were from other centres and the 1000m<sup>2</sup> GFA trigger has been raised as an issue. The application has established the extent of the development proposed, therefore a GFA trigger for impact assessment is not considered relevant in context of this site. It is therefore considered appropriate to maintain the levels of assessment as per the POD given the current application has allowed for submissions to be made, and code assessment will be required to assess any future shop application in the proposed Neighbourhood Centre.

It is noted that the applicant sought to vary the KRSP for Precinct 1, a parcel of land to which this application is not lodged over. As such a condition is recommended which removes any reference to Precinct 1.

- Residential development. No changes are proposed, however in context of further assessment of residential uses and planning implications for the adjacent greenspace area, ROL application will be required to establish standard format lots for dwelling houses (ROL triggering code assessment under the structure plan); whereas development involving 2 or more dwelling units will trigger assessable development.

It is considered that the proposed community garden will be an ancillary use to the residential component as it is intended to be located adjacent to Precinct 3b – Medium Density Residential Housing, and is not reflected in the POD. It is expected that the use of the garden will be managed through a community management statement as part of a subsequent MCU application.

#### *Access and Traffic*

The Department of State Development, Infrastructure and Planning (DSDIP) have approved left-in access to the site from the State-controlled Boundary Road but not a left-out back onto Boundary Road. A 120m deceleration lane and extended short left turn lane is included in the DSDIP conditions package. A shared pedestrian/cycle path is required along the entire frontage to Panorama Drive. DTMR's response from 28 February 2015 did not allow a 'left out' turn from the new road onto Boundary Road. It must be noted that previously proposed movement network design as part of Traffic Report prepared by Viney Traffic Engineering, dated 9 July 2015 included a 'left out' turn onto Boundary Road. Consequently, the amount of vehicles entering Panorama Drive at future intersection will be increased as instead of accessing Boundary Road via a 'left out', drivers will use Panorama Drive. In accordance with the estimates provided in the Traffic Report, the amount of traffic that would use the 'left out' option during peak hour is 10% (refer to Attachment 6). Although the traffic amount will be increased at the intersection of the new road and Panorama Drive as result of the 'no left out' condition, it is considered that Panorama Drive as an arterial road can accommodate the increased traffic which will only be utilised for a short distance to the intersection with Boundary Road. Furthermore, the intersection between the new road and Panorama Drive will be signalised to ensure safe passage and allow for a right turning option for access back onto Boundary Road.

It is noted that the proposed road design does not align with the Kinross Road Structure Plan, which specifies a residential collector road with esplanade treatment through the site (refer Attachment 7). The proposed road layout only partially

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addresses the overlay by providing an Access Street-type road at the western side of the site (refer Attachment 8). It is considered necessary to require the applicant to provide a trunk collector with esplanade treatments in accordance with the requirements of the Kinross Road Structure Plan. A condition will be included with the MCU conditions. The proposed road design does allow for future connection to the west without accessing Boundary Road in accordance with the structure plan.

#### *Neighbourhood Centre Building Height*

It is noted that in the POD the applicant proposes a Probable Solution reflecting a building height maximum of 14m (three (3) storeys) except for a central visual centre. The applicant's indicative architectural plans for the shopping centre and associated tenancies, whilst not part of any approval, demonstrate that the intention is for 1-2 storey commercial buildings. The proposed 14m maximum allows for more flexibility in terms of architectural features synonymous with larger retail centres. In this regard it is considered to be an appropriate building height for the proposed precinct. In terms of the number of storeys however, it is considered that a two storey maximum would be a more suitable Probable Solution when considering the surrounding uses – both existing and proposed. A condition is recommended in this regard.

#### *Stormwater*

The amended Detention Basin Assessment Report prepared by O2 Environmental needs re-visiting and corrections. The main issues that need to be addressed in the report are:

- Revise the report using a current QUDM 2013 version instead of QUDM 2007 (superseded)
- S4.3.1 of the Assessment - revise the referencing/location of proposed storage node, noted as 'south western corner of the site upstream of Beaudesert-Nerang Road'.
- Address the filling of the dam with respect to site hydrology. It is noted that the provided Assessment does not address the impact of filling of the dam on site hydrology and hydraulics, specifically with respect to the Flood Prone Area and Drainage Constrained Area Overlays (refer to Attachment 6).

It is considered that for the purpose of current applications, the above information is not critical and can be provided at subsequent MCU/OPW stages.

#### *Noise*

An acoustic report was submitted which addressed noise from the commercial/retail shops proposed onsite, traffic as well as the flower farm based on operating hours of 7am-5pm.

In terms of traffic noise upon future residential uses, Council requested a noise impact assessment to determine the potential visual impacts of meeting the noise mitigation requirements as part of a future application. This noise assessment concluded that there are a number of ways noise could be attenuated, and it identified a worst case scenario of providing only physical attenuation through an acoustic barrier. In this regard, a 2.4m high acoustic fence would be required to ensure compliance with the QDC and Planning Scheme criteria. This fence could be appropriately screened by landscaping providing in front of the barrier, and would achieve an acceptable visual outcome. Future development applications will determine the required acoustic attenuation, and relevant assessment criteria applies to ensure visual outcomes are met.

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In considering noise from the adjoining flower farm it is recommended that the medium density uses to the west would also require 2m high acoustic fences to achieve compliance with the Planning Scheme criteria. This matter would be dealt with as part of subsequent development applications.

In summarising it is considered that the submitted acoustic report demonstrates that noise can be managed for both on-site and off-site sources in accordance with the Planning Scheme. Individual uses may require further assessment upon subsequent MCU applications.

#### *Air Quality Impact from Adjoining Uses*

The air quality impact assessment has identified that the neighbouring flower farm – Redlands Fresh Flowers has a minimal impact on the proposed development. The report identifies that there is a satisfactory buffer between the residential section of the proposed development and the flower farm as long as the activities of the flower farm do not change.

The report has also stated that appropriate buffer distances can also be achieved without relying on the unchanged activities of the flower farm as there is adequate space for a 40m buffer zone on the western boundary.

If the proposed residential area changes and moves closer to the flower farm in subsequent MCU/ ROL applications then a revised air quality impact assessment will be required.

#### *Vegetation Management*

There are a number of overlays affecting the site. The overlays relevant to this development are:

- An Enhancement Corridor designated under the Habitat Protection Overlay aligns fully with the current Open Space Zoning. The principal function of the corridor is for fauna movement. An ecological assessment undertaken by BAAM Ecological Consultants found that:
- *With the exception of the northern and western site boundaries and fringing vegetation around the farm dam, the site has been cleared of all native vegetation.*
- *The site has not been visited by koalas for a number of years and does not support habitats critical to the survival of koala. However, site vegetation may contribute to localised fauna movements, as well as provide food resources and shelter to fauna.*
- *Within the 'Enhancement Corridor' designation, RCC may seek the retention of boundary vegetation as a means of preserving a local vegetated linkage. Existing vegetation should be retained along the north-western and northern boundaries of the site.*

With the removal of the dam and reinstating of the natural waterway, the function of the corridor will be maintained and enhanced by the development, to enable compliance with the Overall Outcomes of the overlay which include:

Outcome: The re-establishment of disturbed or degraded wildlife and habitat corridors.

- Action 1: Enhance corridors where replanting, regeneration and habitat reconstruction improve the connectivity between habitats, and encourage biodiversity.

- Action 2: Provide connection corridors of sufficient width to maintain viable wildlife or habitat linkages between remnant stands of mature individual trees, lines of trees, and prominent natural features like drainage lines, waterways and foreshores.
- Action 3: Ensure that development maximises the retention of existing koala habitat trees and ensures that where non-juvenile koala habitat trees are to be removed, that they are replaced to achieve a net gain.

### **Infrastructure Charges**

The site is located outside of the Priority Infrastructure Area (PIA) and within the Infrastructure Agreement Area. Council has determined that there are no “extra burden” costs associated with the development given there is sufficient capacity in the system planned under the PIP to cater for the demand generated by the proposed development.

Infrastructure charges will be applicable to future MCU and ROL approvals made under the proposed Plan of Development. The developer intends to construct the internal collector road, providing access to the site and linking Boundary Road and Panorama Drive, as works associated with this application. Part of this road is designated as trunk infrastructure under the Priority Infrastructure Plan and therefore attracts an offset. An Infrastructure Agreement is considered as the most appropriate payment tool to ensure future owners of the lots have equal responsibility to pay for the road.

The development application and recommended approval involves a development permit for the reconfiguring a lot (ROL) and a preliminary approval under s242 of SPA for the material change of use component. In this regard, infrastructure charges will be required for the ROL, which are outlined below. As a preliminary approval does not authorise development, infrastructure charges for future development under the POD will be identified in future Infrastructure Charges Notices as part of future development applications.

Under the IA, Council has identified an agreed value for the construction of part of the new internal collector road (reference P57 under the PIP) as \$700,000.00, as detailed in the PIP. This amount will be offset against the infrastructure charges for the ROL and against future infrastructure charges issued under the POD. Therefore the applicant will recover this amount on a progressive basis, as future development occurs.

The total charge applicable to the ROL component of the development is:

#### **Notice Number 001078**

Redland Water:	\$5,880.00
Redland City Council:	\$22,120.00
<b>Combined charge:</b>	<b>\$28,000.00</b>

This charge has been calculated as follows in accordance with Council's [Adopted Infrastructure Charges Resolution \(No. 2.2\) September 2015](#):

**Redland City Council**

Residential Component	
((2 X 3 bedroom residential dwellings X \$28,000) X 0.79 (RCC Split))	\$44,240.00
Non-Residential Component	
Stormwater Infrastructure	
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.79 (RCC Split))	\$22,120.00
<b>Total Council Charge:</b>	<b>\$22,120.00</b>

**Redland Water**

Residential Component	
((2 X 3 bedroom residential dwellings X \$28,000) X 0.21 (RW Split))	\$11,760.00
Non-Residential Component	
Demand Credit	
((1 X 3 bedroom residential dwelling X \$28,000) X 0.21 (RW Split))	\$5,880.00
<b>Total Redland Water Charge:</b>	<b>\$5,880.00</b>

**Offsets**

The following offset applies under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*, calculated in accordance with Redland City Council's Adopted Infrastructure Charges Resolution:

- \$28,000.00 offset for the Reconfiguring a Lot component of the approval. Pursuant to the Infrastructure Agreement, the balance of works in accordance with PIP will be offset against future applications under the Preliminary Approval. The total offset will be a maximum of \$700,000, which is in accordance with the PIP.

## Refunds

There are no refunds that apply under Chapter 8 Part 2 of the *Sustainable Planning Act 2009*.

## State Referral Agencies

### • **State Assessment & Referral Agency (SARA)**

SARA provided a referral agency response dated 27/02/2015 in regards to a State controlled Road (Boundary Road). The Department indicated no objection to the proposed development subject to referral agency conditions in regards to access and roadworks. The Department's referral response, including conditions, will be attached to Council's Decision Notice.

## Public Consultation

The proposed development is Impact assessable and required public notification. The application was publicly notified for 32 business days from 14 January 2015 to 27 February 2015. A notice of compliance for public notification was received on 09 March 2015.

## Submissions

There were nine properly made submissions received during the notification period objecting to the proposal. Of these, 7 were made on behalf of other centres and 1 was from an adjoining resident. There were no submissions in support of the proposal. The matters raised within these submissions are outlined below:

1.	<b>Issue – Out of Centre Development</b> <ul style="list-style-type: none"> <li>Conflict with DEO 6 which sets out the network of centres.</li> <li>Conflict with Strategic Framework in that the proposed Neighbourhood Centre is not identified within the Kinross Structure Plan Overlay.</li> <li>The proposal contemplates a major centre which is in conflict with the planning scheme and will diminish the performance of the Cleveland and Victoria Point Centres.</li> </ul>
	<b>Applicant Response</b> <ul style="list-style-type: none"> <li>The location of planned centres should be subject to change based on demographic growth, need and evidence. The proposed centre is justified based on population growth and trade area analysis identified in the economic impact assessment (EIA), and the commercial interest for the centre, as identifies in the marketing and leasing Assessment submitted with the application.</li> <li>The proposal is for a preliminary approval to vary the effects of the planning scheme. The planning report submitted with the application provides sufficient justification (refer Sections 3,4 and 8), and the centre is well located with respect to private car and public transport, and serviced by an internal collector road. The site is more accessible to a much wider residential trade catchment than the proposed centre in the Kinross Structure Plan Overlay.</li> <li>A 5,700m<sup>2</sup> local centre at Paradise Gardens and serving the immediate convenience and community needs of Thornlands, serves a different function to the 72,000m<sup>2</sup> of retail floor space at Victoria Point.</li> </ul>
	<b>Officer's Comment</b> Refer to the 'Issues' section of the report.
2.	<b>Issue – Development intent</b> Inconsistent with the residential development intent for the site.
	<b>Applicant Response</b> The centre designated in the Kinross Structure Plan Overlay is suitable for a small local centre but not the type of centre identified as needed in the EIA.
	<b>Officer's Comment</b> Refer to the 'Issues' section of the report.

3.	<p><b>Issue – Need</b></p> <ul style="list-style-type: none"> <li>• Need and site justification not adequate.</li> <li>• Need for a new centre not justified given existing and proposed (Kinross Structure Plan Overlay) centres.</li> </ul> <p><b>Applicant Response</b></p> <p><i>“The establishment of a neighbourhood centre anchored by a full-line Coles supermarket, large chemist and other café/restaurants, take-away food and convenience homewares specialty shops will fill an existing and growing need for additional neighbourhood level retail facilities in the Kinross Road Structure Plan Area and larger Thornlands area. It will meet the day-to-day convenience needs, as well as fulfil major food shopping needs, of trade area residents. It will also service a significant passing trade by virtue of its high profile location at the intersection of Boundary Road and Panorama Drive. The service station and tavern will serve a broader area as well as trade area residents, by virtue of the site’s central location and accessibility. Continuing growth within the trade area will bring with it demand for appropriate neighbourhood level convenience shopping facilities to meet the needs of the trade area population. Evidence of community need and demand for the proposed neighbourhood centre includes the following:</i></p> <ul style="list-style-type: none"> <li>• <b>Significant future growth</b> – <i>The total trade area population is forecast to increase by 3,504 people between 2014 and 2021, with most (66%) of this growth expected in the Primary trade area. Expenditure potential generated by trade area households is forecast to increase by \$43.4 million over this period. The provision of a neighbourhood centre in the Thornlands area will be needed to service existing and future populations.</i></li> <li>• <b>Choice and variety</b> - <i>The introduction of a full-line Coles supermarket based centre will provide most trade area residents with access to a greater range and variety of convenience shopping options and promote competition in price and service.</i></li> <li>• <b>Convenience and accessibility</b> – <i>the Paradise Gardens neighbourhood centre will occupy a highly visible and accessible site at the intersection of Boundary Road and Panorama Drive. It would be the closest major supermarket based centre for most residents in the trade area, and would reduce the travel times and distances they presently experience in accessing other centres of similar or larger size and function at Victoria Point, Cleveland and Alexandra Hills. The centre will also serve a significant passing trade market, as it is on the ‘going home’ side of Boundary Road and is also proximate to a major industry and health care employment precinct to its north. The Paradise Gardens centre facilities will also promote walkability for residents in the immediate area. (pp3-4 EIA).”</i></li> </ul> <p><b>Officer’s Comment</b></p> <p>Refer to the ‘Issues’ section of the report.</p>
4.	<p><b>Issue – Access and Parking</b></p> <ul style="list-style-type: none"> <li>• Access does not meet DTMR requirements and the internal collector road will become a “rat run”.</li> <li>• There will be adverse traffic access and traffic impacts on the Boundary Road/Panorama Drive intersection.</li> <li>• Future residential parking not considered.</li> </ul> <p><b>Applicant Response</b></p> <p>The collector road is unlikely to become a “rat run” as turning movements in and out of the proposed centre will inhibit fast through traffic. Traffic lights at the junction with panorama Drive will also deter though traffic. If rat running becomes a problems solutions may include traffic calming and shorter phase lights at Panorama Drive.</p> <p><b>Officer’s Comment</b></p> <ul style="list-style-type: none"> <li>• DSDIP have approved the access. Agree with the applicant’s response regarding potential rat running.</li> <li>• The applicant’s traffic report indicates that there will be no adverse impacts on the Boundary Road/Panorama Drive intersection, which is supported by DSDIP’s conditions which do not require an intersection upgrade. The intersection onto Panorama Drive from the development site will be signalled to manage the impacts of additional traffic from the development.</li> <li>• This application considers the effects of varying the planning scheme and the</li> </ul>



	<p>appropriateness of the use in this location. Residential parking will be considered in future applications made over the residential lot when detailed layout plans will be provided.</p>
5.	<p><b>Issue – Scale</b></p> <ul style="list-style-type: none"> <li>• Retail tenancies exceed the 1000m<sup>2</sup> size specified in the Neighbourhood Centre Zone Code.</li> <li>• The centre is excessive in scale.</li> </ul>
	<p><b>Applicant Response</b> No response provided</p>
	<p><b>Officer’s Comment</b> Refer to the ‘Issues’ section of the report.</p>
6.	<p><b>Issue – Character</b></p> <p>The proposal will alter the rural residential character of the area and will encourage commercial strip development.</p>
	<p><b>Applicant Response</b></p> <p>Development proposed within the Kinross Structure Plan Area will inevitably alter the existing rural-residential character of the area. The centre has been designed to be compact and will not result in commercial ribbon development along Boundary Road or Panorama Drive.</p>
	<p><b>Officer’s Comment</b></p> <p>Agree with the applicant’s response. Additionally, the two arterial roads will provide a buffer to the rural residential properties to the south of Boundary Road, and to the east of Panorama Drive.</p>
7.	<p><b>Issue – Hydrology/Stormwater Management</b></p> <ul style="list-style-type: none"> <li>• Hydrology analysis inadequate.</li> <li>• Overland flow not considered.</li> <li>• Assumptions overstated.</li> </ul>
	<p><b>Applicant Response</b></p> <ul style="list-style-type: none"> <li>• The design will ensure flow rates exceeding the capacity of the minor drainage system will be conveyed as overland flow in the major drainage system.</li> <li>• The proposed detention basin is capable of maintaining the pre-development peak flow rates from the site. Therefore, there will be no adverse impacts for downstream properties, and flows will be maintained at pre-development rates.</li> <li>• As upstream properties develop they will have to ensure pre-development flow rates to downstream properties.</li> </ul>
	<p><b>Officer’s Comment</b> Agree with the applicant’s response.</p>
8.	<p><b>Issue – Amenity</b></p> <p>Construction noise and dust.</p>
	<p><b>Applicant Response</b> No response provided.</p>
	<p><b>Officer’s Comment</b></p> <p>There will be limited construction associated with the current application, being the internal collector road and associated earthworks, and stormwater management. Conditions will ensure compliance with the Erosion Prevention and Sediment Control Code.</p>
9.	<p><b>Issue – Timing</b></p> <p>There is insufficient information on the development timeframe, residential components and residential parking.</p>
	<p><b>Applicant Response</b></p> <p>Centre development opening is planned for 2017, subject to Council approvals. Residential development is subject to further Council approvals, which will also consider residential parking elements.</p>
	<p><b>Officer’s Comment</b> Refer applicant’s response.</p>
10.	<p><b>Issue – Erosion and Sediment Control</b></p> <p>There is no erosion and sediment control plan.</p>
	<p><b>Applicant Response</b> This matter is addressed at operational works stage.</p>
	<p><b>Officer’s Comment</b> As per the applicant’s response.</p>

11.	<b>Issue – Environmental</b>
	<ul style="list-style-type: none"> <li>The location of the sewer line along the northern boundary will result in the loss of mature vegetation.</li> <li>The dam provides water for wildlife and should be retained.</li> </ul>
	<b>Applicant Response</b> <ul style="list-style-type: none"> <li>Any sewer rising main should be located to the southern side of the buffer to ensure preservation of significant trees.</li> <li>The dam is a potential liability with trees growing in the dam wall, which raises safety concerns for future residents downstream.</li> </ul>
	<b>Officer’s Comment</b> Sewer infrastructure design will form part of subsequent applications. The preference is for a gravity system, however a sewer pump station could be incorporated into the open space area if required. Redland Water has advised that there is sufficient capacity in the existing network without a need for upgrades.
12.	<b>Issue – Property Values</b>
	<b>Applicant Response</b> The impacts are perceived to be minor given the relocation of the collector road and intersection with Panorama Drive further south.
	<b>Officer’s Comment</b> Property values are not a planning consideration.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

In accordance with the Sustainable Planning Act, the impact assessable application has been assessed against the Redlands Planning Scheme V6.2 and other relevant legislation.

### Risk Management

Standard development application risks apply. In accordance with the *Sustainable Planning Act 2009* the applicant may appeal to the Planning and Environment Court against a condition of approval or against a decision to refuse. A submitter also has appeal rights.

### Financial

Given the number of submissions objecting to the proposed development, there is potential that an appeal will be lodged and subsequent legal costs may apply, whether the development is approved or refused.

### People

Not applicable. There are no implications for staff.

### Environmental

Environmental implications are detailed within the assessment in the “issues” section of this report.

### Social

On the basis of the documentation provided, no adverse social impacts are identified.

### Alignment with Council's Policy and Plans

As discussed, the development is considered to conflict with the planning scheme. However, it is considered that there are sufficient grounds to justify the conflict.

## CONSULTATION

The Planning Assessment Team has consulted with other assessment teams where appropriate. A copy of the original proposal was provided to the Divisional Councillor.

### Conclusion

The development application has been assessed against the Redlands Planning Scheme and relevant State planning instruments. The assessment manager considers that this decision conflicts with the Redlands Planning Scheme. It is considered that there are sufficient grounds to justify the approval of the application, despite the conflict. These grounds are listed below:

- It has been demonstrated that the centres hierarchy identified in DEO6 in the Redlands Planning Scheme has not been suitably updated to account for the Kinross Road Structure Plan (KRSP) Area being incorporated into the planning scheme. This has resulted in an emerging demand for commercial development in this location to serve the surrounding population;
- Population growth within the KRSP area and surrounds is such that the identified Local Centre on Kinross Road will not be adequate in size to serve the neighbourhood catchment;
- The subject site represents a superior location for a neighbourhood centre, and expansion of the identified local centre would have unacceptable impacts upon traffic on Kinross Road and its intersection with Boundary Road;
- An economic impact and needs assessment conducted by the applicant and peer reviewed by a third party has identified that the Primary Trade Area identified in the report has a sufficient population to support a supermarket-based shopping centre in the KRSP area; and
- The proposal is considered to better achieve Desired Environmental Outcomes 3 and 4 in the planning scheme, by locating a suitably sized centre close to the residential population it serves.

## OPTIONS

### Option One

That Council resolves to:

1. Issue a Preliminary Approval under s242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;
2. Issue a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) subject to conditions; and
3. Delegate the responsibility to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* for signing of the Infrastructure Agreement.

### Option Two

Issue a Preliminary Approval under s.242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;

### Option Three

Approve the application, without conditions or subject to different or amended conditions.

**Option Four**

Refuse the application (grounds of refusal would need to be established).

### OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr J Talty  
Seconded by: Cr A Beard

That Council resolves to:

1. Issue a Preliminary Approval under s.242 of the *Sustainable Planning Act 2009* for a Material Change of Use for Mixed Use Development, subject to conditions;
2. Issue a Development Permit for a Reconfiguring a Lot (1 into 2 Lots) subject to conditions; and
3. Delegate authority to the Chief Executive officer under s.257(1)(b) of the *Local Government Act 2009* for signing of the Infrastructure Agreement.

### CONDITIONS FOR DEVELOPMENT PERMIT (RECONFIGURING A LOT)

<b>ASSESSMENT MANAGER CONDITIONS</b>				<b>TIMING</b>	
1. Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.					
<b>Approved Plans and Documents</b>					
2. Undertake the development in accordance with the approved plans and documents referred to in Table 1, subject to the conditions of this approval and any notations by Council on the plans.				Prior to Council approval of the Survey Plan.	
Plan/Document Title		Reference Number	Prepared By	Plan/Doc. Date	
Subdivision Proposal Plan		P0266-P1	AJS Surveys	24/07/2014	
Table 1: Approved Plans and Documents					
3. Submit to Council a Survey Plan for Compliance Certificate approval, in accordance with the approved plans, following compliance with all relevant conditions and requirements of this approval.				Prior to expiry of the relevant period for the approved development.	
<b>Split Valuation</b>					
4. Pay a contribution to Council for the purposes of paying the State Government Split Valuation Fees. The current value of the contribution is \$34.10 per allotment (2015/2016 Financial Year). The amount of contribution must be paid at the rate applicable at the time of payment. A Split Valuation Fee is required for each allotment contained on the Plan(s) of Survey, including balance lots.				Prior to Council approval of the Survey Plan.	
<b>Land Dedication and Design</b>					
5. Dedicate land to the State (DNRM) with Council as trust as shown on the approved plan, for the following purposes: a) Road.				Prior to Council approval of the Survey Plan.	
<b>Survey Control Information</b>					
6. Submit Survey Plan(s) that include connections to at least two separate corners from two RCC control marks with a valid Department of Natural Resources and Mines Order or RCC Accuracy. These must be shown on the face of the Survey				As part of the request for compliance assessment of the Survey Plan.	

	Plan(s) within the Reference Mark or Permanent Survey Mark tables. List the mark number and coordinate in the cover letter.	
7.	Survey and present all asset infrastructure in accordance with the Redlands Planning Scheme Part 11 Policy 9 – Infrastructure Works. The horizontal datum for all work must be Redland City Council Coordinates (RCC) and the vertical datum must be Australian Height Datum (AHD).	As part of the request for compliance assessment of the Survey Plan.
8.	Supply a Permanent Survey Mark (PSM) Sketch with the Survey Plan for any new PSMs placed. Include the following on the PSM Sketch: <ul style="list-style-type: none"> <li>• the mark’s AHD Reduced Level;</li> <li>• the datum origin mark number; and</li> <li>• the datum RL adopted.</li> </ul> Comply with the requirements of the <i>Survey and Mapping Infrastructure Act 2003</i> .	As part of the request for compliance assessment of the Survey Plan.

### CONDITIONS FOR PRELIMINARY APPROVAL (MATERIAL CHANGE OF USE)

ASSESSMENT MANAGER CONDITIONS		TIMING	
1.	Comply with all conditions of this approval, at no cost to Council, at the timing periods specified in the right-hand column. Where the column indicates that the condition is an ongoing condition, that condition must be complied with for the life of the development.		
<b>Approved Plans and Documents</b>			
2.	Assess all development, for the purposes of this Preliminary Approval pursuant to Section 242 of the <i>Sustainable Planning Act 2009</i> , in accordance with the approved plans and documents in Table 1.  <i>Advice: The Plan of Development includes variations to the Redlands Planning Scheme, including to the Tables of Assessment that identify levels of assessment for certain uses and development types.</i>	Ongoing.	
<b>Plan/Document Title</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Plan/Doc. Date</b>
Paradise Gardens Preliminary Approval Documentation and Plan of Development (subject to revisions required by other conditions of the approval)	Paradise Gardens, Thornlands – Revised POD 26/06/2015	Urban Systems	26/06/2015

Table 1: Approved Plans and Documents

3.	Comply with the executed Infrastructure Agreement over the site.	Ongoing.
4.	This preliminary approval does not vary any of the spatial mapping for the overlays identified in the Redlands Planning Scheme.	Ongoing.
5.	Provide a revised Plan of Development outlining the following changes: <ol style="list-style-type: none"> <li>Probable Solution P1.10 (3) is to be revised to read: <p>“(3) Buildings or structures in the Precinct do not exceed 14 metres above ground level (two storey equivalent) except for a central visual feature.”</p> </li> </ol>	As part of the first development application for a development permit.

<u>Access and Roadworks</u>	
9. Design new traffic light signals as part of the proposed access arrangement at the intersection of the 'Proposed New Road A' as marked on a Precinct Plan 13065.01/F and Panorama Drive.	As part any future development application.
10. Design a 2.5m wide shared use footpath works along the entire Boundary and Panorama Road frontage of the development in accordance with the requirements of the Redlands Planning Scheme – Infrastructure Works Code.	As part any future development application.
<u>Environmental Management</u>	
11. Provide either offset planting or offset payment for koala habitat trees to be removed as indicated in the BAAM Report 0362-001 Draft C dated 22/04/2014. Any removal will need to be accounted for as an offset or replanted in accordance with the South East Queensland Koala Conservation State Planning Regulatory Provision (Table 6, Column 2 Item 2), provide either offset planting (at a ratio of 3 new trees for every one tree removed) or offset payment in accordance with the Environmental Offsets Act 2014 online calculator at: <a href="https://environment.ehp.qld.gov.au/offsets-calculator">https://environment.ehp.qld.gov.au/offsets-calculator</a>  The calculator requires the relevant residual impact/offset area in hectares. In accordance with Section 4.3.10 of the Queensland Environmental Offsets Policy Version 1.1, the offset area is based on an average tree density of 250 trees per hectare.	As part of the first development application for a development permit.
12. Ensure that any offset planting is carried out within the area identified as Private Open Space on the Structure Plan within the approved Plan of Development. These offset plantings must be at least 10 metres away from structures on the site and on adjoining neighbouring properties and at least 3 metres from site boundaries.	Ongoing.
<u>Prescribed Period</u>	
13. The prescribed period for this Preliminary Approval is ten (10) years, starting the day the Preliminary Approval takes effect.  Advice: Pursuant to Section 343 of the Sustainable Planning Act 2009.	N/A

### ADDITIONAL APPROVALS

This preliminary approval does not authorise development to occur.

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out.

- Any development listed as assessable development in the Tables of Assessment in the Plan of Development or Redlands Planning Scheme (where not varied by the Plan of Development).

### REFERRAL AGENCY CONDITIONS

- Queensland Department of State Development, Infrastructure and Planning (DSDIP) Refer to the attached correspondence from the DTMR dated 27/02/2015 (DSDIP reference SDA-0914-014631).

### ASSESSMENT MANAGER ADVICE

- Live Connections**  
Redland Water is responsible for all live water and wastewater connections. Contact *must* be made with Redland Water to arrange live works associated with the development.



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Further information can be obtained from Redland Water on 1300 015 561.

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- **Coastal Processes and Sea Level Rise**  
Please be aware that development approvals issued by Redland City Council are based upon current lawful planning provisions which do not necessarily respond immediately to new and developing information on coastal processes and sea level rise. Independent advice about this issue should be sought.
- **Hours of Construction**  
Please be aware that you are required to comply with the *Environmental Protection Act* in regards to noise standards and hours of construction.
- **Survey and As-constructed Information**  
Upon request, the following information can be supplied by Council to assist survey and engineering consultants to meet the survey requirements:
  - a) A map detailing coordinated and/or levelled PSMs adjacent to the site.
  - b) A listing of Council (RCC) coordinates for some adjacent coordinated PSMs.
  - c) An extract from Department of Natural Resources and Mines SCDM database for each PSM.
  - d) Permanent Survey Mark sketch plan copies.

This information can be supplied without charge once Council received a signed declaration from the consultant agreeing to Council's terms and conditions in relation to the use of the supplied information.

Where specific areas within a lot are being set aside for a special purpose, such as building sites or environmental areas, these areas should be defined by covenants. Covenants are registered against the title as per Division 4A of the *Land Title Act 1994*.

- **Services Installation**  
It is recommended that where the installation of services and infrastructure will impact on the location of existing vegetation identified for retention, an experienced and qualified arborist that is a member of the Australian Arborist Association or equivalent association, be commissioned to provide impact reports and on site supervision for these works.
- **Fire Ants**  
Areas within Redland City have been identified as having an infestation of the Red Imported Fire Ant (RIFA). It is recommended that you seek advice from the Department of Agriculture, Fisheries and Forestry (DAFF) RIFA Movement Controls in regards to the movement of extracted or waste soil, retaining soil, turf, pot plants, plant material, baled hay/straw, mulch or green waste/fuel into, within and/or out of the City from a property inside a restricted area. Further information can be obtained from the DAFF website [www.daff.qld.gov.au](http://www.daff.qld.gov.au)
- **Cultural Heritage**  
Should any aboriginal, archaeological or historic sites, items or places be identified, located or exposed during the course or construction or operation of the development, the *Aboriginal and Cultural Heritage Act 2003* requires all activities to cease. For indigenous cultural heritage, contact the Department of Environment and Heritage Protection.
- **Fauna Protection**  
It is recommended an accurate inspection of all potential wildlife habitats be undertaken prior to removal of any vegetation on site. Wildlife habitat includes trees (canopies and lower trunk) whether living or dead, other living vegetation, piles of discarded vegetation, boulders, disturbed ground surfaces, etc. It is recommended that you seek advice from the Queensland Parks and Wildlife Service if evidence of wildlife is found.
- **Environment Protection and Biodiversity Conservation Act**  
Under the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act* (the EPBC Act), a person must not take an action that is likely to have a significant impact on a matter of national environmental significance without

Commonwealth approval. Please be aware that the listing of the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at [www.ea.gov.au/epbc](http://www.ea.gov.au/epbc)

Please note that Commonwealth approval under the EPBC Act is independent of, and will not affect, your application to Council.

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**CARRIED 7/4**

Crs Hardman, Edwards, Elliott, Talty, Beard, Gleeson and Williams voted FOR the motion.

Crs Boglary, Ogilvie, Hewlett, and Bishop voted AGAINST the motion.

## PARADISE GARDENS PRELIMINARY APPROVAL DOCUMENTATION AND PLAN OF DEVELOPMENT

The following is a revision of the Plan of Development made in response to the Redland City Council Information Request dated October 27, 2014 and a Minor Change Request of June 29, 2015.<sup>1</sup>

### 1. APPLICATION

This Preliminary Approval and Plan of Development apply to Lot 3 SP 117065 known as 128 Boundary Road, Thornlands.

### 2. PRELIMINARY

The Paradise Gardens Plan of Development (POD) is the Preliminary Approval for the development under s242 of the *Sustainable Planning Act 2009 (SPA 2009)* which varies the effect of the *Redland Planning Scheme v6.2 (RPS v6.2)* on the above land and substitutes different provisions on the land for the life of the approval or until the approved development is completed.

Where conflict occurs between the provisions of the Paradise Gardens POD and the Redlands Planning Scheme, the Paradise Gardens POD prevails. Subsequent applications for assessable development for Paradise Gardens are assessed in accordance with this POD and the Redland Planning Scheme v6.2.

The Paradise Gardens POD provides for the future and ongoing development of the land:

- a) in accordance with the Precinct Plan in **Figure 1**;
- b) in accordance with the variations to provisions of the Kinross Road Structure plan Overlay of the Redland Planning Scheme v6.2 contained in **Section 5**; and
- c) in general accordance with the Structure Plan shown in **Figure 2**.

### 3. GENERAL PURPOSE

The general purpose of the Preliminary Approval is to:

- a) provide for a neighbourhood centre to serve the southern Thornlands and Kinross Road areas, at the corner of Boundary Road and Panorama Drive;
- b) provide for medium density and urban residential housing in a different configuration to that envisaged in the Kinross Road Structure Plan Overlay; and
- c) provide a multi-purpose greenspace area in the northwest of the site as generally envisaged in the Kinross Road Structure Plan Overlay.

### 4. PRECINCTS

The following Precincts apply to the site as shown in Figure 1:

- Neighbourhood Centre Precinct
- Precinct 3 Medium Density Residential Housing – 3b Boundary Road and Panorama Drive
- Precinct 4 Urban Residential Housing – 4b Panorama Drive
- Precinct 7 Greenspace Precinct – 7e Eastern Wetlands Corridor (Sub-precincts A and B).

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<sup>1</sup> Minor Change Request changes are in red and underlined.

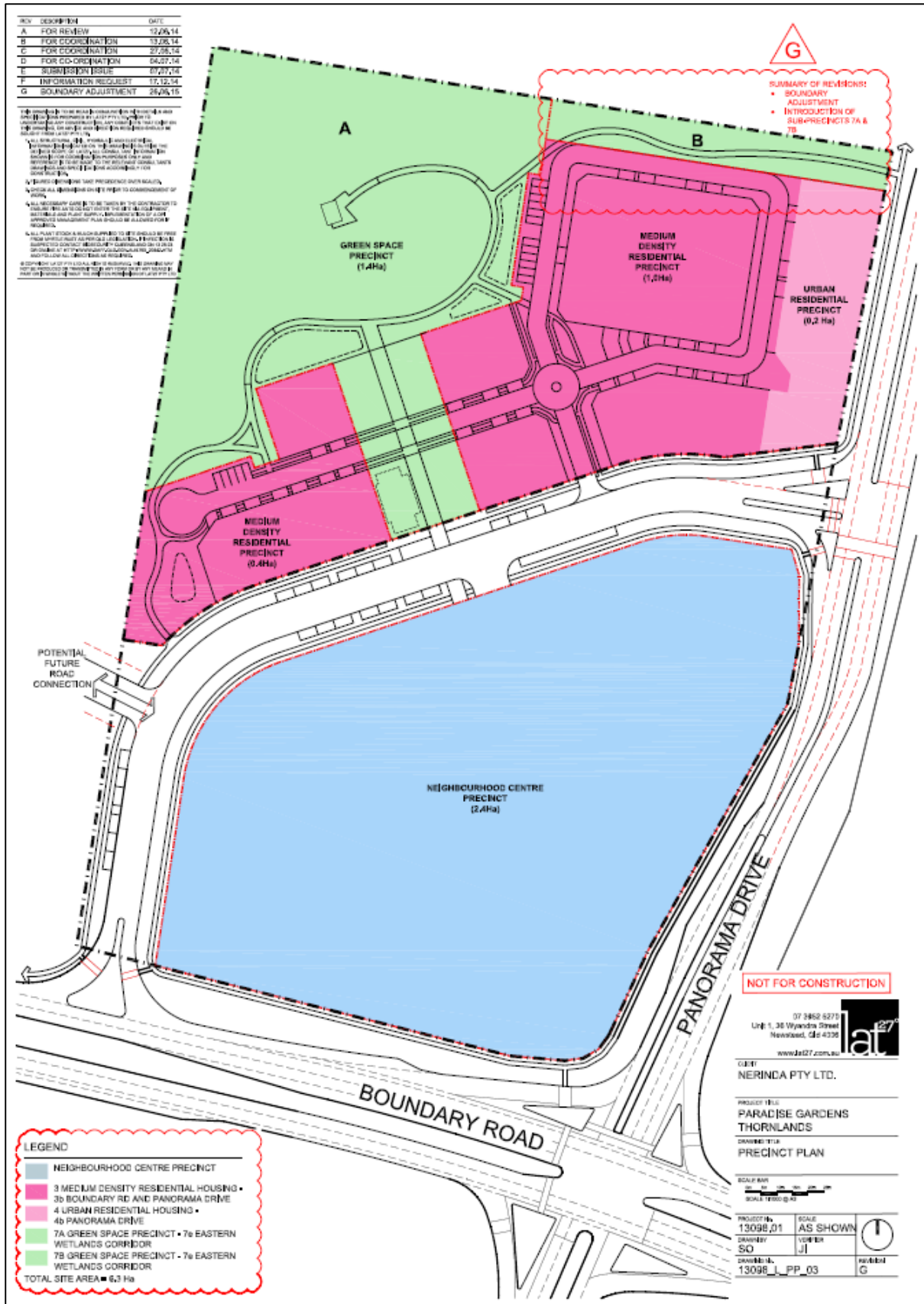


FIGURE 1 – PARADISE GARDENS PRECINCT PLAN (26-6-15)

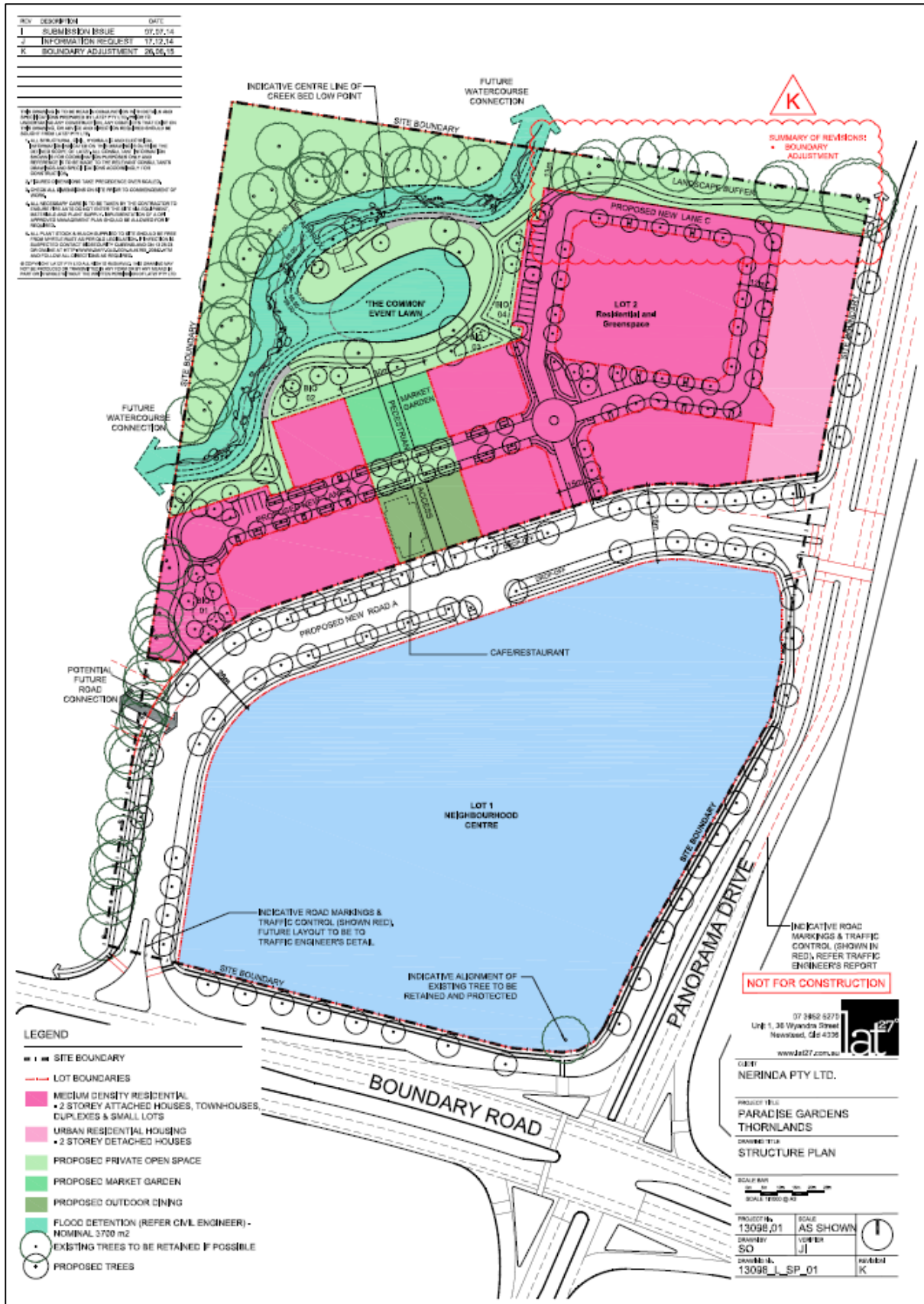


FIGURE 2 – PARADISE GARDENS STRUCTURE PLAN (26-6-15)



## 5.0 VARIATIONS TO THE PROVISIONS OF THE KINROSS ROAD STRUCTURE PLAN OVERLAY (PART 5, DIVISION 15 OF THE REDLAND PLANNING SCHEME V6.2)

### 5.1 Table of assessment for material change of use of premises

The Kinross Road Structure Plan Overlay – Table of Assessment for material change of use (Table 5.15.5) is varied in the following way. Variations are shown in red for ease of identification.

#### 5.15.5 Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

##### Kinross Road Structure Plan Area Overlay – Table of Assessment for Material Change of Use of Premises

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1.

Column 1	Column 2	Column 3
Use	Level of Assessment	Assessment Criteria
Aged Persons and Special Need Housing	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 3b;</p> <p>(2) the building height does not exceed that detailed in Table 2 – Maximum Overall Building Height of the Medium Density Residential Zone Code; or</p> <p>(3) In Precinct 4;</p> <p>(4) the building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Aged Persons and Special Needs Housing Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Apartment Building	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 1;</p> <p>(2) the use is undertaken as part of a mixed use development;</p> <p>(3) Building height does not exceed 14m in height above ground level</p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Local Centre Zone Code</li> <li>• Apartment Building Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>



	<p>Otherwise – <u>Impact Assessable</u></p>	
Bed and Breakfast	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In – (a) Precinct 3; or (b) Precinct 5;</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4; or (d) Precinct 5; or (e) Precinct 6a</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.5.4 of the Bed and Breakfast Code</li> <li>• Applicable Zone Code</li> <li>• Bed and Breakfast Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> </ul>
Caretakers Dwelling	<p><u>Code Assessable</u> If- (1) In – (a) Precinct 1; or (b) Precinct 3; or (c) Precinct 4</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Caretakers Dwelling Code</li> <li>• Centre Design Code if in Precinct 1</li> </ul>
Child Care Centre	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 2; or (c) The Neighbourhood Centre Precinct on Lot 3 SP 117065; or (d) Precinct 3b Medium Density Residential Housing on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Child Care Centre Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1 or the Neighbourhood Centre Precinct on Lot 3 SP 117065</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>

<p>Commercial Office</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If – (1) Not Self-assessable; (2) In Precinct 1 and is 200m<sup>2</sup> or less gross floor area; or <del>(3) 200m<sup>2</sup> or less gross floor area</del> (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065.</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in Section 8.2.4 of the Centre Activity Code</li> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Local Centre Zone Code for Precinct 1</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code Stormwater Management Code</li> </ul>
<p>Community Facility</p>	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 1; or (b) Precinct 2; or (c) The Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Display Dwelling</p>	<p><u>Code Assessable</u> If – (1) In – (a) Precinct 3; or (b) Precinct 4; or (c) Precinct 5; or (d) Precinct 6 where included in the Environmental Protection Zone</p>	<ul style="list-style-type: none"> <li>• Applicable Zone Code</li> <li>• Display Dwelling Code</li> </ul>

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Drive Through Restaurant</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In –</p> <p>(a) The Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Drive Through Restaurant Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Dual Occupancy</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In Precinct 3;</p> <p>(2) The use is located on a premises that –</p> <p>(a) is 700m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(3) The building height is – 8.5 metres or less above ground level;</p> <p>2 storey or less;</p> <p>(4) The use does not involve built to boundary wall that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height; have windows or doors; or</p> <p>(5) In Precinct 4;</p> <p>(6) The use is located on a premises that –</p> <p>(a) is 800m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(7) The building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(8) The use does not involve built to boundary wall that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors.</p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Dual Occupancy Code</li> <li>• Domestic Driveway Crossover Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Dwelling House</p>	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3;</p> <p>(2) In –</p> <p>(a) Precinct 3; or</p> <p>(b) Precincts 4; or</p> <p>(c) Precinct 5</p> <p><b>Note –</b> Non-compliance with the acceptable solutions for self-assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” identified in the Dwelling House Code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 6.11.2 of the Dwelling House Code.</p> <p><u>Code Assessable</u> If-</p> <p>(1) Not self-assessable;</p> <p>(2) In –</p> <p>(a) Precinct 3; or</p> <p>(b) Precinct 4;</p> <p>(3) The building height is -</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(4) The use does not involve built to boundary walls that –</p> <p>(a) are greater than 7 metres in total length;</p> <p>(b) are greater than 3 metres in height;</p> <p>(c) have windows or doors; or</p> <p>(5) Not self-assessable;</p> <p>(6) In –</p> <p>(a) Precinct 5; or</p> <p>(b) Precinct 6;</p> <p>(7) The building height is</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.11.5 of the Dwelling House Code</li> <li>• Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>• Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>• Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code</li> </ul> <ul style="list-style-type: none"> <li>• Applicable Zone Code</li> <li>• Dwelling House Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>

	<p>(a) 8.5 metres or less above ground level;          (b) 2 storey or less; or          (8) Not self-assessable;          (9) In Precinct 6</p> <p>Otherwise –  <u>Impact Assessable</u></p>	
Emergency Services	<p><u>Code Assessable</u>          If –          (1) In –          (a) Precinct 1; or          (b) Precinct 7; or          (c) <i>The Neighbourhood Centre Precinct on Lot 3 SP 117065</i></p> <p>Otherwise –  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Estate Sales Office	<p><u>Self-Assessable</u>          If –          (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3;          (2) In –          (a) Precinct 3; or          (b) Precinct 4; or          (c) Precinct 5</p> <p><u>Code Assessable</u>          If –          (1) Not self-assessable;          (2) In –          (a) Precinct 3; or          (b) Precinct 4; or          (c) Precinct 5</p> <p>Otherwise –  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.12.4 of the Estate Sales Office Code</li> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Estate Sales Office Code</li> <li>• Access and Parking Code</li> </ul>
Health Care Centre	<p><u>Self-Assessable</u>          If –          (1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3;          (2) In Precinct 1; or</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> </ul>

	<p><i>(3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i></p> <p><u>Code Assessable</u> If –</p> <p><i>(1) Not self-assessable;</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 2; or</i> <i>(c) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i></p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1 <i>or in the Neighbourhood Centre Precinct on Lot 3 SP 117065</i></li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<i>Hotel</i>	<p><u>Code Assessable</u> If –</p> <p><i>(1) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</i> <i>(2) 850m<sup>2</sup> or less</i></p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• <i>Access and Parking Code</i></li> <li>• <i>Centre Design Code</i></li> <li>• <i>Erosion Prevention and Sediment Control Code</i></li> <li>• <i>Excavation and Fill Code</i></li> <li>• <i>Infrastructure Works Code</i></li> <li>• <i>Landscape Code</i></li> <li>• <i>Stormwater Management Code</i></li> </ul>
<i>Home Business</i>	<p><u>Self-Assessable</u> If –</p> <p><i>(1) Complying with the assessment criteria being the Acceptable Solutions listed in column 3</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 3; or</i> <i>(c) Precinct 4; or</i> <i>(d) Precinct 5; or</i> <i>(e) Precinct 6;</i></p> <p><u>Code Assessable</u> If –</p> <p><i>(1) Not self-assessable</i> <i>(2) In –</i> <i>(a) Precinct 1; or</i> <i>(b) Precinct 3; or</i> <i>(c) Precinct 4; or</i></p>	<ul style="list-style-type: none"> <li>• <i>Acceptable Solutions in section 6.15.4 of the Home Business Code</i></li> <li>• <i>Applicable Zone Code</i></li> <li>• <i>Home Business Code</i></li> <li>• <i>Access and Parking Code</i></li> </ul>



	<p>(d) Precinct 5; or (e) Precinct 6</p> <p>Otherwise – <u>Impact Assessable</u></p>	<p>And where being carried out in a Domestic Outbuilding within the Local Centre Zone –</p> <ul style="list-style-type: none"> <li>• Domestic Outbuilding Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> </ul>
Indoor Recreation Facility	<p><u>Code Assessable</u> If –</p> <p>(1) In Precinct 2; (2) Being undertaken by the local government; (3) On land in the ownership or control of the local government</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Community Purposes Zone Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Minor Utility	<u>Exempt</u>	
Mobile Home Park	<p><u>Code Assessable</u> If in Precinct 3</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Medium Density Residential Zone Code</li> <li>• Mobile Home Park Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Multiple Dwelling	<p><u>Code Assessable</u> If –</p> <p>(1) In Precinct 1; (2) The use is undertaken as part of a mixed use development; (3) Building Height does not exceed three storeys 14m above ground level; or (4) In Precinct 3; (5) The use is located on a</p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Multiple Dwelling House Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> </ul>

	<p>premises that –</p> <p>(a) is 800m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more;</p> <p>(6) The building height does not exceed that detailed in Table 2- Maximum Overall Building Height of the Medium Density Zone Code;</p> <p>or</p> <p>(7) In Precinct 4;</p> <p>(8) The building height is –</p> <p>(a) 8.5 metres or less above ground level;</p> <p>(b) 2 storey or less;</p> <p>(9) The premises is –</p> <p>(a) 1200m<sup>2</sup> or more in area;</p> <p>(b) has a frontage of 20 metres or more.</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Outdoor Recreation Facility</p>	<p><u>Code Assessable</u></p> <p>If –</p> <p>(1) In –</p> <p>(a) Precinct 2; or</p> <p>(b) Precinct 7;</p> <p>(2) Being undertaken by the local government;</p> <p>(3) On land in the ownership or control of the local government</p> <p>Otherwise –</p> <p><u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Park</p>	<p><u>Self Assessable</u></p> <p>If –</p> <p>(1) Being undertaken by the local government;</p> <p>(2) On land in the ownership or control of the local government;</p> <p>(3) Complying with the assessment criteria being the acceptable solutions listed in column 3</p> <p><u>Code Assessable</u></p> <p>If not self-assessable</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.20.4 of the Park Code</li> </ul> <ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Park Code</li> <li>• Access and Parking Code</li> <li>• Infrastructure Works Code</li> </ul>

		<ul style="list-style-type: none"> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Place of Worship	<p><u>Code Assessable</u> If in Precinct 2</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Community Purposes Zone Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Refreshment Establishment	<p><u>Self-Assessable</u> If –</p> <p>(1) Complying with the assessment criteria being the acceptable solutions listed in column 3;          (2) 100m<sup>2</sup> or less gross floor area and in Precinct 1; or  <del>(3) In Precinct 1</del>          (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If –</p> <p>(1) Not self-assessable;          (2) In Precinct 1 and 100m<sup>2</sup> or less in gross floor area; or  <del>(3) 100m<sup>2</sup> or less gross floor area</del>          (3) In Precinct 7(e) <u>Sub-precinct A</u> and 200m<sup>2</sup> or less in gross floor area; or          (4) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable solutions in section 8.2.4 of the Centre Activity Code</li> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Road	<u>Exempt</u>	
Roadside Stall	<p><u>Code Assessable</u> If in Precinct 6a</p>	<ul style="list-style-type: none"> <li>• Applicable Zone Code</li> <li>• Roadside Stall Code</li> <li>• Access and Parking Code</li> <li>• Infrastructure Works Code</li> </ul>

	<p>Otherwise – <u>Impact Assessable</u></p>	
<p>Service Industry</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1; (3) 100m<sup>2</sup> or less gross floor area; or (4) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solution in section 8.2.4 of the Centre Activity Code</li> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Local Centre Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Service Station</p>	<p><u>Code Assessable</u> If – (1) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in Section 6.24.4 of the Service Station Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Shop</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In Precinct 1; or (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 8.2.4 of the Centre Activity Code</li> </ul>

	<p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In Precinct 1 and 500m<sup>2</sup> or less in gross floor area; or <del>(3) 500m<sup>2</sup> or less gross floor area</del> (3) In the Neighbourhood Centre Precinct on Lot 3 SP 117065 and 5,700m<sup>2</sup> or less gross floor area</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Local Centre Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Telecommunications Facility</p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3;</p> <p><u>Code Assessable</u> If – (1) Not self-assessable; (2) In – (a) Precinct 1; or (b) Precinct 2; or (c) In the Neighbourhood Centre Precinct on Lot 3 SP 117065</p> <p>Otherwise – <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.26.4 of the Telecommunications Facility Code</li> <li>• Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>• Acceptable Solutions A1.(1)(a) and (c) in section 7.6.4 of the Excavation and Fill Code</li> </ul> <ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Telecommunications Facility Code</li> <li>• Access and Parking Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> </ul>
<p>Temporary Use</p>	<p><u>Self-Assessable</u> If – (1) Complying with the assessment criteria being the acceptable solutions listed in column 3; (2) In -</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 6.27.4 of the Temporary Use Code</li> </ul>

	<p>(a) Precinct 1; or                  (b) Precinct 2; or                  (c) Precinct 6; or                  (d) Precinct 7; or                  (e) In the Neighbourhood Centre                  Precinct on Lot 3 SP 117065</p> <p><u>Code Assessable</u>                  If –                  (1) Not self-assessable;                  (2) In –                  (a) Precinct 1; or                  (b) Precinct 2; or                  (c) Precinct 6; or                  (d) Precinct 7; or                  (e) In the Neighbourhood Centre                  Precinct on Lot 3 SP 117065</p> <p>Otherwise –  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Temporary Use Code</li> </ul>
<p>Utility Installation</p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code (except where required for electrical power distribution)</li> <li>• Applicable Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code if in Precinct 1</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Veterinary Surgery</p>	<p><u>Code Assessable</u>                  If in –                  (1) In Precinct 1; or                  (2) In Neighbourhood Centre                  Precinct on Lot 3 SP 117065</p> <p>Otherwise –  <u>Impact Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Local Centre Zone Code</li> <li>• Access and Parking Code</li> <li>• Centre Design Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p>Defined uses not in column 1</p>	<p><u>Impact Assessable</u></p>	



<p>Defined uses listed in column 1, other than a road, not included in one of the Land Use Precincts as shown on Map 1</p>	<p><u>Impact Assessable</u></p>	
<p>Defined uses listed in column 1 that do not comply with the level of assessment qualifications in column 2</p>	<p><u>Impact Assessable</u></p>	
<p>Uses not defined in Part 9 – Schedule 3 – Dictionary, Division 1 - Uses</p>	<p><u>Impact Assessable</u></p>	

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THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -

## 5.2 Table of Assessment of Other Development

The Kinross Road Structure Plan Overlay – Table of Assessment of Other Development (Table 5.15.6) is varied in the following way. Variations are shown in red for ease of identification.

### 5.15.6 Kinross Road Structure Plan Area Overlay – Table of Assessment for Other Development not associated with a Material Change of Use of Premises

#### Kinross Road Structure Plan Area Overlay – Table of Assessment of Other Development

To identify the land use precincts referenced in this table, reference must be made to Map 1 – Kinross Road Structure Plan Area – Land Use Precincts in Section 5.15.9 of the Kinross Road Structure Plan Area Overlay Code and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1.

Column 1	Column 2	Column 3
Use	Level of Assessment	Assessment Criteria
<b>Reconfiguration for -</b>		
Creating lots by subdividing another lot by Standard Format Plan	<p><u>Code Assessable</u> If -</p> <p>(1) in Precinct 1; or (2) in Precinct 2; (a) being undertaken by the local government; (b) on land in the ownership and control of the local government; or (3) in Precinct 3; or (4) in Precinct 4; (a) the proposal contains 50 or less lots; or (b) lot frontage is 10 metres or greater except for irregular or internal lots<sup>5.74</sup>; or (5) in Precinct 5; or (6) in Precinct 6; (a) not in Conservation Sub Area CN2; or (7) in Precinct 7; (a) being undertaken by the local government; or (8) in the Neighbourhood Centre Precinct</p> <p>Otherwise <u>Impact assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Reconfiguration Code</li> <li>• Development Near Underground Infrastructure Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
Creating lots by subdividing another lot by: <ul style="list-style-type: none"> <li>• Building format plan; or</li> </ul>	<p><u>Code Assessable</u> If -</p> <p>(1) in Precinct 1; or (2) in Precinct 2; (a) being undertaken by the local government;</p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Applicable Zone Code</li> <li>• Reconfiguration Code</li> </ul>

<ul style="list-style-type: none"> <li>Volumetric Format Plan</li> </ul>	<p>(b) on land in the ownership and control of the local government; or                  (3) in Precinct 3; or                  (4) in Precinct 4; or                  (5) in Precinct 5; or                  (6) in Precinct 6; or                  (7) in Precinct 7; or                  (8) in Neighbourhood Centre Precinct</p> <p>Otherwise  <u>Impact assessable</u></p>	
<ul style="list-style-type: none"> <li>Rearranging the boundaries of a lot by registering a plan of subdivision; or</li> <li>Dividing land into parts by Agreement; or</li> <li>Creating an easement giving access to a lot from a constructed road</li> </ul>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>Kinross Road Structure Plan Overlay Code</li> <li>Reconfiguration Code</li> </ul>
<p><b>Building Work for -</b></p>		
<p>Communication Structures</p>	<p><u>Exempt</u>                  If minor building work.</p> <p><u>Self-Assessable</u>                  If -                  (1) not exempt;                  (2) complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u>                  If not self-assessable.</p>	<ul style="list-style-type: none"> <li>Acceptable Solutions in Section 7.2.4 of the Communications Structure Code</li> <li>Communications Structures Code</li> </ul>
<p>Domestic Outbuilding</p>	<p><u>Exempt</u>                  If -                  (1) minor building work                  (2) in -                  (a) Precinct 1; or                  (b) Precinct 3; or                  (c) Precinct 4; or                  (d) Precinct 5; or                  (e) Precinct 6.</p> <p><u>Self-Assessable</u>                  If -</p>	

	<p>(1) not exempt;                  (2) complying with the assessment criteria being the acceptable solutions listed in column 3;                  (3) not in -                  (a) Precinct 2; or                  (b) Precinct 7.</p> <p><b>Note –</b>                  Non-compliance with the acceptable solutions for self assessable development in relation to setbacks, site cover and built to boundary walls, or nominated “Alternative Provisions” or Building Assessment Provisions identified in the Domestic Outbuilding code will not elevate the level of assessment of a proposal from self assessable development to assessable development under the Redlands Planning Scheme. Refer to section 7.5.2 of the Domestic Outbuilding Code.</p> <p><u>Code Assessable</u>                  If -                  (1) not self-assessable;                  (2) in -                  (a) Precinct 2; or                  (b) Precinct 7.</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 7.5.5 of the Domestic Outbuilding Code</li> <li>• Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>• Acceptable Solutions A1.(1) (a) and (c) in section 7.6.4 of the Excavation and Fill Code</li> </ul> <ul style="list-style-type: none"> <li>• Applicable Zone Code</li> <li>• Domestic Outbuilding Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> </ul>
<p>Private Tennis Court</p>	<p><u>Self Assessable</u>                  If -                  (1) complying with the assessment criteria being the acceptable solutions listed in column 3;                  (2) in -                  (a) Precinct 3; or                  (b) Precinct 4; or                  (c) Precinct 5; or                  (d) Precinct 6.</p> <p><u>Code Assessable</u>                  If -                  (1) not self-assessable;                  (2) in -                  (a) Precinct 1 or                  (b) Precinct 2; or                  (c) Precinct 7.</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 7.9.4 of the Private Tennis Court Code</li> </ul> <ul style="list-style-type: none"> <li>• Applicable Zone Code</li> <li>• Private Tennis Court Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Landscape Code</li> </ul>
<p>Operational Works for -</p>		

<p><i>Constructing a Domestic Driveway Crossover</i></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 7.4.4 of the Domestic Driveway Crossover Code</li> <li>• Domestic Driveway Crossover Code</li> </ul>
<p><i>Excavation and Fill</i></p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 8.6.4 of the Erosion Prevention and Sediment Control Code</li> <li>• Acceptable Solutions A1.(1) (b),(c),(d) in section 7.6.4 of the Excavation and Fill Code</li> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> </ul>
<p><i>Placing an Advertising Device on Premises</i></p>	<p><u>Self-Assessable</u> If complying with the assessment criteria being the acceptable solutions listed in column 3.</p> <p><u>Code Assessable</u> If not self-assessable.</p>	<ul style="list-style-type: none"> <li>• Acceptable Solutions in section 7.1.4 of the Advertising Devices Code</li> <li>• Advertising Devices Code</li> </ul>
<p><i>Operational Work for Reconfiguring a Lot (by Standard Format Plan)</i></p>	<p><u>Code Assessable</u></p>	<ul style="list-style-type: none"> <li>• Kinross Road Structure Plan Overlay Code</li> <li>• Reconfiguration Code</li> <li>• Development Near Underground Infrastructure Code</li> <li>• Erosion Prevention and Sediment Control Code</li> <li>• Excavation and Fill Code</li> <li>• Infrastructure Works Code</li> <li>• Landscape Code</li> <li>• Stormwater Management Code</li> </ul>
<p><i>All other development not listed in column 1</i></p>	<p><u>Exempt</u></p>	

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THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -

### **5.3 Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code**

The Kinross Road Structure Plan Overlay – Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code (s5.15.8) is varied in the following way. Variations are shown in red for ease of identification.

Note that the whole of this Section is not reproduced below.

#### **5.15.8 Overall Outcomes of the Kinross Road Structure Plan Area Overlay Code**

(1) The overall outcomes are the purpose of the Kinross Road Structure Plan Area Overlay Code.

(2) The overall outcomes sought for the Kinross Road Structure Plan Area Overlay Code are described by four (4) key characteristics–

- (a) Land Use Precincts;
- (b) Movement;
- (c) Infrastructure; and
- (d) Land Use Conflict Mitigation Strategy.

Each of these are detailed below –

#### **(a) Land Use Precincts**

(ii) Uses and other development reinforce the specific development intent for each Land Use Precinct, depicted on Map 1 - Kinross Road Structure Plan Area – Land Use Precincts and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1, as follows –

#### **g. Greenspace Precinct – (Precinct 7)**

- Sub-precinct 7e Eastern Wetlands Corridor protects and enhances publically owned land that:
  - maintains and enhances the water quality of Wellington Ponds;
  - maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek;
  - accommodates local flooding and conveys overland stormwater flows;
  - protects a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations;
  - manages, buffers and enhances patches of high value koala habitat;
  - provides a passive open space function;
  - provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas;
  - incorporates a local recreation park on cleared land;
  - incorporates a market garden and small cafe on cleared land on Lot 3 SP117065 in Sub-precinct A;
  - provides a rehabilitated corridor in the north-east of Lot 3 SP117065 in Sub-precinct B.



#### *h. Neighbourhood Centre Precinct*

- *provides neighbourhood centre level retail, commercial and community services for the southern Thornlands area and the Kinross Road growth area;*
- *provides a vibrant community focus for after-hours recreation, eating and entertainment;*
- *provides good pedestrian linkages to bus services in Panorama Drive and Boundary Road and through adjoining medium density development to community greenspace;*
- *is serviced by an internal access road which provides convenient and safe access to Panorama Drive and Boundary Road;*
- *ensures that built form provides:*
  - *a central visual focus*
  - *an attractive sub-tropical mid-rise building form*
  - *an attractive landscaped frontage and treatments to Boundary Road and Panorama Drive.*

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THERE ARE NO FURTHER VARIATIONS TO THE OVERALL OUTCOMES

- END -

#### 5.4 Specific Outcomes and Probable Solutions Applicable to Assessable Development

The Specific Outcomes and Probable Solutions applicable to Assessable Development (s5.15.9) are varied in the following way. Variations are shown in red for ease of identification.

Note that the whole of this section is not reproduced below.

#### 5.15.9 Specific Outcomes and Probable Solutions applicable to Assessable Development

Assessable Development			
Specific Outcomes		Probable Solutions	
<b>S1.1</b>	<u>Land Use Precincts</u> (1) Provide for a range of uses and other development that contribute to the creation of an integrated urban community generally in accordance with Map 1 - Kinross Road Structure Plan Area - Land Use Precincts and the Precinct Plan for Lot 3 SP 117065 as shown in Figure 1	<b>P1.1</b>	(2) No probable solution identified.
<b>S1.9</b>	(6) Sub-Precinct 7e – Eastern Wetlands Corridor protects and enhances publicly owned land that – (a) maintains and enhances the water quality of Wellington Ponds and adjoining waterway; (b) maintains the hydraulic capacity and the riparian vegetation of this tributary of Hilliards Creek; (c) accommodates local flooding and conveys overland stormwater flows; (d) links with a core node of Regional Ecosystem 12.3.6, as well as linear non remnant vegetation which serve as a habitat to local fauna populations; (e) manages, buffers and enhances patches of high value koala habitat; (f) provides a passive open space function; (g) provides a locally significant landscape feature and view shed of linear open spaces and vegetated areas; (h) incorporates a local recreation park on cleared land	<b>P1.9</b>	(6) No probable solution identified.

	<p><del>(i) is transferred to public ownership where part of a development site.</del></p> <p><del>(i) Provides for a market garden, and cafe of less than 200m<sup>2</sup> in Sub-precinct A;</del></p> <p><del>(j) provides a rehabilitated corridor in the north-east of Lot 3 SP117065 in Sub-precinct B.</del></p>		
<p><b>S1.10</b></p>	<p>(1) The Neighbourhood Centre Precinct integrates uses and other development that –</p> <p>(a) provides neighbourhood centre level retail, commercial and community services for the southern Thornlands area and the Kinross Road growth area;</p> <p>(b) provides a vibrant community focus for after-hours recreation, eating and entertainment;</p> <p>(c) provides good pedestrian linkages to bus services in Panorama Drive and Boundary Road and through adjoining medium density development to community greenspace;</p> <p>(d) is serviced by an internal access road which provides convenient and safe access to Panorama Drive and Boundary Road;</p> <p>(e) ensures that built form provides:</p> <p>(i) a central visual focus</p> <p>(ii) an attractive sub-tropical midrise building form</p> <p>(iii) an attractive landscaped frontage and treatments to Boundary Road and Panorama Drive.</p> <p>(2) Uses within the Neighbourhood Centre Precinct include –</p> <p>(a) a level of retail, commercial and community development commensurate with the needs of the southern Thornlands and Kinross</p>	<p><b>P1.10</b></p>	<p>(1) No probable solution identified</p> <p>(2) In the Neighbourhood Centre Precinct -</p> <p>(a) the gross floor area of all shop tenancies does not exceed 5,700m<sup>2</sup> unless population increase warrants;</p> <p>(b) the incorporation of a pedestrian/mixed use square in prominent development position.</p>

	<p><i>Road communities;</i>  <i>(b) a mix of retail, eating and recreation uses so as to attract after hours use;</i>  <i>(c) community spaces for temporary uses and connection to medium density and greenspace areas.</i></p> <p><i>(3) Building height in the Neighbourhood Centre Precinct adopts a mid-rise built form consistent with the adjoining Medium Density Housing Precinct.</i></p>		<p><i>(3) Buildings or structures in the Precinct do not exceed 14 metres above ground level (three storey equivalent) except for a central visual feature.</i></p> <p><i>Note –</i>  <i>Refer to Part 8 Division 3 Centre Design for further assessment criteria relevant to Centre Design</i></p>
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THERE ARE NO FURTHER VARIATIONS TO THIS TABLE

- END -



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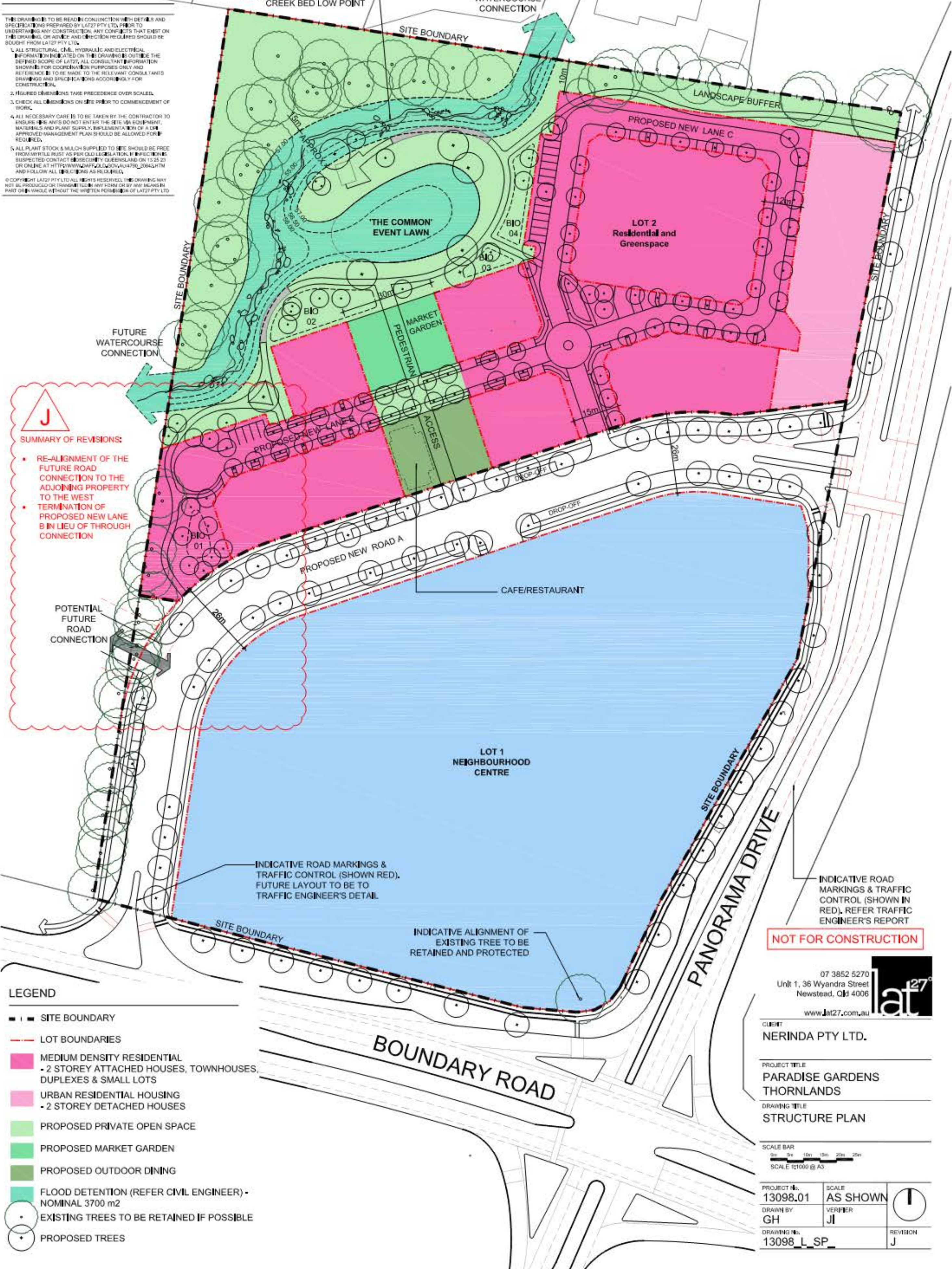
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**J**

**SUMMARY OF REVISIONS:**

- RE-ALIGNMENT OF THE FUTURE ROAD CONNECTION TO THE ADJOINING PROPERTY TO THE WEST
- TERMINATION OF PROPOSED NEW LANE B IN LIEU OF THROUGH CONNECTION

- LEGEND**
- SITE BOUNDARY
  - LOT BOUNDARIES
  - MEDIUM DENSITY RESIDENTIAL - 2 STOREY ATTACHED HOUSES, TOWNHOUSES, DUPLEXES & SMALL LOTS
  - URBAN RESIDENTIAL HOUSING - 2 STOREY DETACHED HOUSES
  - PROPOSED PRIVATE OPEN SPACE
  - PROPOSED MARKET GARDEN
  - PROPOSED OUTDOOR DINING
  - FLOOD DETENTION (REFER CIVIL ENGINEER) - NOMINAL 3700 m<sup>2</sup>
  - EXISTING TREES TO BE RETAINED IF POSSIBLE
  - PROPOSED TREES



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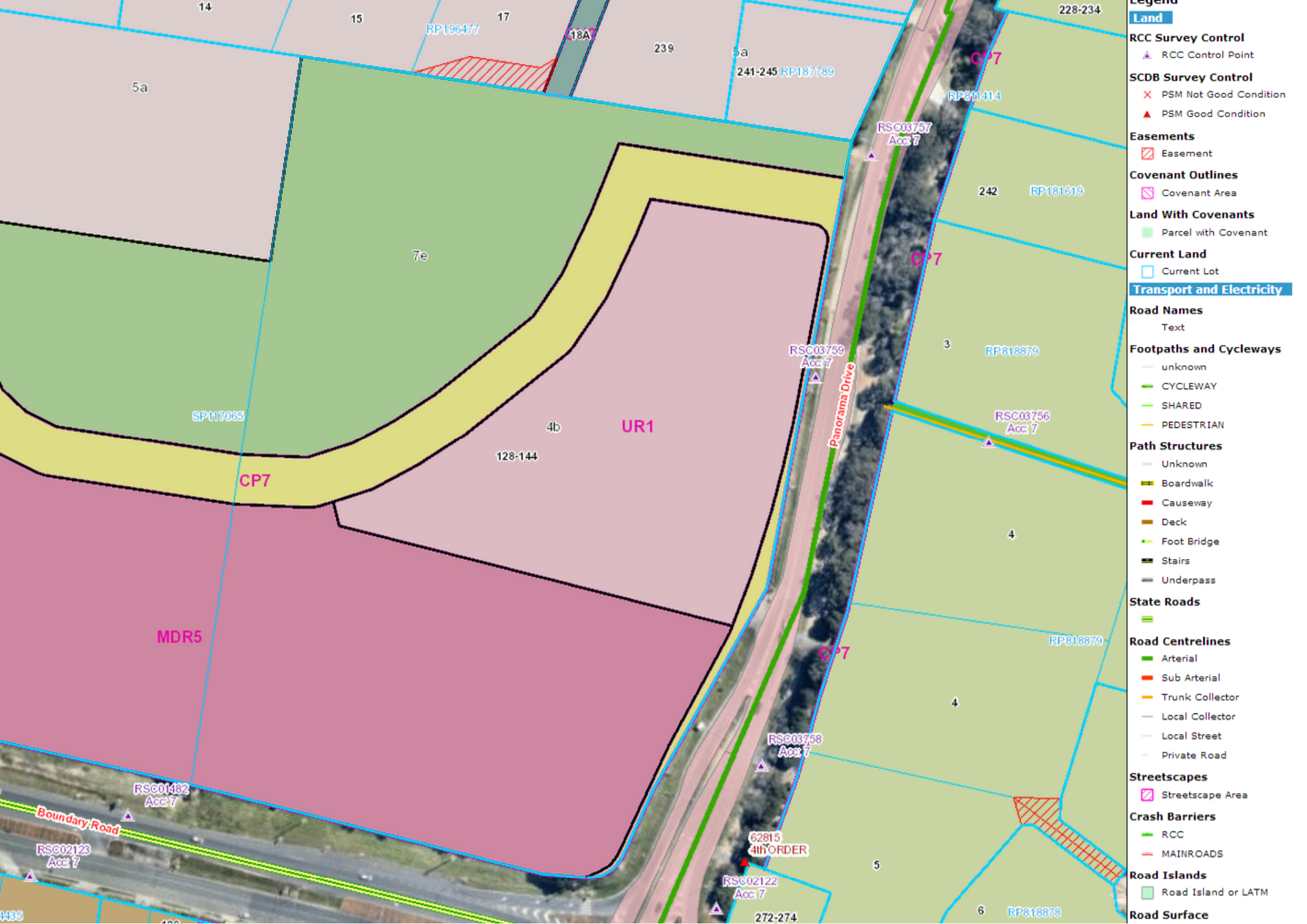
PROJECT TITLE  
**PARADISE GARDENS THORNLANDS**

DRAWING TITLE  
**STRUCTURE PLAN**

SCALE BAR  
 0m 5m 10m 15m 20m 25m  
 SCALE 1:1000 @ A3

PROJECT No. 13098.01	SCALE AS SHOWN	REVISION J
DRAWN BY GH	VERIFIER JI	
DRAWING No. 13098_L_SP		





**Legend**

**Land**

RCC Survey Control

▲ RCC Control Point

SCDB Survey Control

✗ PSM Not Good Condition

▲ PSM Good Condition

Easements

▨ Easement

Covenant Outlines

▨ Covenant Area

Land With Covenants

■ Parcel with Covenant

Current Land

□ Current Lot

**Transport and Electricity**

Road Names

Text

Footpaths and Cycleways

— unknown

— CYCLEWAY

— SHARED

— PEDESTRIAN

Path Structures

— Unknown

— Boardwalk

— Causeway

— Deck

— Foot Bridge

— Stairs

— Underpass

State Roads

—

Road Centrelines

— Arterial

— Sub Arterial

— Trunk Collector

— Local Collector

— Local Street

— Private Road

Streetscapes

▨ Streetscape Area

Crash Barriers

— RCC

— MAINROADS

Road Islands

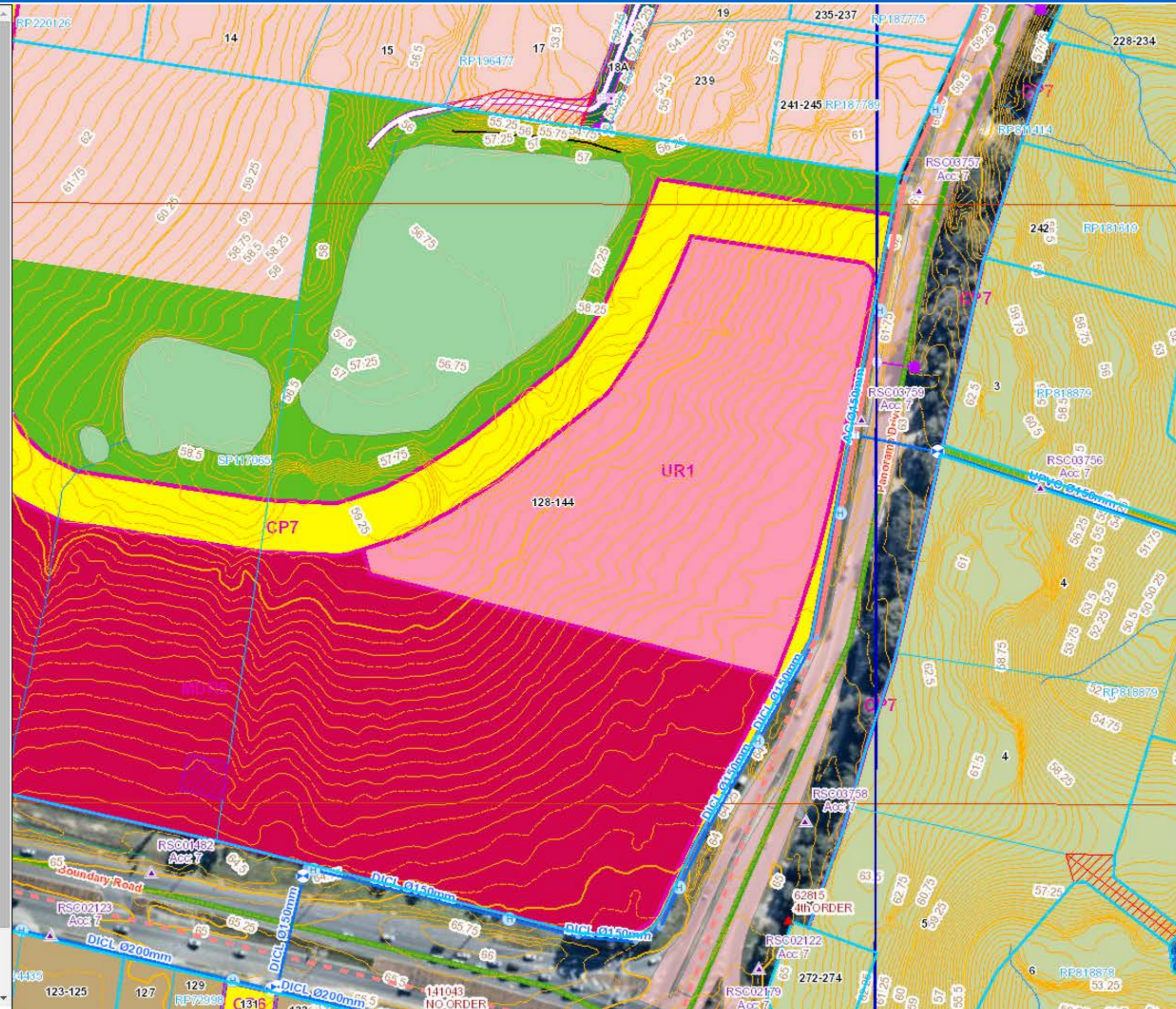
■ Road Island or LATM

Road Surface



**Table of Contents**  Auto Refresh

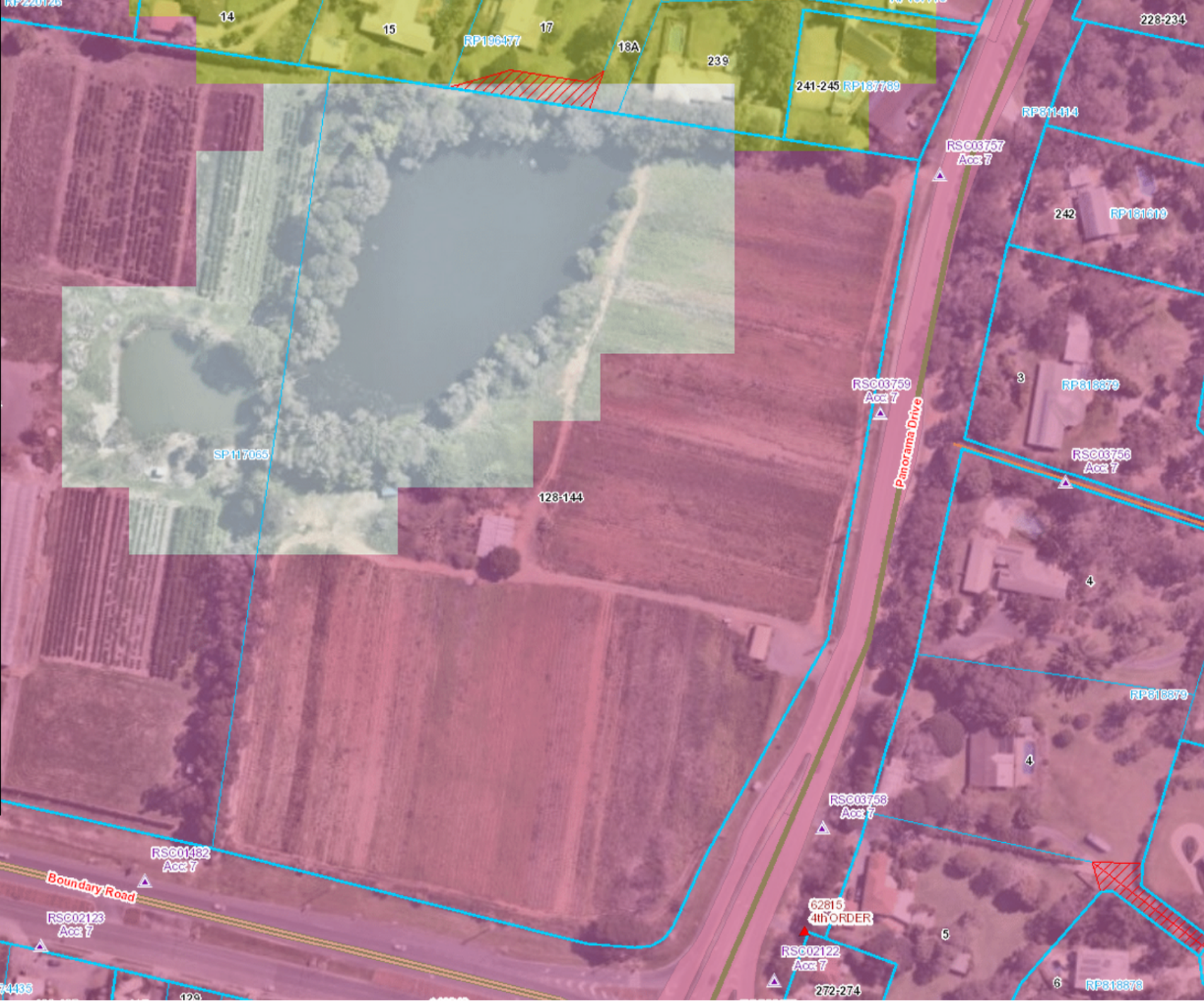
- Land
- Water and Sewer
- Storm Water
- Environmental
- Transport and Electricity
- Redlands Planning Scheme V7**
- Acid Sulfate Soils Overlay
- Airspace and Aviation Facilities Overlay
- Bushfire Hazard Overlay
- Canal and Lakeside Structures Overlay
- Electricity Infrastructure Overlay
- Extractive Resources Overlay
- Mining Tenement
- Extractive Resources
- Flood Prone, Storm Tide and Drainage Constrained Land Overlay
- Habitat Protection - Bushland Habitat Overlay
- Heritage Place and Character Precinct Overlay
- Heritage Trees
- Character Precinct
- Heritage Places
- Kinross Road Structure Plan Overlay
- Kinross Road Precinct Boundaries
- Kinross Road Structure Plan Outline
- Landslide Hazard Overlay
- Protection of the Poultry Industry Overlay
- Road and Rail Noise Impacts Overlay
- State Controlled Roads
- Road and Rail Noise Impacts
- Southeast Thornlands Structure Plan Overlay
- Waterways, Wetlands and Moreton Bay Overlay
- Tidal Influence
- Waterways
- Waterbodies
- Moreton Bay Foreshore Buffer
- Drainage Buffers
- Water Supply Catchments Overlay
- Water Supply Catchments
- Catchment Waterways
- Catchment Waterbodies
- Zoning
- Sub Areas
- Designated Community Infrastructure
- Zones**



**Legend**

- RCC
- MAINROADS
- Road Islands**
  - Road Island or LATM
- Road Surface**
- Redlands Planning Scheme V7**
- Water Supply Catchments**
- Catchment Waterways**
  - Major Waterway
  - Minor Waterway
- Catchment Waterbodies**
  - Tingalpa Reservoir
  - Major Waterway
  - Minor Waterway
- Sub Areas**
- Designated Community Infrastructure**
- Zones**
  - RESIDENTIAL
    - Urban Residential
    - Medium Density Residential
    - Low Density Residential
    - SMBI Residential
    - Point Lookout Residential
  - CENTRE
    - Major Centre
    - District Centre
    - Neighbourhood Centre
    - Local Centre
    - SMBI Centre
    - Point Lookout Centre
  - POINT LOOKOUT TOURIST
  - INDUSTRY
    - Commercial Industry
    - General Industry
    - Island Industry
    - Marine Activity
  - CONSERVATION
    - Park Residential
    - Environmental Protection
    - Conservation
  - OTHER
    - Community Purposes
    - Emerging Urban Community
    - Open Space
    - Rural Non Urban
    - Investigation Zone
    - Unzoned





**Legend**

**Land**

**RCC Survey Control**

- RCC Control Point

**SCDB Survey Control**

- PSM Not Good Condition
- PSM Good Condition

**Easements**

- Easement

**Covenant Outlines**

- Covenant Area

**Land With Covenants**

- Parcel with Covenant

**Current Land**

- Current Lot

**Environmental**

**SPP 2010 Koala Habitat Value**

- High Value Bushland
- Medium Value Bushland
- Low Value Bushland
- High Value Rehabilitation
- Medium Value Rehabilitation
- Low Value Rehabilitation
- High Value Other
- Medium Value Other
- Low Value Other
- Generally not suitable
- Water

**Transport and Electricity**

**Road Names**

- Text

**Footpaths and Cycleways**

- unknown
- CYCLEWAY
- SHARED
- PEDESTRIAN

**Path Structures**

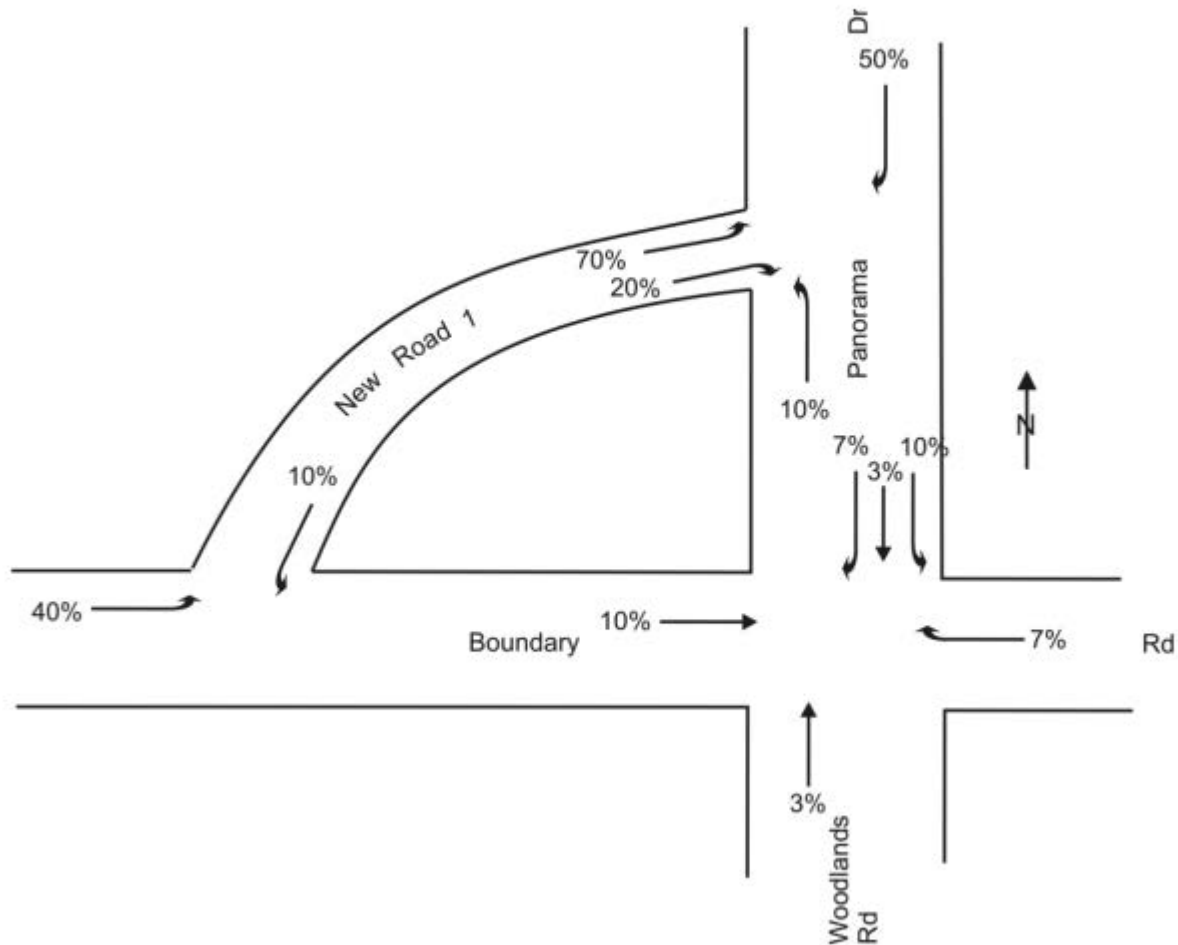
- Unknown
- Boardwalk
- Causeway
- Deck
- Foot Bridge
- Stairs
- Underpass

**State Roads**

- 

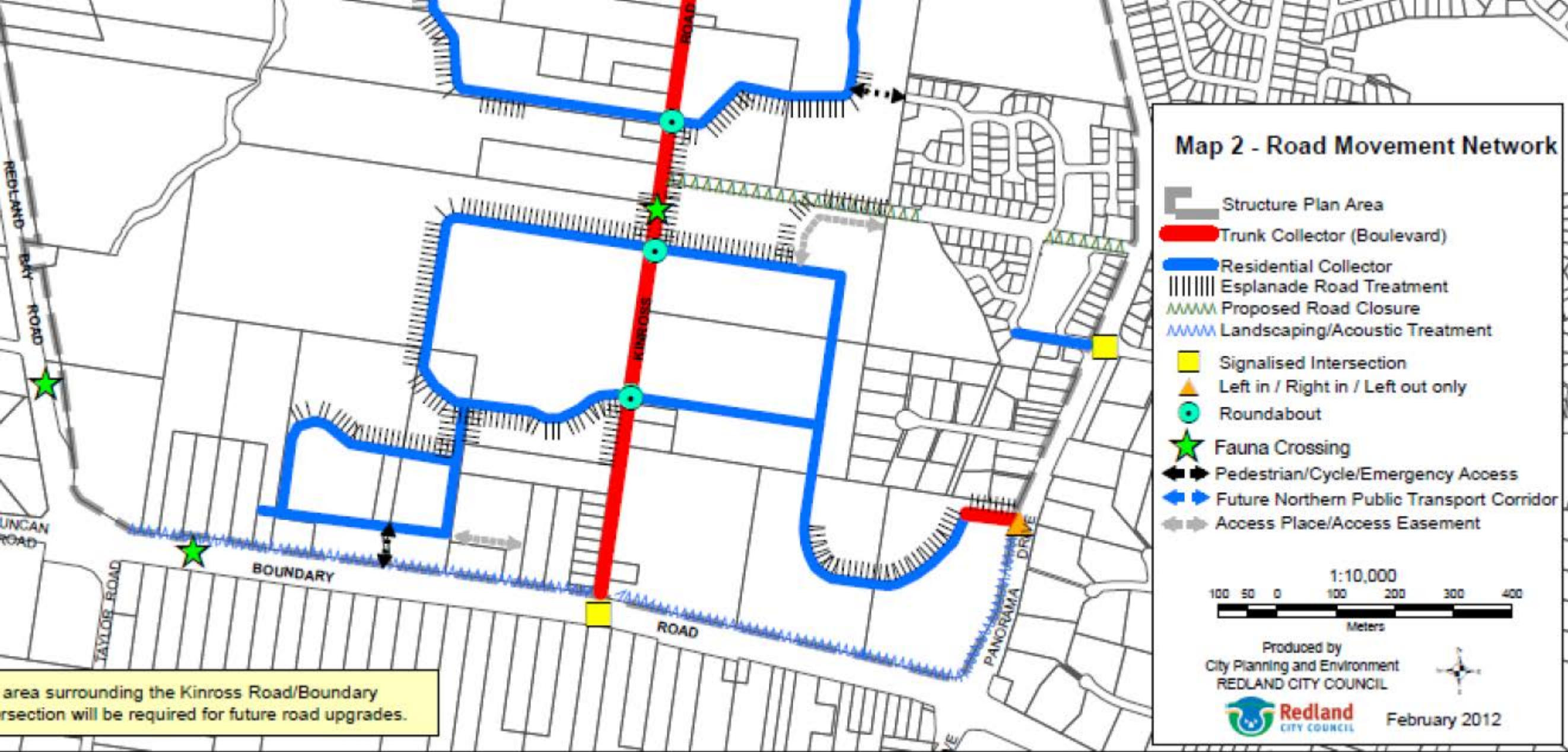
**Road Centrelines**

- Arterial
- Sub Arterial



**FIGURE 3**  
Adopted Directional Distribution of Peak Hour Vehicle Generation





# s Road Structure Plan Overlay





**Road width should coincide  
with Kinross Road Structure  
Plan Overlay treatment**

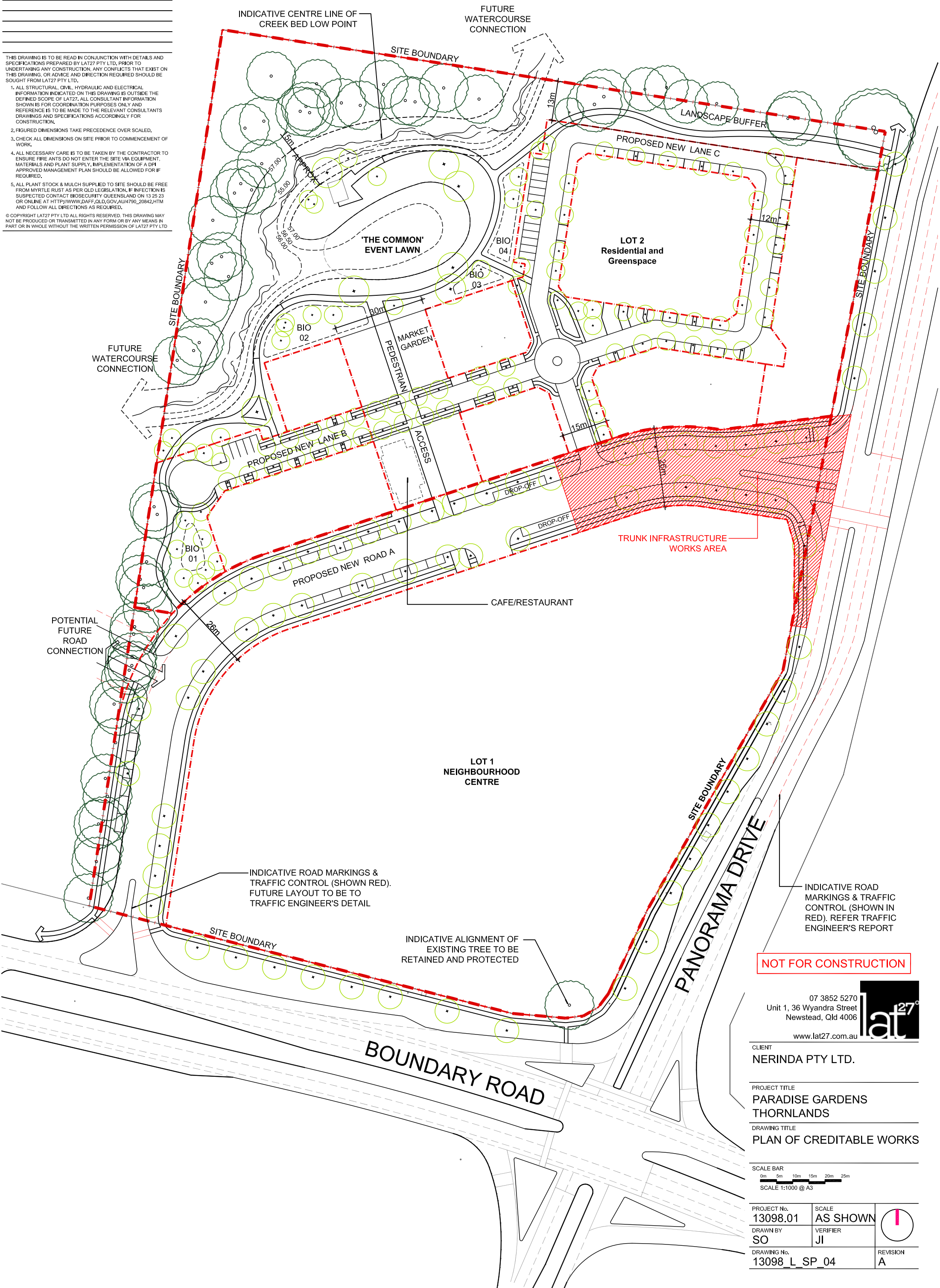


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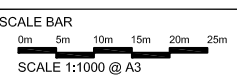
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PROJECT TITLE  
**PARADISE GARDENS THORNLANDS**

DRAWING TITLE  
**PLAN OF CREDITABLE WORKS**



PROJECT No. <b>13098.01</b>	SCALE <b>AS SHOWN</b>	
DRAWN BY <b>SO</b>	VERIFIER <b>JI</b>	
DRAWING No. <b>13098_L_SP_04</b>	REVISION <b>A</b>	



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**12.2 PORTFOLIO 1 (CR MARK EDWARDS)**  
**OFFICE OF CEO (INCLUDING INTERNAL AUDIT)****12.2.1 REPORT OF THE AUDIT COMMITTEE MEETING**

**Objective Reference:** A305915  
Reports and Attachments (Archives)

**Attachment:** [Audit Committee Minutes – 15 October 2015](#)

**Authorising Officer:**   
Nick Clarke  
General Manager Organisational Services

**Responsible Officer/Author:** Siggy Covill  
Group Manager Internal Audit

---

**PURPOSE**

The purpose of this report is to present the minutes of the Audit Committee meeting on 15 October 2015 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

**BACKGROUND**

The primary objective of the Audit Committee is to assist Council in fulfilling its corporate governance role and oversight of financial measurement and reporting responsibilities imposed under the *Local Government Act 2009*, the *Financial Accountability Act 2009* and other relevant legislation.

To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the committee's recommendations about these matters.

**ISSUES**

Please refer to the attached Minutes of the Audit Committee meeting held on 15 October 2015.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

**Risk Management**

There are no opportunities or risks for Council resulting from this report.

**Financial**

There are no financial implications impacting Council as a result of this report.

---

**People**

There are no implications on people as a result of this report.

**Environmental**

There are no environmental implications resulting from this report.

**Social**

There are no social implications as a result of this report.

**Alignment with Council's Policy and Plans**

Relationship to Corporate Plan: 8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

**CONSULTATION**

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

**OPTIONS**

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 15 October 2015;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr M Edwards

Seconded by: Cr P Gleeson

**That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 15 October 2015.**

**CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.



**Redland**  
CITY COUNCIL

# **MINUTES**

## **AUDIT COMMITTEE MEETING**

**Thursday, 15 October 2015**

**Council Chambers  
1st floor Administration Building  
Bloomfield Street Cleveland QLD 4163**

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11.5 WORKPLACE HEALTH AND SAFETY .....8

11.6 BUSINESS INTELLIGENCE .....8

Attachment

## 1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 9.36 am.

## 2 RECORD OF ATTENDANCE AND APOLOGIES

### Membership:

Cr Mark Edwards	Chairperson
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

### Secretary:

Ms Siggie Covill	Group Manager Internal Audit
------------------	------------------------------

### Invitees:

Mr Bill Lyon	Chief Executive Officer
Ms Louise Rusan	General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Mr Nick Clarke	General Manager Organisational Services
Ms Linnet Batz	Chief Financial Officer
Mr Andrew Ross	General Counsel
Ms Jo Jones	Acting Group Manager Corporate Governance
Ms Liz Connolly	Portfolio Director
Mr Glynn Henderson	Chief Information Officer
Mr Jose Manterola	Service Manager Analytical Services
Mr Peter Gould	Service Manager Workplace Health, Safety & Wellbeing
Ms Leandri Brown	Finance Manager Corporate Finance
Mr Kailesh Naidu	Senior Internal Auditor
Mr Dale Hassell	Queensland Audit Office
Mr Martin Power	Bentleys – SAC Audit Representative
Ms Ashley Carle	Bentleys – DAO Audit Representative

### Minutes:

Ms Charmaine Shakespeare	MA to General Manager Organisational Services
--------------------------	---

### Apologies:

Cr Karen Williams	Mayor
-------------------	-------

## 3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 10 September 2015 were confirmed as correct.

### 3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of 16 July 2015 and 10 September 2015 meeting of this committee was presented.

#### 16 July 2015:

3.1.1 As per Item 3.1 (Business Arising From Previous Minutes) the Committee requested that (1) the Project Management Framework: (i) trial incorporates end customer impact analysis with robust end-to-end testing, and (ii) wording be updated to include process to submit request for additional funds at the time an



overspend is first identified; and (2) Corporate Governance investigates options and costs to Council relating to public liability insurance requirements for third party leasing arrangements.

- *Briefing notes provided for (1) and (2)*

3.1.2 As per Item 5.1 (End of Month Financial Reports) the Committee noted that it would find it useful to have comparative figures incorporated into the statement of cash flows.

- *Refer Item 5.1*

3.1.3 As per Item 5.3 (Asset Valuations) the Committee requested that the Chief Financial Officer liaises with Bentleys and the QAO in a timely manner to agree the treatments being applied to certain assets.

- *Refer Item 5.3*

3.1.4 As per Item 6 (Quarterly Compliance Surveys) the Committee requested that a framework be prepared to manage and monitor compliance and to show accountability and controls.

#### 10 September 2015:

3.1.5 As per Item 4.1 (Draft Annual Financial Statements) the Committee requested that (1) the Service Manager Corporate Finance provides information about the City Defined Benefit Fund to the Committee, and (2) the Chief Financial Officer circulates the QTC report to the Committee.

- *(1) and (2) circulated via email on 11 September 2015*

#### **COMMITTEE DECISION**

1. That the Audit Committee notes the receipt and confirmation of the prior minutes and updates as presented; and
2. That the Group Manager Corporate Governance continues further investigations regarding options and costs to Council relating to public liability insurance requirements for third party leasing arrangements.

#### **4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER**

##### **4.1 GENERAL COUNCIL MATTERS**

The Chief Executive Officer reported to the Audit Committee on notable matters.

##### **4.2 CAPITAL AND OPERATIONAL ADVISORY PANEL**

The Chief Executive Officer updated the Audit Committee on progress of the Capital and Operational Advisory Panel.

##### **4.3 REDLAND INVESTMENT CORPORATION**

The Chief Executive Officer updated the Audit Committee on progress of the Redland Investment Corporation.

Meeting suspended at 9.46 am for emergency evacuation.

Meeting resumed at 10.23 am.

**COMMITTEE DECISION**

**That the Audit Committee notes the report and updates as presented.**

**5 COUNCIL FINANCIAL REPORTS****5.1 END OF MONTH FINANCIAL REPORTS**

Council's end of month reports for June (interim), July and August 2015 were presented to the Audit Committee.

**COMMITTEE DECISION**

**That the Audit Committee notes the financial reports as presented.**

**5.2 ANNUAL FINANCIAL STATEMENTS**

The audited draft annual financial statements for the year ended 30 June 2015 were presented to the Audit Committee for information.

**COMMITTEE DECISION**

**That the Audit Committee notes the financial statements as presented.**

**5.3 ASSET VALUATIONS**

The Chief Financial Officer presented an update on the asset valuations planned to the Audit Committee.

**COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**6 QUARTERLY COMPLIANCE SURVEYS**

The quarterly compliance surveys for the June 2015 quarter were presented to the Audit Committee.

**COMMITTEE DECISION**

**That the Audit Committee notes the quarterly compliance survey as presented.**

**7 INTERNAL AUDIT PLAN****7.1 AUDIT PLAN STATUS**

The status of the Audit Plan 2015/2016 was presented to the Committee for noting.

**COMMITTEE DECISION**

**That the Audit Committee notes the status of the Audit Plan as presented.**

## **8 INTERNAL AUDIT REPORTS**

The following reports were presented for Audit Committee consideration:

### **8.1 OFFICE OF THE CEO**

- Tender Process

### **8.2 COMMUNITY AND CUSTOMER SERVICES**

- Commercial Lease Management

### **8.3 INFRASTRUCTURE AND OPERATIONS**

- Revenue Cycle - RecycleWorld

#### **COMMITTEE DECISION**

**That the Audit Committee notes the reports as presented.**

## **9 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**

### **9.1 INTERNAL AUDIT RECOMMENDATIONS**

The Group Manager Internal Audit presented a progress report on audit recommendations due for implementation to the Committee. The General Manager Organisational Services provided an update on the monthly scorecard changes.

#### **COMMITTEE DECISION**

**That the Audit Committee notes the report and update as presented.**

## **10 UPDATE FROM EXTERNAL AUDITORS**

Bentleys presented their Closing Report for the Year Ended 30 June 2015 and update to the Committee.

#### **COMMITTEE DECISION**

- 1. That the Audit Committee notes the update and document as presented; and**
- 2. That the educational phase of the implementation of the PMO includes advice on reporting to auditors as a requirement, and managing and closing off of projects.**

## **11 OTHER BUSINESS**

### **11.1 FRAUD AND CORRUPTION PREVENTION**

The Group Manager Internal Audit presented an update on the implementation of the Fraud and Corruption Prevention Framework to the Committee.

#### **COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS**

The Acting Group Manager Corporate Governance updated the Committee on changes to the strategic and operational risks during the quarter.

**COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**11.3 COMPLAINTS MANAGEMENT**

The General Counsel presented an update on administrative action complaints for the quarter.

**COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**11.4 PROCUREMENT UPDATE**

The General Counsel provided an update on Council's procurement.

**COMMITTEE DECISION**

1. That the Audit Committee notes the update as presented; and
2. That procurement reporting be continued on a quarterly basis, keeping comparisons with previous years.

**11.5 WORKPLACE HEALTH AND SAFETY**

The Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee.

**COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**11.6 BUSINESS INTELLIGENCE**

The Chief Information Officer presented to the Committee on the Business Intelligence Project.

**COMMITTEE DECISION**

**That the Audit Committee notes the report as presented.**

The meeting closed at 11.52 pm.

**12.2.2 2015-16 FIRST QUARTER BUDGET REVIEW**

**Objective Reference:** A348281  
Reports and Attachments (Archives)

**Attachment:** [2015-16 First Budget Review](#)



**Authorising Officer:**  
Linnet Batz  
Chief Financial Officer

**Responsible Officer:** Deborah Corbett-Hall  
Finance Manager Financial Planning

**Report Author:** Katharine McCarthy  
Budget and Systems Manager

---

**PURPOSE**

This report outlines the budgeted financial position following the first four months of 2015-16 service delivery. It also presents the revised budgeted position of Council including requested budget amendments for 2015-16.

Attached to this report are the following details:

- Revised Key Performance Indicators (KPIs) for 2015-16;
- Revised 2015-16 Statement of Comprehensive Income;
- Revised 2015-16 Statement of Financial Position;
- Revised 2015-16 Statement of Cash Flows; and
- Revised 2015-16 Operating, Capital Funding and Other Items Statements.

It is propose that Council resolves to adopt the revised budget for 2015-16 at Redland City Council (RCC) level. In addition to this and in accordance with the *Local Government Regulation 2012*, it is proposed that Council resolve to adopt the Redland Water and RedWaste commercial business financial statements that are presented in the attached documentation. The relevant pages are outlined within the Officer's Recommendation in this report.

**BACKGROUND**

Council adopted its 2015-16 budget at the Special Meeting held on 25 June 2015. This report presents a review of the 2015-16 revised budget following the first four months of 2015-16 service delivery. As part of Council's financial management framework, comprehensive formal budget reviews are undertaken across all groups within each department.

The first formal budget review usually builds on the previous carryover review of the budget and amends previous forecasts. It also includes new submissions based on previously unknown circumstances or information pertaining to the original budget submissions.

Council previously revised the 2015-16 budget on 9 September 2015 to include any capital carryover funding and expenditure from 2014-15 to 2015-16.

---

## **ISSUES**

The proposed variations to the 2015-16 budget are outlined in the financial statements included in the attachment.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

This proposed budget review is in alignment with the *Local Government Act 2009* and the *Local Government Regulation 2012*. Section 170 of the *Local Government Regulation 2012* permits a local government to amend the budget for a financial year at any time before the end of the financial year.

### **Risk Management**

Council officers monitor budget to actual expenditure on a regular basis and adjust permanent variances when applicable. Council's financial performance and position is reported on a monthly basis.

### **Financial**

This recommendation requires a change to the current year's adopted budget and the accompanying attachments outline the major movements surrounding this review as well as the projected financial statements forecast to 30 June 2016.

This proposed budget review indicates that Council will increase the operating surplus by \$156K to \$263K. The cash forecast position for the end of 2015-16 has increased to \$97M due to an increase in grants received and developer contributions along with a reduction to bulk water purchase costs and a reduction in the capital program.

All but two of the Key Performance Indicators have been met. Those outside the target range as a result of the budget submissions are the Operating Performance Ratio which is due in the main to Council's creation of the Redland Investment Corporation (RIC). Previous land sales were operating whereas RIC returns are classified as investing. The Asset Sustainability Ratio is also below target from a reduction in the capital program and the proportion of renewal to non-renewal projects.

### **People**

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to people may result from the budget adjustments and will be worked through at a team, unit, and group level in accordance with Council's policies and people strategy (when and if they arise).

### **Environmental**

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to the environment that may result from the budget adjustments will be worked through at a team, unit and group level in accordance with Council's policies and environmental framework (when and if they arise).



## Social

The attached report updates the budget at an organisational level for 2015-16 following submissions from business areas. Specific impacts to people may result from the budget adjustments will be worked through at a team, unit and group level in accordance with Council's policies and social framework (when and if they arise).

## Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. **Inclusive and Ethical Governance:** Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management plans that guide project planning and service delivery across the city.

## CONSULTATION

Group managers in consultation with the Executive Leadership Team (ELT) undertook the development of this budget review. Councillors reviewed the budget amendments in a workshop held with ELT on 2 November 2015.

## OPTIONS

### Option One

That Council resolves to adopt the Revised Budget for 2015-16 at Redland City Council (RCC) level which refers to the following (refer attachment):

1. RCC Statement of Comprehensive Income – page 2;
2. RCC Statement of Financial Position – page 3;
3. RCC Statement of Cash Flows – page 4;
4. RCC Operating and Capital Funding Statement – page 5; and
5. To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 11 and 12 respectively).

### Option Two

That Council resolves to not adopt the revised budget for 2015-16 as presented in the Officer's Recommendation.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr M Edwards  
Seconded by: Cr P Gleeson

That Council resolves to adopt the Revised Budget for 2015-16 at Redland City Council (RCC) level which refers to the following (refer attachment):

1. RCC Statement of Comprehensive Income – page 2;
2. RCC Statement of Financial Position – page 3;
3. RCC Statement of Cash Flows – page 4;
4. RCC Operating and Capital Funding Statement – page 5; and
5. To meet the requirements of the *Local Government Regulation 2012*, adopt the Redland Water and RedWaste Operating and Capital Funding Statements (pages 11 and 12 respectively).

**CARRIED 10/1**

Crs Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Boglary voted AGAINST the motion.



**Redland**  
CITY COUNCIL

**General Meeting  
18 November 2015**

## **First Budget Review 2015-16**

The statements enclosed are for the parent entity Redland City Council (investment in RIC is included). Group consolidated financials will be presented as part of Council's Annual Financial Statements each year.

Financial Stability and Sustainability Ratios	Original Budget 2015-16	Current Revised Budget 2015-16	First Budget Review 2015-16
<b>Level of dependence on General Rate Revenue</b> Threshold set < 37.5%	33.58%	33.58%	33.54%
<b>Ability to pay our bills - Current Ratio</b> Target between 1.1 and 4.1	2.98	3.07	3.44
<b>Ability to repay our debt - Debt Servicing Ratio (%)</b> Target less than or equal to 10%	3.34%	3.34%	3.31%
<b>Cash Balance \$M</b> Target greater than or equal to \$40m	61.896	84.967	97.201
<b>Cash Balances - cash capacity in months</b> Target 3 to 4 months	3.86	5.30	5.89
<b>Longer term financial stability - debt to asset ratio (%)</b> Target less than or equal to 10%	2.24%	2.21%	2.06%
<b>Operating Performance</b> Target greater than or equal to 20%	18.08%	18.08%	16.81%
<b>Operating Surplus Ratio</b> Target between 0% and 10%	0.04%	0.04%	0.11%
<b>Net Financial Liabilities</b> Target less than 60%*	-2.13%	-4.49%	-13.07%
<b>Interest Coverage Ratio</b> Target between 0% and 5%**	-0.04%	-0.04%	-0.12%
<b>Asset Sustainability Ratio</b> Target greater than 90%	76.54%	92.21%	73.06%

\* The net financial liabilities ratio exceeds the target range when current assets are greater than total liabilities (and the ratio is negative)

\*\* The interest coverage ratio exceeds the target range when interest revenue is greater than interest expense (and the ratio is negative)

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Recurrent revenue</b>				
Rates, levies and charges	207,421	207,421	700	208,121
Fees and charges	11,638	11,638	697	12,335
Rental Income	890	890	85	975
Interest received	3,355	3,355	200	3,555
Investment returns	3,234	3,234	-	3,234
Sales revenue	3,385	3,385	300	3,685
Other income	645	645	-	645
Grants, subsidies and contributions	7,584	7,584	374	7,959
<b>Total recurrent revenue</b>	<b>238,152</b>	<b>238,152</b>	<b>2,356</b>	<b>240,509</b>
<b>Capital revenue</b>				
Grants, subsidies and contributions	13,176	13,176	6,458	19,634
Non-cash contributions	3,079	3,079	-	3,079
<b>Total capital revenue</b>	<b>16,255</b>	<b>16,255</b>	<b>6,458</b>	<b>22,713</b>
<b>TOTAL INCOME</b>	<b>254,407</b>	<b>254,407</b>	<b>8,814</b>	<b>263,222</b>
<b>Recurrent expenses</b>				
Employee benefits	(77,404)	(77,404)	(994)	(78,398)
Materials and services	(106,010)	(106,010)	(2,044)	(108,054)
Finance costs	(4,657)	(4,657)	837	(3,820)
Depreciation and amortisation	(49,975)	(49,975)	-	(49,975)
<b>Total recurrent expenses</b>	<b>(238,046)</b>	<b>(238,046)</b>	<b>(2,201)</b>	<b>(240,247)</b>
<b>Capital expenses</b>				
(Gain)/Loss on disposal of non-current assets	(412)	(412)	-	(412)
Restoration and rehabilitation provision expense	-	-	-	-
<b>Total capital expenses</b>	<b>(412)</b>	<b>(412)</b>	<b>-</b>	<b>(412)</b>
<b>TOTAL EXPENSES</b>	<b>(238,458)</b>	<b>(238,458)</b>	<b>(2,201)</b>	<b>(240,659)</b>
<b>NET RESULT</b>	<b>15,949</b>	<b>15,949</b>	<b>6,613</b>	<b>22,563</b>
<b>Other comprehensive income/(loss)</b>				
<b>Items that will not be reclassified to a net result</b>				
Revaluation of property, plant and equipment	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>15,949</b>	<b>15,949</b>	<b>6,613</b>	<b>22,563</b>

**Statement of Financial Position  
Forecast as at 30 June 2016**

	<b>Original Budget 2015-16 (\$000s)</b>	<b>Actual Opening Balance 2015-16 (\$000s)</b>	<b>Budgeted Movement 2015-16 (\$000s)</b>	<b>First Budget Review Proposed Movements (\$000s)</b>	<b>Proposed Revised Budget 2015-16 (\$000s)</b>
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	61,896	121,327	(36,360)	12,234	97,201
Trade and other receivables	26,046	25,017	-	-	25,017
Inventories	845	774	-	-	774
Non-current assets held for sale	354	10,212	(8,903)	-	1,309
Other current assets	1,154	1,104	-	-	1,104
<b>Total current assets</b>	<b>90,295</b>	<b>158,434</b>	<b>(45,263)</b>	<b>12,234</b>	<b>125,404</b>
<b>NON-CURRENT ASSETS</b>					
Investment property	893	956	-	-	956
Property, plant and equipment	2,118,731	2,241,265	44,011	(8,217)	2,277,059
Intangible assets	916	3,606	(767)	-	2,839
Other financial assets	73	73	-	-	73
Investment in other entities	10,063	1,160	8,903	-	10,063
<b>Total non-current assets</b>	<b>2,130,676</b>	<b>2,247,060</b>	<b>52,147</b>	<b>(8,217)</b>	<b>2,290,990</b>
<b>TOTAL ASSETS</b>	<b>2,220,971</b>	<b>2,405,494</b>	<b>6,884</b>	<b>4,017</b>	<b>2,416,395</b>
<b>CURRENT LIABILITIES</b>					
Trade and other payables *	15,369	21,603	(1,554)	-	20,050
Borrowings	5,559	4,482	-	-	4,482
Provisions *	8,053	14,592	(2,964)	(3,207)	8,422
Other current liabilities	1,282	2,694	-	835	3,529
<b>Total current liabilities</b>	<b>30,263</b>	<b>43,371</b>	<b>(4,518)</b>	<b>(2,372)</b>	<b>36,481</b>
<b>NON-CURRENT LIABILITIES</b>					
Borrowings	44,200	49,973	(4,696)	-	45,277
Provisions	10,769	12,285	148	(224)	12,209
<b>Total non-current liabilities</b>	<b>54,969</b>	<b>62,258</b>	<b>(4,548)</b>	<b>(224)</b>	<b>57,487</b>
<b>TOTAL LIABILITIES</b>	<b>85,232</b>	<b>105,629</b>	<b>(9,065)</b>	<b>(2,596)</b>	<b>93,968</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,135,739</b>	<b>2,299,865</b>	<b>15,949</b>	<b>6,613</b>	<b>2,322,427</b>
<b>COMMUNITY EQUITY</b>					
Asset revaluation surplus	668,685	827,411	-	-	827,411
Retained surplus	1,415,250	1,394,621	42,087	(10,214)	1,426,495
Constrained cash reserves	51,804	77,833	(26,138)	16,826	68,521
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,135,739</b>	<b>2,299,865</b>	<b>15,949</b>	<b>6,613</b>	<b>2,322,427</b>

\* Transfer between line items to align to QAO categorisation of employee benefits



## Statement of Cash Flows

Forecast for the year ending June 2016

	Original Budgeted Cash Flow 2015-16 (\$000s)	Revised Budget Adj. Cash Opening Bal from 2014-15 (\$000s)	Proposed Movement First Budget Review (\$000s)	Proposed Revised Budget 2015-16 (\$000s)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	223,088	223,088	1,650	224,738
Payments to suppliers and employees	(189,183)	(189,183)	(5,632)	(194,815)
	<b>33,905</b>	<b>33,905</b>	<b>(3,982)</b>	<b>29,923</b>
Interest received	3,355	3,355	200	3,555
Rental income	890	890	85	975
Non-capital grants and contributions	7,584	7,584	1,256	8,840
Borrowing costs	(3,257)	(3,257)	-	(3,257)
Other cash flows from operating activities	-	-	-	-
<b>Net cash inflow from operating activities</b>	<b>42,477</b>	<b>42,477</b>	<b>(2,441)</b>	<b>40,037</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(77,998)	(92,267)	8,217	(84,051)
Payments for intangible assets	(100)	-	-	-
Proceeds from sale of property, plant and equipment	1,716	1,716	-	1,716
Capital grants, subsidies and contributions	13,176	13,176	6,458	19,634
Other cash flows from investing activities	3,234	3,234	-	3,234
<b>Net cash outflow from investing activities</b>	<b>(59,972)</b>	<b>(74,142)</b>	<b>14,674</b>	<b>(59,467)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	-	(4,696)
<b>Net cash inflow from financing activities</b>	<b>(4,696)</b>	<b>(4,696)</b>	<b>-</b>	<b>(4,696)</b>
<b>Net Increase / (Decrease) in Cash Held</b>	<b>(22,191)</b>	<b>(36,360)</b>	<b>12,234</b>	<b>(24,127)</b>
Cash and cash equivalents at the beginning of the year	84,087	121,327		121,327
<b>Cash and cash equivalents at the end of the financial year</b>	<b>61,896</b>	<b>84,967</b>	<b>12,234</b>	<b>97,201</b>

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	82,760	82,760	700	83,460
Levies and utility charges	128,121	128,121	-	128,121
<i>Less: Pensioner remissions and rebates</i>	(3,460)	(3,461)	-	(3,461)
Fees and charges	11,638	11,638	697	12,335
Operating grants and subsidies	7,053	7,053	374	7,427
Operating contributions and donations	531	531	-	531
Interest external	3,355	3,355	200	3,555
Investment returns	3,234	3,234	-	3,234
Other Revenue	4,920	4,920	385	5,305
<b>Total revenue</b>	<b>238,152</b>	<b>238,152</b>	<b>2,356</b>	<b>240,509</b>
<b>Expenses</b>				
Employee benefits	77,404	77,404	994	78,398
Materials and services	106,542	106,542	2,044	108,586
Finance costs other	1,400	1,400	(837)	563
Other expenditure	347	347	-	347
Net Internal Costs	(879)	(879)	-	(879)
<b>Total expenses</b>	<b>184,814</b>	<b>184,814</b>	<b>2,201</b>	<b>187,014</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>53,338</b>	<b>53,338</b>	<b>156</b>	<b>53,495</b>
Interest expense	3,257	3,257	-	3,257
Depreciation and amortisation	49,975	49,975	-	49,975
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>106</b>	<b>106</b>	<b>156</b>	<b>263</b>

## Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	6,133	6,133	3,860	9,993
Capital grants and subsidies	7,043	7,043	2,598	9,641
Proceeds on disposal of non-current assets	1,716	1,716	-	1,716
Capital transfers (to) from reserves	14,566	26,760	(17,419)	9,341
Non-cash contributions	3,079	3,079	-	3,079
New loans	-	-	-	-
Funding from general revenue	53,336	55,311	2,745	58,056
<b>Total sources of capital funding</b>	<b>85,873</b>	<b>100,042</b>	<b>(8,217)</b>	<b>91,825</b>
<b>Proposed application of capital funds</b>				
Contributed assets	3,079	3,079	-	3,079
Capitalised goods and services	72,366	86,535	(7,124)	79,411
Capitalised employee costs	5,732	5,732	(1,093)	4,639
Loan redemption	4,696	4,696	-	4,696
<b>Total application of capital funds</b>	<b>85,873</b>	<b>100,042</b>	<b>(8,217)</b>	<b>91,825</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	(11,131)	(11,131)	-	(11,131)
Transfers from constrained operating reserves	10,509	10,509	593	11,101
WDV of assets disposed	2,128	2,128	-	2,128
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

## CEO Group

### Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	82,760	82,760	700	83,460
Levies and utility charges	179	179	-	179
<i>Less: Pensioner remissions and rebates</i>	(2,791)	(2,791)	-	(2,791)
Fees and charges	585	585	-	585
Operating grants and subsidies	5,181	5,181	-	5,181
Operating contributions and donations	-	-	-	-
Interest external	2,204	2,204	300	2,504
Investment returns	3,234	3,234	-	3,234
Other Revenue	343	343	-	343
<b>Total revenue</b>	<b>91,696</b>	<b>91,696</b>	<b>1,000</b>	<b>92,696</b>
<b>Expenses</b>				
Employee benefits	10,763	10,758	211	10,969
Materials and services	4,887	4,887	29	4,916
Finance costs other	298	298	-	298
Other expenditure	142	142	-	142
Net Internal Costs	(4,184)	(4,184)	-	(4,184)
<b>Total expenses</b>	<b>11,905</b>	<b>11,901</b>	<b>240</b>	<b>12,141</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>79,791</b>	<b>79,795</b>	<b>760</b>	<b>80,555</b>
Interest expense	3,215	3,215	-	3,215
Depreciation and amortisation	30	30	-	30
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>76,546</b>	<b>76,550</b>	<b>760</b>	<b>77,310</b>

### Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	11,000	11,000	(11,000)	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	(5,722)	(5,502)	11,000	5,498
<b>Total sources of capital funding</b>	<b>5,278</b>	<b>5,498</b>	<b>-</b>	<b>5,498</b>
<b>Proposed application of capital funds</b>				
Contributed assets	-	-	-	-
Capitalised goods and services	337	557	-	557
Capitalised employee costs	314	314	-	314
Loan redemption	4,627	4,627	-	4,627
<b>Total application of capital funds</b>	<b>5,278</b>	<b>5,498</b>	<b>-</b>	<b>5,498</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	(266)	(266)	-	(266)
Transfers from constrained operating reserves	179	179	-	179
WDV of assets disposed	-	-	-	-
Tax and Dividends	(8,752)	(8,752)	(8,232)	(16,984)
Internal Capital Structure Financing	(21,909)	(21,909)	9,890	(12,018)

## Organisational Services

### Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	16	16	-	16
Operating grants and subsidies	165	165	362	527
Operating contributions and donations	-	-	-	-
Interest external	-	-	-	-
Investment returns	-	-	-	-
Other Revenue	107	107	-	107
<b>Total revenue</b>	<b>288</b>	<b>288</b>	<b>362</b>	<b>651</b>
<b>Expenses</b>				
Employee benefits	12,907	12,907	437	13,344
Materials and services	7,340	7,340	868	8,208
Finance costs other	10	10	-	10
Other expenditure	42	42	-	42
Net Internal Costs	(11,590)	(11,590)	(0)	(11,590)
<b>Total expenses</b>	<b>8,709</b>	<b>8,709</b>	<b>1,304</b>	<b>10,013</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>(8,421)</b>	<b>(8,421)</b>	<b>(942)</b>	<b>(9,363)</b>
Interest expense	-	-	-	-
Depreciation and amortisation	4,042	4,042	-	4,042
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(12,463)</b>	<b>(12,463)</b>	<b>(942)</b>	<b>(13,405)</b>

### Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	1,790	1,790
Proceeds on disposal of non-current assets	1,716	1,716	-	1,716
Capital transfers (to) from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	4,562	4,562	568	5,130
<b>Total sources of capital funding</b>	<b>6,278</b>	<b>6,278</b>	<b>2,358</b>	<b>8,636</b>
<b>Proposed application of capital funds</b>				
Contributed assets	-	-	-	-
Capitalised goods and services	6,278	6,278	2,358	8,636
Capitalised employee costs	-	-	-	-
Loan redemption	-	-	-	-
<b>Total application of capital funds</b>	<b>6,278</b>	<b>6,278</b>	<b>2,358</b>	<b>8,636</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	17	17
WDV of assets disposed	1,839	1,839	-	1,839
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

## Customer & Community Services

### Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	-	-	-	-
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	8,405	8,405	697	9,102
Operating grants and subsidies	1,667	1,667	-	1,667
Operating contributions and donations	-	-	-	-
Interest external	3	3	-	3
Investment returns	-	-	-	-
Other Revenue	1,153	1,153	85	1,238
<b>Total revenue</b>	<b>11,228</b>	<b>11,228</b>	<b>782</b>	<b>12,010</b>
<b>Expenses</b>				
Employee benefits	27,590	27,594	258	27,852
Materials and services	6,892	6,892	353	7,245
Finance costs other	4	4	-	4
Other expenditure	164	164	-	164
Net Internal Costs	7,149	7,149	2	7,151
<b>Total expenses</b>	<b>41,798</b>	<b>41,802</b>	<b>613</b>	<b>42,415</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>(30,570)</b>	<b>(30,574)</b>	<b>169</b>	<b>(30,405)</b>
Interest expense	-	-	-	-
Depreciation and amortisation	1,916	1,916	-	1,916
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(32,486)</b>	<b>(32,489)</b>	<b>169</b>	<b>(32,321)</b>

### Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	200	200	35	235
Capital grants and subsidies	660	660	-	660
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	(200)	800	410	1,210
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	726	881	185	1,066
<b>Total sources of capital funding</b>	<b>1,387</b>	<b>2,542</b>	<b>629</b>	<b>3,171</b>
<b>Proposed application of capital funds</b>				
Contributed assets	-	-	-	-
Capitalised goods and services	1,387	2,542	629	3,171
Capitalised employee costs	-	-	-	-
Loan redemption	-	-	-	-
<b>Total application of capital funds</b>	<b>1,387</b>	<b>2,542</b>	<b>629</b>	<b>3,171</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	355	355	18	373
WDV of assets disposed	-	-	-	-
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	-	-	-	-

# Infrastructure & Operations

(excl Redland Water & RedWaste)

## Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	12,202	12,202	-	12,202
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	1,995	1,995	-	1,995
Operating grants and subsidies	40	40	12	52
Operating contributions and donations	531	531	-	531
Interest external	45	45	-	45
Investment returns	-	-	-	-
Other Revenue	657	657	-	657
<b>Total revenue</b>	<b>15,470</b>	<b>15,470</b>	<b>12</b>	<b>15,482</b>
<b>Expenses</b>				
Employee benefits	16,737	16,737	50	16,787
Materials and services	28,808	28,808	1,528	30,336
Finance costs other	1,087	1,087	(837)	250
Other expenditure	-	-	-	-
Net Internal Costs	6,108	6,108	(2)	6,106
<b>Total expenses</b>	<b>52,740</b>	<b>52,740</b>	<b>738</b>	<b>53,478</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>(37,270)</b>	<b>(37,270)</b>	<b>(726)</b>	<b>(37,996)</b>
Interest expense	-	-	-	-
Depreciation and amortisation	26,354	26,354	-	26,354
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(63,624)</b>	<b>(63,624)</b>	<b>(726)</b>	<b>(64,350)</b>

## Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	2,433	2,433	3,825	6,258
Capital grants and subsidies	6,383	6,383	808	7,190
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	6,480	7,427	(5,107)	2,319
Non-cash contributions	80	80	-	80
New loans	-	-	-	-
Funding from general revenue	34,451	38,633	(5,725)	32,908
<b>Total sources of capital funding</b>	<b>49,826</b>	<b>54,955</b>	<b>(6,200)</b>	<b>48,755</b>
<b>Proposed application of capital funds</b>				
Contributed assets	80	80	-	80
Capitalised goods and services	44,606	49,735	(4,904)	44,831
Capitalised employee costs	5,140	5,140	(1,296)	3,845
Loan redemption	-	-	-	-
<b>Total application of capital funds</b>	<b>49,826</b>	<b>54,955</b>	<b>(6,200)</b>	<b>48,755</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	(10,865)	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	9,975	558	10,532
WDV of assets disposed	289	289	-	289
Tax and Dividends	-	-	-	-
Internal Capital Structure Financing	198	198	-	198



# Infrastructure & Operations

(incl Redland Water & RedWaste)

## Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	127,942	127,942	-	127,942
<i>Less: Pensioner remissions and rebates</i>	(670)	(670)	-	(670)
Fees and charges	2,632	2,632	-	2,632
Operating grants and subsidies	40	40	12	52
Operating contributions and donations	531	531	-	531
Interest external	1,148	1,148	(100)	1,048
Investment returns	-	-	-	-
Other Revenue	3,315	3,315	300	3,615
<b>Total revenue</b>	<b>134,939</b>	<b>134,939</b>	<b>212</b>	<b>135,151</b>
<b>Expenses</b>				
Employee benefits	26,144	26,145	88	26,233
Materials and services	87,423	87,423	794	88,217
Finance costs other	1,088	1,088	(837)	251
Other expenditure	-	-	-	-
Net Internal Costs	7,746	7,746	(2)	7,744
<b>Total expenses</b>	<b>122,401</b>	<b>122,401</b>	<b>43</b>	<b>122,445</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>12,538</b>	<b>12,538</b>	<b>169</b>	<b>12,706</b>
Interest expense	42	42	-	42
Depreciation and amortisation	43,988	43,988	-	43,988
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(31,491)</b>	<b>(31,492)</b>	<b>169</b>	<b>(31,323)</b>

## Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	5,933	5,933	3,825	9,758
Capital grants and subsidies	6,383	6,383	808	7,190
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	3,766	14,960	(6,829)	8,131
Non-cash contributions	3,080	3,080	-	3,080
New loans	-	-	-	-
Funding from general revenue	53,770	55,370	(9,008)	46,363
<b>Total sources of capital funding</b>	<b>72,931</b>	<b>85,726</b>	<b>(11,204)</b>	<b>74,522</b>
<b>Proposed application of capital funds</b>				
Contributed assets	3,080	3,080	-	3,080
Capitalised goods and services	64,365	77,160	(10,111)	67,049
Capitalised employee costs	5,417	5,417	(1,093)	4,325
Loan redemption	69	69	-	69
<b>Total application of capital funds</b>	<b>72,931</b>	<b>85,726</b>	<b>(11,204)</b>	<b>74,522</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	(10,865)	(10,865)	-	(10,865)
Transfers from constrained operating reserves	9,975	9,975	558	10,532
WDV of assets disposed	289	289	-	289
Tax and Dividends	8,752	8,752	8,232	16,984
Internal Capital Structure Financing	21,909	21,909	(9,890)	12,018

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	95,689	95,689	-	95,689
<i>Less: Pensioner remissions and rebates</i>	(670)	(670)	-	(670)
Fees and charges	325	325	-	325
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	953	953	-	953
Investment returns	-	-	-	-
Other Revenue	1,362	1,362	300	1,662
<b>Total revenue</b>	<b>97,659</b>	<b>97,659</b>	<b>300</b>	<b>97,959</b>
<b>Expenses</b>				
Employee benefits	7,972	7,972	38	8,010
Materials and services	43,255	43,255	(717)	42,538
Finance costs other	-	-	-	-
Other expenditure	-	-	-	-
Net Internal Costs	2,755	2,755	-	2,755
<b>Total expenses</b>	<b>53,982</b>	<b>53,982</b>	<b>(679)</b>	<b>53,303</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>43,677</b>	<b>43,677</b>	<b>979</b>	<b>44,656</b>
Interest expense	-	-	-	-
Depreciation and amortisation	17,081	17,081	-	17,081
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>26,596</b>	<b>26,596</b>	<b>979</b>	<b>27,575</b>

## Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	3,500	3,500	-	3,500
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	(2,714)	7,533	(1,721)	5,812
Non-cash contributions	3,000	3,000	-	3,000
New loans	-	-	-	-
Funding from general revenue	17,680	14,512	(3,283)	11,229
<b>Total sources of capital funding</b>	<b>21,466</b>	<b>28,545</b>	<b>(5,004)</b>	<b>23,541</b>
<b>Proposed application of capital funds</b>				
Contributed assets	3,000	3,000	-	3,000
Capitalised goods and services	18,217	25,296	(5,207)	20,090
Capitalised employee costs	249	249	203	451
Loan redemption	-	-	-	-
<b>Total application of capital funds</b>	<b>21,466</b>	<b>28,545</b>	<b>(5,004)</b>	<b>23,541</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
WDV of assets disposed	-	-	-	-
Tax and Dividends	5,471	5,471	8,247	13,718
Internal Capital Structure Financing	21,215	21,215	(9,815)	11,400

## RedWaste

### Operating Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Revenue</b>				
Rates charges	-	-	-	-
Levies and utility charges	20,051	20,051	-	20,051
<i>Less: Pensioner remissions and rebates</i>	-	-	-	-
Fees and charges	312	312	-	312
Operating grants and subsidies	-	-	-	-
Operating contributions and donations	-	-	-	-
Interest external	150	150	(100)	50
Investment returns	-	-	-	-
Other Revenue	1,297	1,297	-	1,297
<b>Total revenue</b>	<b>21,810</b>	<b>21,810</b>	<b>(100)</b>	<b>21,710</b>
<b>Expenses</b>				
Employee benefits	1,434	1,434	-	1,434
Materials and services	15,360	15,360	(16)	15,344
Finance costs other	1	1	-	1
Other expenditure	-	-	-	-
Net Internal Costs	(1,117)	(1,117)	-	(1,117)
<b>Total expenses</b>	<b>15,678</b>	<b>15,678</b>	<b>(16)</b>	<b>15,662</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>6,132</b>	<b>6,132</b>	<b>(84)</b>	<b>6,047</b>
Interest expense	42	42	-	42
Depreciation and amortisation	553	553	-	553
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>5,537</b>	<b>5,537</b>	<b>(84)</b>	<b>5,453</b>

### Capital Funding Statement

Forecast for the year ending 30 June 2016

	Original Budget (\$000s)	Revised Budget as Adopted (\$000s)	Proposed Changes First Budget Review (\$000s)	Proposed Revised Budget (\$000s)
<b>Proposed sources of capital funding</b>				
Capital contributions and donations	-	-	-	-
Capital grants and subsidies	-	-	-	-
Proceeds on disposal of non-current assets	-	-	-	-
Capital transfers (to) from reserves	-	-	-	-
Non-cash contributions	-	-	-	-
New loans	-	-	-	-
Funding from general revenue	1,639	2,226	-	2,226
<b>Total sources of capital funding</b>	<b>1,639</b>	<b>2,226</b>	<b>-</b>	<b>2,226</b>
<b>Proposed application of capital funds</b>				
Contributed assets	-	-	-	-
Capitalised goods and services	1,541	2,128	-	2,128
Capitalised employee costs	29	29	-	29
Loan redemption	69	69	-	69
<b>Total application of capital funds</b>	<b>1,639</b>	<b>2,226</b>	<b>-</b>	<b>2,226</b>
<b>Other budgeted items</b>				
Transfers to constrained operating reserves	-	-	-	-
Transfers from constrained operating reserves	-	-	-	-
WDV of assets disposed	-	-	-	-
Tax and Dividends	3,281	3,281	(15)	3,266
Internal Capital Structure Financing	495	495	(75)	420

**12.2.3 REDLAND CITY COUNCIL FINANCIAL STATEMENTS 2014-15**

**Objective Reference:** A387422  
Reports and Attachments (Archives)

**Attachment:** [QAO Certified Statements for the Year Ended 30 June 2015](#)

**Authorising/Responsible Officer:**   
Linnet Batz  
Chief Financial Officer

**Report Author:** Leandri Brown  
Finance Manager Corporate Finance

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**PURPOSE**

The purpose of this report is to present the final (Queensland Audit Office certified) 2014-15 Annual Financial Statements and accompanying notes to Council for noting prior to adoption of the 2014-15 annual report. Additionally, the report briefly highlights a new disclosure requirement for 2016-17.

**BACKGROUND**

The Corporate Financial Reporting Team produced interim statements for the period ending 28 February 2015 and provided the statements to Queensland Audit Office for interim review and feedback. Draft statements for the period ending 30 June 2015 were subsequently updated and audited.

The attached 2014-15 Annual Financial Statements are final and have been certified by the Queensland Audit Office (QAO) as at 26 October 2015 to present a true and fair view, in accordance with the prescribed accounting standards (i.e. an unqualified audit opinion). In addition to the certified statements, the QAO also audited the Current Year Financial Sustainability Statement. This is the second year of the requirement to include both a current and long-term financial sustainability statement.

Consistent with other councils, the QAO has included an 'emphasis of matter' in the auditor's report on the current year financial sustainability statement to highlight that the statement has been constructed for a particular (special) purpose and the fact it may not be suitable for another purpose.

In addition to the two aforementioned Independent Auditor's Reports enclosed within the attachment, the QAO also audited Council's annual financial statement for the Roads to Recovery Program. The report has historically been an implicit part of the external audit although from 2012-13 the QAO has separately audited this special purpose report. The 2014-15 Roads to Recovery Financial Statement was found to be based on, and in agreement with, proper and appropriate accounts and records.

## ISSUES

### *2014-15 Financial Year*

Please refer attached statements, there are no additional issues encompassed in this report. Of note, Redland Investment Corporation Pty Ltd (RIC) was incorporated on 2 December 2014 as a 100% owned subsidiary of Council. The financial results of this entity have been consolidated in these financial statements. Separate financial statements for RIC have been prepared for the financial year ended 30 June 2015 and were separately audited by the QAO.

### *Future considerations around Related Party Disclosures*

The Australian Accounting Standards Board (AASB) has confirmed the extension of *AASB 124 Related Party Disclosures* to not-for-profit public sector entities for reporting periods beginning on or after 1 July 2016. Redland City Council, as a not-for-profit public sector entity, falls into the scope of this accounting standard and will be required to disclose related party transactions and compensation to 'key management personnel'.

'Key management personnel' at Redland City Council is expected to include the Executive Leadership Team as well as Councillors. Related party transactions are of interest to users of financial statements and community members. Over the months the required processes for implementation will be considered to ensure complete and accurate information can be gathered for compliance with this amendment from 1 July 2016 onwards.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

Section 176 of the *Local Government Regulation 2012* requires a local government to prepare the following for each financial year:

- a general purpose financial statement;
- a current-year financial sustainability statement; and
- a long-term financial sustainability statement.

All three requirements were met by the statutory timeframe.

### Risk Management

Risk management is undertaken during the year with respect to the financials – Council reviews its actual performance against budget on a monthly basis and formally reviews its budget on a regular basis throughout the year. Financial Services also liaises with the Queensland Audit Office at interim and final audits with respect to risk reduction and mitigation in addition to internal controls.

### Financial

There are no additional financial implications arising from this report - all impacts to Council's financial performance in 2014-15 or financial position as at 30 June 2015 are included in the accompanying financial statements and supporting notes.

### People

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.



**Environmental**

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.

**Social**

Nil impact expected as the purpose of the attached report is to present the financial statements for 2014-15.

**Alignment with Council's Policy and Plans**

This report has a relationship with the following items of the Corporate Plan:

**8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

**CONSULTATION**

The Corporate Financial Reporting Team and other internal stakeholders have discussed the financial results, statement layout and appropriate accounting treatments with the Queensland Audit Office both at the interim audit in March 2015 and the final audit in September and October 2015.

The financial statements were presented to the Audit Committee on 15 October 2015 before sign-off was obtained from the Mayor and the Chief Executive Officer.

**OPTIONS**

1. That Council resolves to note the audited Financial Statements for inclusion in the 2014-15 Annual Report.
2. That Council requests further information.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

**Moved by:** Cr M Edwards  
**Seconded by:** Cr P Gleeson

**That Council resolves to note the audited Financial Statements for inclusion in the 2014-15 Annual Report.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



**Redland**  
CITY COUNCIL

**CONSOLIDATED  
FINANCIAL STATEMENTS  
FOR THE YEAR ENDED  
30 JUNE 2015**

REDLAND CITY COUNCIL  
**ANNUAL CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

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REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Income</b>					
<b>Recurrent revenue</b>					
Rates, levies and charges	4(a)	200,226	197,243	200,226	197,243
Fees and charges	4(b)	12,751	11,008	12,751	11,008
Rental income		835	898	835	898
Interest received		4,387	3,868	4,385	3,868
Sales revenue		4,103	3,659	4,103	3,659
Gain on sale of developed land	4(c)	1,300	-	-	-
Other income		3,562	1,049	3,699	1,049
Grants, subsidies and contributions	5(a)	12,610	6,887	12,610	6,887
<b>Total recurrent revenue</b>		<b>239,774</b>	<b>224,612</b>	<b>238,609</b>	<b>224,612</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	5(b)	29,232	22,078	29,232	22,078
Non-cash contributions	5(b)	21,200	5,669	21,200	5,669
Increase in investment property		63	-	63	-
<b>Total capital revenue</b>		<b>50,495</b>	<b>27,747</b>	<b>50,495</b>	<b>27,747</b>
<b>Total income</b>		<b>290,269</b>	<b>252,359</b>	<b>289,104</b>	<b>252,359</b>
<b>Expenses</b>					
<b>Recurrent expenses</b>					
Employee benefits	6	(76,888)	(71,026)	(76,888)	(71,026)
Materials and services	7	(100,555)	(86,282)	(100,489)	(86,282)
Finance costs	8	(4,740)	(5,038)	(4,740)	(5,038)
Depreciation and amortisation	9	(51,342)	(47,965)	(51,342)	(47,965)
<b>Total recurrent expenses</b>		<b>(233,525)</b>	<b>(210,311)</b>	<b>(233,459)</b>	<b>(210,311)</b>
<b>Capital expenses</b>					
Loss on disposal of non-current assets		(2,993)	(3,373)	(2,993)	(3,373)
<b>Total capital expenses</b>		<b>(2,993)</b>	<b>(3,373)</b>	<b>(2,993)</b>	<b>(3,373)</b>
<b>Total expenses</b>		<b>(236,518)</b>	<b>(213,684)</b>	<b>(236,452)</b>	<b>(213,684)</b>
<b>Net result</b>		<b>53,751</b>	<b>38,675</b>	<b>52,652</b>	<b>38,675</b>
<b>Other comprehensive income/(loss)</b>					
<b>Items that will not be reclassified to net result</b>					
Revaluation of property, plant and equipment	13	158,726	14,347	158,726	14,347
<b>Total comprehensive income/(loss) for the year</b>		<b>212,477</b>	<b>53,022</b>	<b>211,378</b>	<b>53,022</b>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
As at 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Current assets</b>					
Cash and cash equivalents	10	123,956	96,235	121,327	96,235
Trade and other receivables	11	24,674	26,139	25,017	26,139
Inventories	12	10,929	844	774	844
Non-current assets held-for-sale		57	354	10,212	354
Other current assets		1,104	1,114	1,104	1,114
<b>Total current assets</b>		<b>160,720</b>	<b>124,686</b>	<b>158,434</b>	<b>124,686</b>
<b>Non-current assets</b>					
Investment property		956	893	956	893
Property, plant and equipment	13	2,241,265	2,080,184	2,241,265	2,080,184
Intangible assets		3,606	2,360	3,606	2,360
Other financial assets		73	73	1,233	73
<b>Total non-current assets</b>		<b>2,245,900</b>	<b>2,083,510</b>	<b>2,247,060</b>	<b>2,083,510</b>
<b>Total assets</b>		<b>2,406,620</b>	<b>2,208,196</b>	<b>2,405,494</b>	<b>2,208,196</b>
<b>Current liabilities</b>					
Trade and other payables	14	21,615	21,224	21,603	21,224
Borrowings	15(a)	4,482	4,375	4,482	4,375
Provisions	16(a)	14,592	13,950	14,592	13,950
Other current liabilities		2,694	5,759	2,694	5,759
<b>Total current liabilities</b>		<b>43,383</b>	<b>45,308</b>	<b>43,371</b>	<b>45,308</b>
<b>Non-current liabilities</b>					
Borrowings	15(b)	49,973	54,608	49,973	54,608
Provisions	16(b)	12,300	19,793	12,285	19,793
<b>Total non-current liabilities</b>		<b>62,273</b>	<b>74,401</b>	<b>62,258</b>	<b>74,401</b>
<b>Total liabilities</b>		<b>105,656</b>	<b>119,709</b>	<b>105,629</b>	<b>119,709</b>
<b>Net community assets</b>		<b>2,300,964</b>	<b>2,088,487</b>	<b>2,299,865</b>	<b>2,088,487</b>
<b>Community equity</b>					
Asset revaluation surplus	17	827,411	668,685	827,411	668,685
Retained surplus		1,473,553	1,419,802	1,472,454	1,419,802
<b>Total community equity</b>		<b>2,300,964</b>	<b>2,088,487</b>	<b>2,299,865</b>	<b>2,088,487</b>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.



REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
For the year ended 30 June 2015

**Consolidated**

**Opening balance as at 1 July 2014**  
Net result  
Other comprehensive income for the year:  
Increase/(decrease) in asset revaluation surplus  
**Total comprehensive income for the year**

**Balance as at 30 June 2015**

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>
-	53,751	53,751
158,726	-	158,726
<b>158,726</b>	<b>53,751</b>	<b>212,477</b>
<b>827,411</b>	<b>1,473,553</b>	<b>2,300,964</b>

**Opening balance as at 1 July 2013**  
Net result  
Other comprehensive income for the year:  
Increase/(decrease) in asset revaluation surplus  
**Total comprehensive income for the year**

**Balance as at 30 June 2014**

<b>654,338</b>	<b>1,381,127</b>	<b>2,035,465</b>
-	38,675	38,675
14,347	-	14,347
<b>14,347</b>	<b>38,675</b>	<b>53,022</b>
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>

**Council**

**Opening balance as at 1 July 2014**  
Net result  
Other comprehensive income for the year:  
Increase/(decrease) in asset revaluation surplus  
**Total comprehensive income for the year**

**Balance as at 30 June 2015**

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>
-	52,652	52,652
158,726	-	158,726
<b>158,726</b>	<b>52,652</b>	<b>211,378</b>
<b>827,411</b>	<b>1,472,454</b>	<b>2,299,865</b>

**Opening balance as at 1 July 2013**  
Net result  
Other comprehensive income for the year:  
Increase/(decrease) in asset revaluation surplus  
**Total comprehensive income for the year**

**Balance as at 30 June 2014**

<b>654,338</b>	<b>1,381,127</b>	<b>2,035,465</b>
-	38,675	38,675
14,347	-	14,347
<b>14,347</b>	<b>38,675</b>	<b>53,022</b>
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>

*The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.*

REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Cash flows from operating activities</b>					
Receipts from customers		227,738	210,211	225,406	210,211
Payments to suppliers and employees		(187,733)	(173,641)	(187,688)	(173,641)
		<u>40,005</u>	<u>36,570</u>	<u>37,718</u>	<u>36,570</u>
Interest received		4,387	3,868	4,385	3,868
Non-capital grants and contributions		8,705	6,253	8,705	6,253
Borrowing costs		(3,424)	(3,839)	(3,424)	(3,839)
<b>Net cash inflow/(outflow) from operating activities</b>	22	<u><b>49,673</b></u>	<u><b>42,852</b></u>	<u><b>47,384</b></u>	<u><b>42,852</b></u>
<b>Cash flows from investing activities</b>					
Payments for property, plant and equipment		(46,630)	(48,235)	(46,630)	(48,235)
Cash investment in Redland Investment Corporation		-	-	(340)	-
Payments for intangible assets		(1,930)	(1,764)	(1,930)	(1,764)
Net movement in loans to community groups		-	9	-	9
Proceeds from sale of property, plant and equipment		1,904	2,819	1,904	2,819
Capital grants, subsidies and contributions		29,232	22,078	29,232	22,078
<b>Net cash inflow/(outflow) from investing activities</b>		<u><b>(17,424)</b></u>	<u><b>(25,093)</b></u>	<u><b>(17,764)</b></u>	<u><b>(25,093)</b></u>
<b>Cash flows from financing activities</b>					
Proceeds from borrowings		-	-	-	-
Repayment of borrowings	15	(4,528)	(4,119)	(4,528)	(4,119)
<b>Net cash inflow/(outflow) from financing activities</b>		<u><b>(4,528)</b></u>	<u><b>(4,119)</b></u>	<u><b>(4,528)</b></u>	<u><b>(4,119)</b></u>
<b>Net increase/(decrease) in cash and cash equivalents held</b>		<b>27,721</b>	<b>13,640</b>	<b>25,092</b>	<b>13,640</b>
Cash and cash equivalents at beginning of the financial year		96,235	82,595	96,235	82,595
<b>Cash and cash equivalents at end of the financial year</b>	10	<u><b>123,956</b></u>	<u><b>96,235</b></u>	<u><b>121,327</b></u>	<u><b>96,235</b></u>

*The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.*

## 1 Basis of preparation and compliance

### 1.a Basis of preparation

These general purpose financial statements of Council are for the period 1 July 2014 to 30 June 2015 and have been prepared in compliance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*. Consequently, these financial statements have been prepared in accordance with all Australian Accounting Standards, Australian Accounting Interpretations and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB).

These financial statements have been prepared under the historical cost convention except for the revaluation of certain non-current assets, financial assets and financial liabilities.

### 1.b Principles of consolidation

The financial statements incorporate the assets and liabilities of all subsidiaries of the Redland City Council (parent entity) as at 30 June 2015, excluding Redheart Pty Ltd (refer note 23). Redland City Council (RCC) and its subsidiaries together are referred to in this financial report as the consolidated entity.

Subsidiaries are all entities (including structured entities) over which the group has control. Council controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is obtained and deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

### 1.c Statement of compliance

These general purpose financial statements comply with all accounting standards and interpretations issued by the Australian Accounting Standards Board that are relevant to Council's operations and effective for the current reporting period. As Council is a Not-For-Profit Entity and the Australian Accounting Standards include requirements for Not-For-Profit Entities which are inconsistent with International Financial Reporting Standards (IFRS), to the extent these inconsistencies are applied, these financial statements do not comply with IFRS. The main impacts are the offsetting of revaluation and impairment gains and losses within a class of assets, and the timing of the recognition of non-reciprocal grant revenue.

### 1.d Constitution

Redland City Council is constituted under the Queensland *Local Government Act 2009* and is domiciled in Australia. Council's subsidiaries are constituted under the *Corporations Act 2001* and are domiciled in Australia.

### 1.e Date of authorisation

The financial statements were authorised for issue on the date they were submitted to the Auditor-General for final signature. This is the date the management certificate was signed.

### 1.f Currency

Council uses the Australian dollar as its functional currency and its presentation currency.

### 1.g Rounding and comparatives

Amounts included in the consolidated financial statements have been rounded to the nearest \$1,000. Rounding adjustments are included in Inventories in the Consolidated Statement of Financial Position.

### 1.h New and amended standards adopted by Council

AASB 10 *Consolidated Financial Statements* was issued in August 2011 and replaces the guidance on control and consolidation in AASB 127 *Consolidated and Separate Financial Statements* and in Interpretation 112 *Consolidation - Special Purpose Entities*. AASB 10 as well as the other consolidation standards mentioned below are applicable to Council for the financial year ended 30 June 2015 with the incorporation of the Redland Investment Corporation Pty Ltd (RIC). AASB 12 *Disclosure of Interests in Other Entities* introduced additional disclosure requirements which have been added to the disclosures in these financial statements.

In addition to the standards described above, the following new standards and amendments are/could be relevant to Council and were adopted in the annual reporting period commencing 1 July 2014. The adoption of these standards did not have a significant impact on Council's financial statements:

Standard	Description
AASB 11	<i>Joint Arrangements</i>
AASB 127	<i>Separate Financial Statements</i>
AASB 128	<i>Investments in Associates and Joint Ventures</i>
AASB 2012-3	<i>Amendments to AAS - Offsetting Financial Assets and Financial Liabilities</i>
AASB 2013-3	<i>Amendments to AAS - Recoverable Amount Disclosures for Non-Financial Assets</i>
AASB 2013-8	<i>Amendments to AAS - Australian Implementation Guidance for Not-For-Profit Entities - Control and Structured Entities</i>



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**1 Basis of preparation and compliance - continued**

**1.h New and amended standards adopted by Council - continued**

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures for Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. The amendment provides relief from disclosures of quantitative information about significant unobservable inputs used in fair value measurements and of the sensitivity of certain fair value measurements to changes in unobservable inputs. Council has elected to adopt this standard early as it is of particular relevance to Council's assets valued under depreciated replacement cost methodology. The adoption of this standard has resulted in significantly reduced disclosure in note 24.

**1.i New standards and interpretations not yet adopted**

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2015 reporting periods and have not been early adopted by Council or its subsidiaries. Council's assessment of the impact of these new standards and interpretations is set as follows:

Standard	Nature of change	Impact	Effective dates
AASB 9 <i>Financial Instruments</i> and related amendments to AAS arising from AASB 9	AASB 9 addresses the classification, measurement and derecognition of financial assets and liabilities. Under the new requirements the four current categories of financial assets stipulated in AASB 139 will be replaced with two measurement categories: fair value and amortised cost. Measurement at amortised cost will be allowed where very specific conditions are met.	There will be no significant impact on the financial balances currently reported as all of Council's financial assets are carried at amortised cost, fair value or at a carrying value which approximates fair value. Council's only "available-for-sale" financial assets are its investment in SEQ Recreational Facility Pty Ltd. This investment is in the form of unlisted securities and is carried at cost. The proposed amendments to other accounting standards as a result of AASB 9 and other amendments will be considered once it has been fully compiled.	1 January 2018
AASB 15 <i>Revenue from contracts with customers</i> and related amendments to AAS arising from AASB 15	Replaces the AASB 118 <i>Revenue</i> applied to reciprocal revenue transactions by Council. The measurement and recognition of revenue will be determined based on the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. AASB 15 will also introduce additional disclosure requirements to enable users to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.	AASB 15 will apply to contracts of Council that are reciprocal in nature. AASB 15 will be applicable to all the transactions entered into by the Redland Investment Corporation. Revenue from arrangements which create enforceable rights and obligations would need to be deferred until the performance obligations are satisfied. The proposed amendments to other accounting standards as a result of AASB 15 and other amendments will be considered once it has been fully compiled.	1 January 2017
AASB 2015-6 <i>Amendment to Australian Accounting Standards - Extending Related Party Disclosures to Not-For-Profit Public Sector Entities</i>	AASB issued an amendment to AASB 124 <i>Related Party Disclosures</i> in March 2015 to extend these disclosures to Not-For-Profit Public Sector Entities.	Council is currently considering the required processes for implementation to ensure complete and accurate information can be gathered for compliance with this amendment from 1 July 2016 onwards.	1 July 2016

There are no other standards that are not yet effective and that are expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

**1.j Critical accounting judgements and key sources of estimation uncertainty**

In the application of Council's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and ongoing assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods as relevant.

Judgements, estimates and assumptions that have a potential significant effect are outlined in the following financial statements notes:

- Valuation and depreciation of property, plant and equipment (Note 2.f and Note 24)
- Long-term employee benefit obligations (Note 2.i and Note 16)
- Restoration Provision (Note 2.k and Note 16)
- Contingent liabilities and contingent assets (Note 19)
- Events after the reporting period (Note 26)

## 2 Significant accounting policies

### 2.a Revenue

Rates, levies, grants and other revenue are recognised as revenue on receipt of funds or earlier unconditional entitlement to the funds. Revenue is recognised for the major business activities as follows:

#### Rates and levies

Where rate monies are received prior to the commencement of the rating/levying period, the amount is recognised as revenue in the period in which they are received, otherwise rates are recognised at the commencement of the rating period.

#### Fees and charges

Fees and charges are recognised upon unconditional entitlement to the funds. Generally this is upon lodgement of the relevant applications or documents, issuing of the infringement notice or when the service is provided.

#### Sales revenue - Sale of developed land

Revenue is recognised when the risks and rewards have transferred and the consolidated entity does not retain either continuing managerial involvement to the degree usually associated with ownership, or effective control over the units sold. Due to the nature of the agreements entered into by the consolidated entity, this occurs on settlement. The revenue is measured at the amount receivable under the contract. It is discounted to present value if deferred payments have been agreed and the impact of discounting is material.

#### Grants and subsidies

Grants, subsidies and contributions that are non-reciprocal in nature are recognised as revenue upon receipt. Unspent, non-reciprocal grants are held in reserves (restricted funds).

Where grants are received that are reciprocal in nature, revenue is recognised as the various performance obligations under the funding agreement are fulfilled.

#### Non-cash contributions

Physical assets contributed to Council by developers in the form of road works, stormwater and park equipment are recognised as revenue when it is probable that the assets will be received by Council. Generally this is when the development becomes 'on-maintenance', i.e. Council becomes responsible for the maintenance of the asset. The revenue is recognised when there is sufficient data in the form of drawings and plans to determine the specifications and values of such assets. At year end, where plans are not yet available, an accrual is recognised based on an average rate per lot. All non-cash contributions are recognised at the fair value of the contribution received on the date of acquisition.

#### Cash contributions

Council receives cash contributions from property developers to construct assets such as roads and footpaths for new property developments in accordance with Council's planning scheme policies. These infrastructure charges are not within the scope of AASB Interpretation 18 *Transfer of Assets from Customers* because there is no performance obligation associated with them. Consequently, these cash contributions are recognised as income when received.

#### Recurrent/capital classification

Grants and contributions are to be classified as operating or capital depending on the purpose for which they were received. Capital revenue includes grants and contributions received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers as well as gains associated with fixed assets. All other revenue is classified as recurrent.

### 2.b Financial assets and financial liabilities

Council recognises a financial asset or financial liability in its Consolidated Statement of Financial Position when, and only when, Council becomes a party to the contractual provisions of the instrument, i.e. the trade date.

Council's financial assets and financial liabilities are limited to

#### Financial assets

Loans and advances - measured at amortised cost (Note 2.d)

Cash and cash equivalents (Note 2.c)

Trade and other receivables - measured at amortised cost (Note 2.d)

Other financial assets

#### Financial liabilities

Trade and other payables - measured at amortised cost (Note 2.h)

Borrowings and borrowing costs - measured at amortised cost (Note 2.j)

Financial assets and financial liabilities are presented separately from each other and offsetting has not been applied, except for Goods and Services Tax (GST), refer Note 2.i. Refer to note 24(a) for fair value measurement considerations in relation to financial assets and financial liabilities.

Redland City Council is exposed to various financial risks including credit risk, interest rate risk and liquidity risk.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**2 Significant accounting policies - continued****2.b Financial assets and financial liabilities - continued**

Exposure to financial risks is managed in accordance with Council approved policies on financial risk management. These policies focus on managing the volatility of financial markets and seek to minimise potential adverse effects on the financial performance of Council. Council minimises its exposure to financial risk as described below.

Investments in financial assets are only made where those assets are held with a bank or other financial institution in Australia. Council does not invest in derivatives or other high risk investments. Council has limited exposure risk through its investment in unlisted securities.

When Council borrows, it borrows from the Queensland Treasury Corporation. Borrowing by Council is constrained by the provisions of the *Statutory Bodies Financial Arrangements Act 1982*.

Council does not hold funds in foreign currency and so does not have exposure to currency risk.

Council measures risk exposure using a variety of methods as follows:

Risk exposure	Measurement
Credit risk	Ageing analysis
Liquidity risk	Maturity analysis
Interest rate risk	Sensitivity analysis

Council's objectives, policies and processes for managing risk and the methods used to measure the risk have been reviewed and not changed since 2009.

**2.c Cash and cash equivalents**

Cash and cash equivalents includes cash on hand, all cash and cheques receipted but not banked at the year end, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

The following reserves are cash-backed reserves and represent funds that are accumulated within Council's cash balances to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability. An identified amount is transferred from retained surplus into the relevant reserve. As expenditure is incurred on specific projects, the equivalent amount is transferred out of the relevant reserve and returned to retained surplus.

Constrained works reserve

This reserve includes all contributions of monetary revenue received during the reported and previous periods which are constrained for the purpose of funding specific expenditure. The closing balance reported at the year end represents amounts not yet expended and must be retained until expended in the manner specified by the contributor or relevant legislation.

Special projects reserve

This reserve holds funds identified for various projects and for funding specific expenditure.

Utilities reserve

This reserve holds funds set aside to meet future specific expenditure for the commercial business units (Water and Wastewater).

Separate charge reserve - Environment

This reserve was established to hold funds collected from the Environment Charge for ongoing maintenance and future capital expenditure for conservation maintenance and environmental land acquisitions.

Special charge reserve - Other

This reserve was established to hold funds collected from the Rural Fire Levy Special Charge and these funds are distributed to the respective Southern Moreton Bay Islands Rural Fire Brigades. This reserve also holds funds collected for Southern Moreton Bay Islands Translink Special Charge and these funds are distributed to the State Government to assist with transport service on the Bay Islands.

Special charge reserve - Canals

This reserve was established to hold funds collected from the Canal Special Charges and the Sovereign Waters Lake Special Charge for ongoing and future maintenance.

**2.d Trade and other receivables**

Trade receivables are recognised at the amounts due at the time of sale or service delivery, i.e. the agreed purchase price/contract price, at trade date. Settlement of these amounts is generally within 30 days from the invoice date.

The collectability of receivables is assessed periodically and if there is objective evidence that Council will not be able to collect all amounts due, the carrying amount is reduced for impairment. The loss is recognised in finance costs.

All known bad debts were written-off or provided for at 30 June 2015.

Council is empowered under the provisions of the *Local Government Act 2009* to sell an owner's property to recover outstanding rate debts, therefore Council generally does not impair rate receivables.

**2 Significant accounting policies - continued**

**2.e Inventories**

Stores and raw materials

Stores and raw materials are valued at the lower of cost and net realisable value. Costs are assigned on the basis of weighted average cost.

Inventories held for distribution are:

- goods to be supplied at no or nominal charge, and
- goods to be used for the provision of services at no or nominal charge.

These goods are valued at cost, adjusted when applicable, for any loss of service potential.

Land held for development and resale

Land held for development and resale is stated at the lower of cost and net realisable value. Cost includes the cost of acquisition and the development of the land to its existing condition, ready for sale. These costs are assigned to subdivided land lots on a weighted average basis when the lots are sold. Net realisable value is determined on the basis of the market value or list price of similar assets available for sale, less the estimated selling expenses. Where difficult to determine the net realisable value it is assessed by an independent valuer against the cost to ensure compliance with AASB 102 *Inventories*.

**2.f Fixed and intangible assets**

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, accumulated depreciation and accumulated impairment losses. Non-current asset thresholds for recognition purposes are as follows:

Land	\$1	Water & wastewater	\$5,000
Buildings	\$1	Parks	\$500
Plant & equipment (vehicles; plant)	\$500	Other infrastructure	\$5,000
Plant & equipment (office equipment; furniture)	\$200	Waste	\$1,000
Plant & equipment (computer hardware)	\$1,000	Work in progress	\$1
Plant & equipment (heritage & arts; library books)	\$1	Intangibles	\$1,000
Roads	\$5,000	Investment property	\$1
Stormwater drainage	\$5,000		

Acquisition of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration such as cost of materials, direct labour and where relevant, the initial estimate of restoring the site on which the assets are located, plus costs incidental to the acquisition, including all costs incurred in preparing the assets for use.

Property, plant and equipment received in the form of contributions are recognised as assets and revenue at fair value (by Council valuation) where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Capital and operating expenditure

Wages and material costs incurred in the acquisition or construction of assets are treated as capital expenditure. Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity of non-current assets are expensed as incurred. Expenditure that relates to the replacement of a major component of an asset to maintain its service potential is capitalised.

Valuation

All asset categories are measured on the revaluation basis, at fair value, in accordance with AASB 116 *Property, Plant and Equipment* and AASB 13 *Fair Value Measurement*, except for plant and equipment and work in progress which are measured at cost.

Non-current physical assets measured at fair value are revalued, where required, so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This is achieved by comprehensively revaluing these assets at least once every five years by engaging either independent external valuers or suitably qualified internal staff. In interim years, valuations are performed using a suitable index where there has been a material variation in the index.

Any revaluation increment arising on the revaluation of an asset is credited to the appropriate class of the asset revaluation surplus, except to the extent it reverses a revaluation decrement for the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense, to the extent it exceeds the balance, if any, in the revaluation surplus of that asset class.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Separately identified components of assets are measured on the same basis as the assets to which they relate.

Details of valuers and methods of valuations are disclosed in Note 24



## 2 Significant accounting policies - continued

### 2.f Fixed and intangible assets - continued

#### Investment property

Investment property is property held for the primary purpose of earning rental income and/or capital appreciation. Investment property is initially recognised at cost (including transaction costs) and subsequently revalued under the fair value model. Gains or losses arising from changes in fair value are recognised in the Consolidated Statement of Comprehensive Income for the period in which they arise.

#### Capital work in progress

The cost of property, plant and equipment being constructed by Council includes the cost of purchased services, materials, direct labour and an appropriate proportion of labour overheads.

#### Depreciation

Land, artwork and heritage assets are not depreciated as they have an unlimited useful life. Depreciation on other property, plant and equipment assets is calculated on a straight-line basis so as to write-off the net cost or revalued amount of each depreciable asset, less its estimated residual value, progressively over its estimated useful life to Council. Management believe that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Assets are depreciated from the date of acquisition, or in respect of internally constructed assets, from the date an asset is completed and commissioned ready for use.

Where assets have separately identifiable components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to the Council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

Depreciation methods and estimated useful lives of property, plant and equipment assets are reviewed at the end of each reporting period and adjusted, where necessary, to reflect any changes in the pattern of consumption, physical wear and tear, technical or commercial obsolescence, or management intentions. Assessments performed as part of the annual process for assets measured at depreciated current replacement cost are used to estimate the useful lives of these assets at each reporting date. Details of the range of estimated useful lives for each class of asset are shown in Note 13. Software has a finite life between 3 and 10 years. Straight line amortisation is used with no residual value.

All physical and intangible assets are assessed for indicators of impairment annually.

#### Land under roads

Land under roads acquired before 30 June 2008 is recognised as a non-current asset where Council holds title or a financial lease over the asset. Council currently does not have any such land holdings.

Land under the road network within the Council area that has been dedicated and opened for public use under the *Land Act 1994* or the *Land Title Act 1994* is not controlled by Council but is controlled by the State pursuant to the relevant legislation. Therefore this land is not recognised in these financial statements.

### 2.g Leases

All Council leases are of an operating nature where substantially all the risks and benefits remain with the lessor.

Payments made under operating leases are expensed in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

### 2.h Trade and other payables

Trade creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/contract price. Amounts owing are unsecured and are generally settled on 30 day terms.

### 2.i Liabilities - employee benefits

#### Salaries and Wages

A liability for salaries and wages is recognised and measured as the amount unpaid at reporting date at current pay rates in respect of employees' services up to that date. This liability represents an accrued expense and is reported in Note 14 as a payable.

## 2 Significant accounting policies - continued

### 2.i Liabilities - employee benefits - continued

#### Long-term employee benefit obligations

Liabilities for long service leave and annual leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore recognised in the provision for employee benefits and measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the end of the reporting period. Consideration is given to projected future increases in the current pay rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the payments are discounted using market yields at the end of the reporting period of government bonds with terms and currencies that match, as closely as possible, the estimated future cash outflows. This liability is reported in Note 16 as a provision and re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss.

#### Annual Leave

A liability for annual leave is recognised. Amounts expected to be settled within 12 months are calculated on current wage and salary levels and includes related employee on-costs. Amounts not expected to be settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

Where council does not have an unconditional right to defer this liability beyond 12 months annual leave is classified as a current liability and is reported in Note 14 as a payable.

### 2.j Borrowings and borrowing costs

Borrowings are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these liabilities are measured at amortised cost.

All borrowing costs are expensed in the period in which they are incurred. No borrowing costs are capitalised on qualifying assets.

### 2.k Restoration provision

A provision is made for the cost of restoration in respect of landfills.

The provision represents the present value of the anticipated future costs associated with the closure of the landfill, decontamination and monitoring of historical residues and leaching on these sites. The calculation of this provision requires assumptions such as application of environmental legislation, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. Due to the long-term nature of the liability, the most significant uncertainty in estimating the provision is the cost that will be incurred. The provision recognised for landfill sites is reviewed at least annually and updated based on the facts and circumstances available at the time.

### 2.i Taxation

Income of local authorities and public authorities is exempt from Commonwealth taxation except for Fringe Benefits Tax and GST. The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively. Council pays Payroll Tax to the Queensland Government on certain activities.

Cash flows are included in the Consolidated Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the ATO, are classified as operating cash flows.



### 3. Statement of functions and activities

#### (a) Functions of the consolidated entity

Council's functions and activities have been determined based on service delivery. The activities of Council are categorised into the following broad functions:

##### **Corporate Governance**

The corporate governance function supports Council's vision of inclusive and ethical governance through ensuring open, accountable and transparent community outcomes. This function also provides quality leadership at all levels and includes strategic and operational planning, risk management, legal and administrative support. The Mayor, Councillors and Chief Executive Officer are included in this function.

##### **Water and Wastewater Services**

Council's water and wastewater services business unit is a commercially focussed business unit with the principal goals of providing safe drinking water and the collection of wastewater, including the treatment thereof and refuse disposal. It delivers these services through customer and water product quality management, maintenance of the water and wastewater network, asset management, as well as water infrastructure planning, delivery and development services. Additionally, its business goal is to maximise financial returns and cash flows to support Council's other operations.

##### **Waste Services**

The waste function is responsible for the collection and disposal of waste within the city through its kerbside collection service, household hazardous waste services, disposals at landfills and the operation and maintenance of its transfer stations. It also includes maintenance of closed landfill and environmental monitoring of current and former waste disposal facilities.

##### **Community Support, Recreation and Facilities**

This function supports the health and wellbeing of our community, promotes strong community spirit and extends to people of all ages, cultures, abilities and needs. The function is supported by a full range of services, programs, organisations and facilities, such as:

- library services;
- youth and aged care services;
- event management;
- community grant funding and sponsorships;
- disaster management and community safety;
- the animal shelter;
- parks, camping grounds, community halls and swimming pools; and
- the Redland Art Gallery and Performing Arts Centre

##### **Planning and Development**

This function delivers the careful management of population pressures and supports the sustainable use of land. It includes the recognition of environmental sensitivities and the distinctive character, heritage and atmosphere of our local communities. This function ensures the delivery of a well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems to support strong, healthy communities.

##### **Infrastructure Services**

This function is responsible for the sustainable management and maintenance of Council's infrastructure assets, as well as identifying, planning and delivering infrastructure to support the community and ensure a high standard of infrastructure in the Redlands. This function includes the delivery of a high quality and effective road network to facilitate pedestrian, cycle and vehicle transport as well as road and drainage infrastructure construction and rehabilitation.

##### **Corporate Services**

This function provides support to all of Council and includes administrative, internal audit, budget support, financial accounting, taxation and treasury, human resources, marketing and communication and information technology services. The goal of this function is to provide accurate, timely and appropriate information to support sound decision making and meet statutory requirements.

##### **Redland Investment Corporation**

During the financial year ended 30 June 2015 Council established a proprietary company, Redland Investment Corporation Pty Ltd, to identify alternative revenue sources and new business opportunities for the Redlands Community. The Corporation also manages some of Council's underutilised land with an objective to improve the use or gain best value for these assets that do not meet the Redland Open Space Strategy or the Redlands 2030 Community Plan. Redland Investment Corporation also has in place a Service Level Agreement with Council to act as the preferred commercial consultant for the Priority Development Area projects. Redland Investment Corporation is wholly-owned by Council and operates under the *Corporations Act 2001*, the *Auditor-General Act 2009*, the *Local Government Act (QLD) 2009* and the *Local Government Regulation 2012*.



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 3. Statement of functions and activities - continued

## (b) Analysis of results by function

Income, expenses and assets defined between recurring and capital are attributed to the following functions:

## Year ended 30 June 2015

Functions	Gross income				Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital			Recurrent	Capital				
	Grants	Other	Grants	Other							
	\$000	\$000	\$000	\$000		\$000	\$000				
Corporate Governance	411	388	14	-	813	(15,302)	(1)	(15,303)	(14,503)	(14,490)	1,424
Water and Wastewater Services	30	94,660	-	14,690	109,380	(66,836)	(411)	(67,247)	27,854	42,133	658,605
Waste Services	-	20,650	-	-	20,650	(16,971)	(5)	(16,976)	3,679	3,674	12,280
Community Support, Recreation and Facilities	1,813	7,591	773	4,650	14,827	(60,126)	(445)	(60,571)	(50,722)	(45,744)	120,163
Planning and Development	12	9,924	-	-	9,936	(21,454)	792	(20,662)	(11,518)	(10,726)	5,020
Infrastructure Services	4,673	9,743	3,492	26,813	44,721	(43,188)	(2,312)	(45,500)	(28,772)	(779)	1,223,357
Corporate Services	5,183	83,531	-	63	88,777	(9,582)	(611)	(10,193)	79,132	78,584	384,645
<b>Total Council</b>	<b>12,122</b>	<b>226,487</b>	<b>4,279</b>	<b>46,216</b>	<b>289,104</b>	<b>(233,459)</b>	<b>(2,993)</b>	<b>(236,452)</b>	<b>5,150</b>	<b>52,652</b>	<b>2,405,494</b>
Redland Investment Corporation Pty Ltd (net of eliminations)	-	1,165	-	-	1,165	(66)	-	(66)	1,099	1,099	1,126
<b>Total Consolidated</b>	<b>12,122</b>	<b>227,652</b>	<b>4,279</b>	<b>46,216</b>	<b>290,269</b>	<b>(233,525)</b>	<b>(2,993)</b>	<b>(236,518)</b>	<b>6,249</b>	<b>53,751</b>	<b>2,406,620</b>

## Year ended 30 June 2014

Functions	Gross income				Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital			Recurrent	Capital				
	Grants	Other	Grants	Other							
	\$000	\$000	\$000	\$000		\$000	\$000				
Corporate Governance	119	41	-	-	160	(13,844)	-	(13,844)	(13,684)	(13,684)	748
Water and Wastewater Services	-	98,375	-	9,671	108,046	(48,817)	(418)	(49,235)	49,558	58,811	663,693
Waste Services	-	19,651	1	1	19,653	(18,397)	-	(18,397)	1,254	1,256	12,681
Community Support, Recreation and Facilities	1,583	6,178	970	3,639	12,370	(57,010)	(340)	(57,350)	(49,249)	(44,980)	111,551
Planning and Development	6	8,194	-	-	8,200	(20,843)	1,093	(19,750)	(12,643)	(11,550)	4,916
Infrastructure Services	1,513	5,266	5,959	7,506	20,244	(42,799)	(1,834)	(44,633)	(36,020)	(24,389)	1,038,583
Corporate Services	3,212	80,474	-	-	83,686	(8,602)	(1,873)	(10,475)	75,084	73,211	376,024
<b>Total Council</b>	<b>6,433</b>	<b>218,179</b>	<b>6,930</b>	<b>20,817</b>	<b>252,359</b>	<b>(210,312)</b>	<b>(3,372)</b>	<b>(213,684)</b>	<b>14,300</b>	<b>38,675</b>	<b>2,208,196</b>
Redland Investment Corporation Pty Ltd (net of eliminations)	-	-	-	-	-	-	-	-	-	-	-
<b>Total Consolidated</b>	<b>6,433</b>	<b>218,179</b>	<b>6,930</b>	<b>20,817</b>	<b>252,359</b>	<b>(210,312)</b>	<b>(3,372)</b>	<b>(213,684)</b>	<b>14,300</b>	<b>38,675</b>	<b>2,208,196</b>

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

	Consolidated		Council	
	2015	2014	2015	2014
Note	\$000	\$000	\$000	\$000
<b>4 Revenue analysis</b>				
<b>(a) Rates, levies and charges</b>				
General rates	81,521	78,450	81,521	78,450
Special charges	3,800	3,223	3,800	3,223
Environment levy	9,848	8,274	9,848	8,274
Water access	17,289	16,977	17,289	16,977
Water consumption	34,163	37,250	34,163	37,250
Wastewater	38,360	36,232	38,360	36,232
Trade waste	2,027	1,411	2,027	1,411
Waste disposal	19,022	18,102	19,022	18,102
Total rates and utility charges	<u>206,030</u>	<u>199,919</u>	<u>206,030</u>	<u>199,919</u>
Less: Pensioner remissions and rebates	(5,804)	(2,676)	(5,804)	(2,676)
	<u>200,226</u>	<u>197,243</u>	<u>200,226</u>	<u>197,243</u>
<b>(b) Fees and charges</b>				
Fines and penalties	574	683	574	683
Mooring and parking fees	968	926	968	926
Search fees	907	1,155	907	1,155
Development and related application fees	5,365	4,610	5,365	4,610
License fees	1,517	1,396	1,517	1,396
Commercial collection fees	195	205	195	205
Operational works application fees	943	8	943	8
Other fees and charges	2,282	2,025	2,282	2,025
	<u>12,751</u>	<u>11,008</u>	<u>12,751</u>	<u>11,008</u>
<b>(c) Gain on sale of developed land</b>				
Proceeds on sale of developed land	2,120	-	-	-
Cost of goods sold	(820)	-	-	-
	<u>1,300</u>	-	-	-
<b>5 Grants, subsidies and contributions</b>				
<b>(a) Recurrent</b>				
General purpose government grants	5,181	2,578	5,181	2,578
Government subsidies and grants	6,941	3,857	6,941	3,857
Contributions	488	452	488	452
	<u>12,610</u>	<u>6,887</u>	<u>12,610</u>	<u>6,887</u>
<b>(b) Capital</b>				
Government subsidies and grants	4,278	6,930	4,278	6,930
Contributions	24,954	15,148	24,954	15,148
	<u>29,232</u>	<u>22,078</u>	<u>29,232</u>	<u>22,078</u>
Non-cash contributions	<u>21,200</u>	<u>5,669</u>	<u>21,200</u>	<u>5,669</u>
<b>Conditions over contributions</b>				
Contributions and non-reciprocal grants which were recognised as income during the current reporting period and which were obtained on the condition that they be expended in a manner specified by the contributor but had not been expended at the reporting date:				
Transport infrastructure	10,112	4,376	10,112	4,376
Other infrastructure	5,984	3,614	5,984	3,614
Water and wastewater infrastructure	8,460	6,809	8,460	6,809
Grants and contributions	1,237	2,793	1,237	2,793
	<u>25,793</u>	<u>17,592</u>	<u>25,793</u>	<u>17,592</u>
Contributions and non-reciprocal grants which were recognised as income during a previous reporting period and were expended during the current reporting period in accordance with Council's obligations:				
Transport infrastructure	1,451	1,743	1,451	1,743
Other infrastructure	112	280	112	280
Water and wastewater infrastructure	4,371	3,946	4,371	3,946
Grants and contributions	3,888	5,253	3,888	5,253
	<u>9,822</u>	<u>11,222</u>	<u>9,822</u>	<u>11,222</u>

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>6 Employee benefits</b>					
Total staff wages and salaries		60,846	58,720	60,846	58,720
Councillors' remuneration		1,272	1,217	1,272	1,217
Annual leave and long service leave entitlements		7,992	5,266	7,992	5,266
Superannuation		7,425	7,100	7,425	7,100
		<u>77,535</u>	<u>72,303</u>	<u>77,535</u>	<u>72,303</u>
Other employee related expenses		4,240	3,324	4,240	3,324
		<u>81,775</u>	<u>75,627</u>	<u>81,775</u>	<u>75,627</u>
Less: Capitalised employee expenses		(4,887)	(4,601)	(4,887)	(4,601)
		<u>76,888</u>	<u>71,026</u>	<u>76,888</u>	<u>71,026</u>

Councillor remuneration represents salary and superannuation paid in respect of carrying out their duties.

Total full-time equivalent Council employees:

Elected members	11	11	11	11
Administration and indoor staff	691	703	691	703
Outdoor staff	182	198	182	198
Total full-time equivalent RCC employees	884	912	884	912
Total full-time equivalent RIC employees	3	-	-	-
Total full-time equivalent employees at the reporting date	887	912	884	912

**7 Materials and services**

Contractors	31,752	32,803	31,752	32,803
Consultants	2,751	2,757	2,751	2,757
Other Council outsourcing costs	14,951	10,854	14,951	10,854
Purchase of materials	35,392	30,758	35,392	30,758
Office administration costs	6,870	6,811	6,870	6,811
Electricity charges	5,929	5,435	5,929	5,435
Plant operations	4,541	6,387	4,541	6,387
Information technology resources	1,848	1,957	1,848	1,957
General insurance	1,506	1,483	1,506	1,483
Community assistance	1,667	1,394	1,667	1,394
Audit of annual financial statements by the Auditor-General of Queensland	125	133	125	133
Other material and service expenses	1,206	2,784	1,140	2,784
Remediation costs for landfill	(7,983)	(17,274)	(7,983)	(17,274)
	<u>100,555</u>	<u>86,282</u>	<u>100,489</u>	<u>86,282</u>

**8 Finance costs**

Finance costs charged by the Queensland Treasury Corporation	3,424	3,839	3,424	3,839
Bank charges	321	306	321	306
Bad debts	586	43	586	43
Landfill remediation	409	850	409	850
	<u>4,740</u>	<u>5,038</u>	<u>4,740</u>	<u>5,038</u>

**9 Depreciation and amortisation**

Depreciation of non-current assets	13	50,659	47,598	50,659	47,598
Amortisation of intangible assets		683	367	683	367
Total depreciation and amortisation		<u>51,342</u>	<u>47,965</u>	<u>51,342</u>	<u>47,965</u>

**10 Cash and cash equivalents**

Cash at bank	5,030	1,466	2,401	1,466	
Cash on hand	15	17	15	17	
Deposits at call	118,911	94,752	118,911	94,752	
Total cash and cash equivalents		<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>10 Cash and cash equivalents - continued</b>				
Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:				
Restricted funds:				
Special projects reserve	2,495	11,658	2,495	11,658
Utilities reserve	9,900	13,018	9,900	13,018
Constrained works reserve	47,702	31,731	47,702	31,731
Separate charge reserve - environment	8,608	8,441	8,608	8,441
Special charge reserve - other	2	3	2	3
Special charge reserve - canals	9,127	7,830	9,127	7,830
	<u>77,834</u>	<u>72,681</u>	<u>77,834</u>	<u>72,681</u>
Unrestricted funds	46,122	23,554	43,493	23,554
	<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>

Cash is held with the Australia and New Zealand Banking Group in a normal business cheque account. The bank currently has a short term credit rating of A-1+ and a long term credit rating of AA-. Deposits at call are held with Queensland Treasury Corporation which has a short term credit rating of A-1+ and a long term credit rating of AA+.

Cash is held at a floating interest rate. The weighted average interest rate is 3.4% (2014: 3.1%).

Council holds three facilities with the Australia and New Zealand Banking Group to facilitate its operational monetary requirements. Unrestricted access was available at balance date to these facilities and their associated values are:

Commercial Card	\$325,000
Electronic Payway	\$5,000,000
Varied Facility	\$5,050,000

#### 11 Trade and other receivables

Rates and utility charges	20,258	22,743	20,258	22,743
Trade debtors	2,078	1,304	2,076	1,304
Other debtors	468	459	605	459
Infringement debtors	852	752	852	752
GST recoverable	1,597	954	1,805	954
Less: Allowance for impairment	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

Interest is charged on outstanding rates at a fixed rate of 11% (2014: 11%) per annum. No interest is charged on other debtors. There is no concentration of credit risk interest for rates and utility charges, fees and other receivables.

Trade and other receivables ageing analysis:

Fully performing	17,456	18,290	17,799	18,290
Past due but not impaired:				
31 - 60 days	2,831	162	2,831	162
61 - 90 days	35	3,189	35	3,189
> 90 days	4,931	4,571	4,931	4,571
Impaired	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

#### 12 Inventories

##### Land held for development and resale

Transfer (to)/from other non-current asset class	10,155	-	-	-
	<u>10,155</u>	<u>-</u>	<u>-</u>	<u>-</u>

Land held for development and resale is valued at the lower of cost and net realisable value.

<b>Inventories held for distribution</b>	<b>774</b>	<b>844</b>	<b>774</b>	<b>844</b>
Inventories held for distribution are measured at cost				
<b>Total inventories</b>	<u><b>10,929</b></u>	<u><b>844</b></u>	<u><b>774</b></u>	<u><b>844</b></u>

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

13 (a) Property, plant and equipment

Asset class	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water and wastewater	Parks	Other infrastructure	Waste	Work in progress	Total
Basis of measurement	Fair value	Fair value	Cost	Fair value	Fair value	Fair value	Fair value	Fair value	Fair value	Cost	
Range of estimated useful life in years	n/a	10-75	3-10	10-120	20-150	10-134	16-60	15-100	5-70	n/a	

Council - 30 June 2015												
Asset values	Note	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
<b>Opening gross value as at 1 July 2014</b>		<b>257,538</b>	<b>116,330</b>	<b>45,146</b>	<b>765,998</b>	<b>520,638</b>	<b>1,006,363</b>	<b>67,517</b>	<b>101,699</b>	<b>14,258</b>	<b>25,921</b>	<b>2,921,408</b>
Work in progress expenditure											47,885	47,885
Transfers from work in progress		-	-	-	-	-	-	-	-	-	(42,693)	(42,693)
Additions		267	657	5,872	23,931	61	3,210	2,512	4,332	235	-	41,077
Contributed assets at valuation	5(b)	-	19	-	6,101	8,635	6,230	215	-	-	-	21,200
Disposals		(691)	(181)	(4,835)	(5,078)	(80)	(1,012)	(1,367)	(123)	-	-	(13,367)
Revaluation adjustments		(18,631)	8,246	-	-	-	-	11,179	169,961	-	-	170,755
Transfers between asset classes		(10,256)	(1,788)	(167)	(408)	-	-	(41)	(15)	(160)	-	(12,835)
<b>Closing gross value at 30 June 2015</b>		<b>228,227</b>	<b>123,283</b>	<b>46,016</b>	<b>790,544</b>	<b>529,254</b>	<b>1,014,791</b>	<b>80,015</b>	<b>275,864</b>	<b>14,333</b>	<b>31,113</b>	<b>3,133,430</b>
<b>Accumulated depreciation</b>												
<b>Opening balance as at 1 July 2014</b>		<b>-</b>	<b>53,384</b>	<b>23,440</b>	<b>198,885</b>	<b>123,302</b>	<b>371,367</b>	<b>31,663</b>	<b>34,406</b>	<b>4,777</b>	<b>-</b>	<b>841,224</b>
Depreciation adjustments		-	-	-	(17)	(883)	14	(443)	215	-	-	(1,114)
Depreciation for the year		-	3,003	4,962	14,667	5,471	16,682	3,386	2,012	476	-	50,659
Depreciation on disposals		-	(152)	(4,134)	(2,868)	(12)	(602)	(1,014)	(28)	-	-	(8,810)
Depreciation on revaluation adjustments		-	3,979	-	-	-	-	3,934	4,116	-	-	12,029
Depreciation on transfers between asset classes		-	(1,452)	(129)	(141)	-	-	(19)	(13)	(69)	-	(1,823)
<b>Accumulated depreciation at 30 June 2015</b>		<b>-</b>	<b>58,762</b>	<b>24,139</b>	<b>210,526</b>	<b>127,878</b>	<b>387,461</b>	<b>37,507</b>	<b>40,708</b>	<b>5,184</b>	<b>-</b>	<b>892,165</b>
<b>Council book value as at 30 June 2015</b>		<b>228,227</b>	<b>64,521</b>	<b>21,877</b>	<b>580,018</b>	<b>401,376</b>	<b>627,330</b>	<b>42,508</b>	<b>235,146</b>	<b>9,149</b>	<b>31,113</b>	<b>2,241,265</b>

Redland Investment Corporation Pty Ltd held no Property, plant and equipment as at 30 June 2015 and had no movements during the year. As such, the results above are for both Council and the group.





## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 13 (b) Property, plant and equipment - prior year comparative

Asset class	Land	Buildings	Plant and equipment	Roads	Stormwater drainage	Water and wastewater	Parks	Other infrastructure	Waste	Work in progress	Total	
Basis of measurement	Fair value	Fair value	Cost	Fair value	Fair value	Fair value	Fair value	Fair value	Fair value	Cost		
Range of estimated useful life in years	n/a	10-75	3-10	10-100	20-150	10-134	16-60	15-100	5-70	n/a		
<b>Council - 30 June 2014</b>												
Asset values	Note	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	
<b>Opening gross value at 1 July 2013</b>		<b>243,095</b>	<b>115,843</b>	<b>43,883</b>	<b>743,242</b>	<b>516,560</b>	<b>1,000,594</b>	<b>65,848</b>	<b>104,092</b>	<b>14,524</b>	<b>19,630</b>	<b>2,867,311</b>
Work in progress expenditure		-	-	-	-	-	-	-	-	-	49,545	49,545
Transfer from WIP to non-current assets		-	-	-	-	-	-	-	-	-	(43,254)	(43,254)
Additions		1,773	610	6,962	18,944	2,747	4,065	2,226	4,475	204	-	42,006
Contributed assets at valuation	5(b)	-	-	219	464	1,737	2,862	387	-	-	-	5,669
Disposals		(1,677)	(12)	(4,997)	(3,159)	(406)	(1,161)	(939)	(374)	(470)	-	(13,195)
Revaluation adjustments		14,347	-	-	-	-	-	-	-	-	-	14,347
Transfers between asset classes		-	(111)	(921)	6,507	-	3	(5)	(6,494)	-	-	(1,021)
<b>Closing gross value at 30 June 2014</b>		<b>257,538</b>	<b>116,330</b>	<b>45,146</b>	<b>765,998</b>	<b>520,638</b>	<b>1,006,363</b>	<b>67,517</b>	<b>101,699</b>	<b>14,258</b>	<b>25,921</b>	<b>2,921,408</b>
<b>Accumulated depreciation</b>												
<b>Opening balance at 1 July 2013</b>		-	<b>50,103</b>	<b>22,545</b>	<b>185,957</b>	<b>117,985</b>	<b>355,608</b>	<b>29,037</b>	<b>35,683</b>	<b>4,750</b>	-	<b>801,668</b>
Depreciation for the year	9	-	3,300	4,994	11,688	5,367	16,512	3,229	1,991	497	-	47,598
Depreciation on disposals		-	(8)	(3,405)	(1,928)	(70)	(753)	(603)	(107)	(470)	-	(7,344)
Depreciation on revaluation adjustments		-	-	-	-	-	-	-	-	-	-	-
Transfers between asset classes		-	(11)	(694)	3,168	-	-	-	(3,161)	-	-	(698)
<b>Accumulated depreciation at 30 June 2014</b>		-	<b>53,384</b>	<b>23,440</b>	<b>198,885</b>	<b>123,302</b>	<b>371,367</b>	<b>31,663</b>	<b>34,406</b>	<b>4,777</b>	-	<b>841,224</b>
<b>Council book value as at 30 June 2014</b>		<b>257,538</b>	<b>62,946</b>	<b>21,706</b>	<b>567,113</b>	<b>397,336</b>	<b>634,996</b>	<b>35,854</b>	<b>67,293</b>	<b>9,481</b>	<b>25,921</b>	<b>2,080,184</b>

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>14 Trade and other payables</b>				
Creditors and accruals	15,534	15,248	15,546	15,248
Annual leave	6,081	5,976	6,057	5,976
	<u>21,615</u>	<u>21,224</u>	<u>21,603</u>	<u>21,224</u>

Creditors and accruals are expected to be settled within 12 months.

Of the consolidated annual leave balance, \$4,929,338 is expected to be settled within 12 months from balance date and \$1,151,974 is expected to be settled after more than 12 months.

**15 Borrowings**

**(a) Current**

Loans - Queensland Treasury Corporation	4,482	4,375	4,482	4,375
	<u>4,482</u>	<u>4,375</u>	<u>4,482</u>	<u>4,375</u>

**(b) Non-current**

Loans - Queensland Treasury Corporation	49,973	54,608	49,973	54,608
	<u>49,973</u>	<u>54,608</u>	<u>49,973</u>	<u>54,608</u>

**Movement in loans - Queensland Treasury Corporation (QTC)**

Opening balance at 1 July	58,983	63,102	58,983	63,102
Loans raised	-	-	-	-
Principal repayments	(4,528)	(4,119)	(4,528)	(4,119)
Closing balance at 30 June	<u>54,455</u>	<u>58,983</u>	<u>54,455</u>	<u>58,983</u>

The market value of QTC loans at the reporting date was \$62.728m (2014: \$66.724m). This represents the value of debt if Council repaid it at that date. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts.

No assets have been pledged as security by the Council for any liabilities, however all loans are ultimately guaranteed by the Queensland Government.

Borrowings are in \$AUD denominated amounts and carried at amortised cost, interest is expensed as it accrues. This is at a fixed interest rate of 6.4%. No interest has been capitalised during the current or comparative reporting period.

Expected final repayment dates vary from 27 August 2022 to 31 January 2027. There have been no defaults or breaches of the loan agreement during the year. Principal and interest repayments were made quarterly in advance and interest applied at the end of each quarter.

The following details set out the liquidity risk in relation to borrowings held by Council and represents the remaining contractual cash flows of financial liabilities at the end of the reporting period:

Less than 1 year	7,953	7,952	7,953	7,952
1 to 5 years	31,810	31,810	31,810	31,810
Over 5 years	32,341	39,997	32,341	39,997
Total contractual cash flows	<u>72,104</u>	<u>79,759</u>	<u>72,104</u>	<u>79,759</u>
Carrying amount	54,455	58,983	54,455	58,983

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>16 Provisions</b>				
<b>(a) Current</b>				
Landfill rehabilitation	6,092	6,491	6,092	6,491
Workers compensation	362	278	362	278
Long service leave	8,138	7,181	8,138	7,181
	<u>14,592</u>	<u>13,950</u>	<u>14,592</u>	<u>13,950</u>
<b>(b) Non-Current</b>				
Landfill rehabilitation	9,848	17,578	9,848	17,578
Workers compensation	433	478	433	478
Long service leave	2,019	1,737	2,004	1,737
	<u>12,300</u>	<u>19,793</u>	<u>12,285</u>	<u>19,793</u>

**Movements in provisions were as follows:**

Landfill rehabilitation

Opening balance at 1 July	24,069	39,673	24,069	39,673
Decrease in provision due to change in discount rate and costs	(6,300)	(11,436)	(6,300)	(11,436)
Provision utilised during the period	(2,388)	(4,431)	(2,388)	(4,431)
Unused amounts reversed during the period	150	(631)	150	(631)
Increase in provision due to passage of time - borrowing costs	409	894	409	894
Closing balance at 30 June	<u>15,940</u>	<u>24,069</u>	<u>15,940</u>	<u>24,069</u>

This is the present value of the estimated cost of restoring closed landfill sites across the city and is based on Council's 10 year program. The significant decrease in the closing balance is due to the reduction in interest and further revision of the program costs. The program is funded by a separate charge and interest free short term loan from Council.

Workers compensation

Opening balance at 1 July	756	1,320	756	1,320
Adjustment for period	39	(564)	39	(564)
Closing balance at 30 June	<u>795</u>	<u>756</u>	<u>795</u>	<u>756</u>

Long service leave

Opening balance at 1 July	8,918	10,099	8,918	10,099
Long service leave entitlement raised	2,435	(103)	2,420	(103)
Long service entitlement used/extinguished	(773)	(574)	(773)	(574)
Long service entitlement paid	(423)	(504)	(423)	(504)
Closing balance at 30 June	<u>10,157</u>	<u>8,918</u>	<u>10,142</u>	<u>8,918</u>

Of the total current long service leave balance, \$825,000 is expected to be settled within 12 months from balance date and \$7,313,000 is expected to be settled after more than 12 months. The non-current portion relates to employees who have not yet reached the required years of service to be entitled to take long service leave.

**17 Asset revaluation surplus**

**Asset revaluation surplus analysis:**

The closing balance of the asset revaluation surplus comprises the following asset categories:

Land	64,054	82,686	64,054	82,686
Buildings	31,409	27,142	31,409	27,142
Plant and equipment	105	105	105	105
Roads	277,199	277,199	277,199	277,199
Stormwater drainage	203,013	203,013	203,013	203,013
Parks	43,190	35,944	43,190	35,944
Other infrastructure	201,744	35,899	201,744	35,899
Waste	6,697	6,697	6,697	6,697
	<u>827,411</u>	<u>668,685</u>	<u>827,411</u>	<u>668,685</u>

Increases and decreases on revaluation are offset within a class of assets.



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Consolidated		Council	
2015	2014	2015	2014
\$000	\$000	\$000	\$000

**18 Commitments**

**Operating leases**

Future minimum lease payments in relation to non-cancellable operating leases are payable as follows:

Within 1 year	982	1,088	982	1,088
1 to 5 years	2,513	2,872	2,513	2,872
Greater than 5 years	4,752	5,152	4,752	5,152
	<u>8,247</u>	<u>9,112</u>	<u>8,247</u>	<u>9,112</u>

**Operating contractual commitments**

Contractual commitments at end of financial year but not recognised in the financial statements are as follows:

Roadworks	1,223	390	1,223	390
Water and wastewater	1,158	3,122	1,158	3,122
Waste	46,940	40,340	46,940	40,340
Other	17,326	10,903	17,326	10,903
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

These expenditures are payable:

Within 1 year	32,850	27,667	32,850	27,667
1 to 5 years	33,797	23,267	33,797	23,267
Greater than 5 years	-	3,821	-	3,821
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

**Capital contractual commitments**

Commitments for the construction of the following assets contracted for at year end but not recognised as liabilities are as follows and are payable within 1 year:

Roadworks	21	46	21	46
Water and wastewater	1,773	1,505	1,773	1,505
Waste	251	18	251	18
Other	11,643	5,502	11,643	5,502
	<u>13,688</u>	<u>7,071</u>	<u>13,688</u>	<u>7,071</u>

Note: All commitments are inclusive of GST.

**19 Contingent liabilities and contingent assets**

**Contingent liabilities:**

Details and estimates of maximum amounts of contingent liabilities are as follows:

WorkCover self-insurer liability

The estimated claims liability for Council as a self-insurer under the *Workers Compensation and Rehabilitation Act 2003* ("the Act") as at 30 June 2015 is \$838,000 (2014: \$897,000) where estimated claims liability is defined in Section 84 of the Act. The Actuary has recommended that a provision be recognised for \$795,000 (2014: \$756,000) for the total estimated claims liability. Council has in place a bank guarantee with the ANZ Banking Group Ltd for \$5,000,000 (2014: \$5,000,000).

Other claims

The Quandamooka-Redland City Council Indigenous Land Use Agreement (ILUA) sets out broad principles and mechanisms for how parties will work together and meet their respective responsibilities for mutual benefits in accordance with the *Native Title Act 1994*. The ILUA establishes native title validation and consultation for Council's projects and a framework for other policies, programmes and initiatives for the mutual benefit of parties and local community.

Landfill Remediation

Council has historically recognised, and continues to recognise, a provision for the remediation of former landfill sites throughout the city to ensure compliance with legal obligations. The legal obligation is broad and covered in a range of legislation such as the *Environmental Protection Act 1994*, *Petroleum and Gas Act 2004*, *Sustainable Planning Act 2009* and *Work Health and Safety Act 2011* plus subordinate legislation (such as various regulations and codes of practice) and other industry guidelines.

Council is taking a risk-based approach to justify and prioritise expenditure for managing these landfills with aftercare management plans under development for each site. There will be substantial expenditure in 2015-16 to finalise the closure of Council's largest landfill site at Birkdale, which was also the most recently closed landfill. Risks will continue to be reviewed and updated in line with relevant information from site inspections, detailed investigations, environmental monitoring results, asset owner feedback, site master plans and other service standards. Costs may change over time and at least annually, this program will be reviewed to reflect the dynamic circumstances against Council prudence and efficiency measures.

**Contingent assets:**

Council has no contingent assets at the date of this report.

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
 For the period ended 30 June 2015

**20 Superannuation**

Redland City Council contributes to the Local Government Superannuation Scheme (Qld) (the scheme). The scheme is a Multi-Employer Plan as defined in the Australian Accounting Standard AASB 119 *Employee Benefits*.

The Queensland Local Government Superannuation Board, the trustee of the scheme, advised that the local government superannuation scheme was a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation.

The scheme has three elements, referred to as:

- City Defined Benefits Fund (CDBF) which covers former members of the City Super Defined Benefits Fund
- Regional Defined Benefits Fund (Regional DBF) which covers defined benefit fund members working for regional local governments (closed to new entrants from 1 July 1998)
- Accumulation Benefits Fund (ABF)

The ABF is a defined contribution scheme as defined in AASB 119. Council has no liability to or interest in, the ABF other than the payment of the statutory contributions as required by the *Local Government Act 2009*.

The Regional DBF is a defined benefit plan as defined in AASB 119. Council is not able to account for the Regional DBF as a defined benefit plan in accordance with AASB 119 because the scheme is unable to account to Council for its proportionate share of the defined benefit obligation, plan assets and costs.

Any amount by which either fund is over or under funded would only affect future benefits and contributions to the Regional DBF, and is not an asset or liability of Council. Accordingly there is no recognition in the financial statements of any over or under funding of the scheme.

As at the reporting date, the assets of the scheme are sufficient to meet the vested benefits.

The most recent actuarial assessment of the scheme was undertaken as at 1 July 2012. The actuary indicated that "the Regional DBF is currently in a satisfactory but modest financial position and remains vulnerable to adverse short and medium term experience".

Following the previous actuarial assessment in 2009, councils were advised by the trustee of the scheme, following advice from the scheme's actuary, that additional contributions may be imposed in the future at a level necessary to protect the entitlements of Regional DBF members. In the 2012 actuarial report the actuary has recommended no change to the employer contribution levels at this time.

Under the *Local Government Act 2009* the trustee of the scheme has the power to levy additional contributions on councils which have employees in the Regional DBF when the actuary advises such additional contributions are payable - normally when the assets of the DBF are insufficient to meet members' benefits.

There are currently 71 entities contributing to the Regional DBF plan and any changes in contribution rates would apply equally to all 71 entities. Redland City Council made less than 4% of the total contributions to the plan in the financial year ended 30 June 2015.

The next actuarial valuation will be conducted as at 1 July 2015.

	Consolidated		Council	
	2015	2014	2015	2014
	\$000	\$000	\$000	\$000
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of employees was:	7,396	7,070	7,396	7,070
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of councillors was:	136	130	136	130



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>21 Trust funds</b>					
Monies collected or held on behalf of other entities		8,026	7,579	8,026	7,579
These funds relate to monies yet to be paid out to or on behalf of those entities and Council performs only a custodial role in respect of these monies. Council separately accounts for all trust funds through a dedicated trust ledger and within a separate account whereby balances are excluded from the Consolidated Statement of Financial Position.					
<b>22 Reconciliation of net result for the year to net cash flows from operating activities</b>					
<b>Net result</b>		<b>53,751</b>	<b>38,675</b>	<b>52,652</b>	<b>38,675</b>
<u>Non-cash operating items</u>					
Depreciation and amortisation	9	51,342	47,965	51,342	47,965
Prior years errors corrected in-year		(755)	-	(755)	-
Non-cash contributions	5(b)	(21,200)	(5,669)	(21,200)	(5,669)
Bad and doubtful debts		506	(18)	506	(18)
Cost of land sold - acquired as contributed equity		820	-	-	-
Land acquired in lieu of rates		(2)	(61)	(2)	(61)
Fair value adjustment - investment property		(63)	-	(63)	-
		<u>30,648</u>	<u>42,217</u>	<u>29,828</u>	<u>42,217</u>
<u>Investing and development activities</u>					
Net loss on disposal of non-current assets		2,993	3,373	2,993	3,373
Capital grants, subsidies and contributions	5(b)	(29,232)	(22,078)	(29,232)	(22,078)
		<u>(26,239)</u>	<u>(18,705)</u>	<u>(26,239)</u>	<u>(18,705)</u>
<u>Changes in operating assets and liabilities</u>					
(Increase)/decrease in trade and other receivables		575	(5,200)	616	(5,200)
(Increase)/decrease in other current assets and inventories		78	219	78	219
Increase/(decrease) in trade and other payables		751	4,267	379	4,267
Increase/(decrease) in provisions		(6,826)	(18,018)	(6,865)	(18,018)
Increase/(decrease) in other current liabilities		(3,065)	(603)	(3,065)	(603)
		<u>(8,487)</u>	<u>(19,335)</u>	<u>(8,857)</u>	<u>(19,335)</u>
<b>Net cash inflow/(outflow) from operating activities</b>		<b><u>49,673</u></b>	<b><u>42,852</u></b>	<b><u>47,384</u></b>	<b><u>42,852</u></b>

**23 Controlled entities**Redland Investment Corporation Pty Ltd (Consolidated)

Redland Investment Corporation Pty Ltd (RIC) was incorporated on 2 December 2014 and is limited by shares. Council has 100% ownership of RIC. This company was formed to support the commercial activities of Redland City Council to generate revenue in addition to the traditional fees, charges and rates revenue. This company will oversee the management of property developments across the city.

The financial results of controlled entities have been consolidated into these financial statements. Separate financial statements for the controlled entity have been prepared for the financial year ended 30 June 2015 and are audited by the Auditor-General of Queensland.

Redheart Pty Ltd (Not Consolidated)

As at 30 June 2015 Council had control over Redheart Pty Ltd, a company whose principle activity was to act as the holder of the mining lease pursuant to the *Mineral Resources Act 1989* in respect of Council's German Church Road quarry operations. As at 30 June 2015, the company had net assets of \$2 and remained dormant throughout the financial year.

As the transactions in this entity are not material, it has not been consolidated with Council's financial results.

**24 (a) Fair value measurements**

Redland City Council measures the following assets at fair value on a recurring basis:

- Land
- Buildings
- Infrastructure assets including roads, stormwater, water and wastewater, parks, other infrastructure and waste
- Investment property

In accordance with AASB 13, fair value measurements are categorised on the following basis:

- Fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Fair value based on inputs that are directly or indirectly observable for the asset or liability (Level 2)
- Fair value based on unobservable inputs for the asset and liability (Level 3)

All fair value measurements are recurrent and categorised as either Level 2 or Level 3. Council does not hold any assets valued using Level 1 inputs. Where all significant inputs used to value the asset are observable, the asset is valued at Level 2. However, if one or more of the significant inputs are unobservable, the asset is valued as Level 3.

Council's valuation policy and procedures are reviewed every three years. Annual reviews of depreciation, impairment, asset lives and asset balances are conducted by the Senior Management Team. Council's current policy for the recurrent valuation of property, plant and equipment is documented in Note 2.f. Non-recurring valuations are completed as necessary on reclassification. The valuation methodology maximises observable inputs. Details of valuation movements are shown in note 13.

**Recognised fair value measurements**

The following table represents the material asset classes measured and recognised at fair value at 30 June 2015.

2015	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	228,227	228,227	12,506	215,721
Buildings	123,283	64,521	-	64,521
Roads	790,544	580,018	-	580,018
Stormwater drainage	529,254	401,376	-	401,376
Water and wastewater	1,014,791	627,330	-	627,330
Parks	80,016	42,509	-	42,509
Other infrastructure	275,854	235,146	-	235,146
Waste	14,333	9,149	-	9,149
	3,056,302	2,188,276	12,506	2,175,770

2014	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	257,538	257,538	12,729	244,809
Buildings	116,330	62,946	-	62,946
Roads	765,998	567,113	-	567,113
Stormwater drainage	520,638	397,336	-	397,336
Water and wastewater	1,006,363	634,996	-	634,996
Parks	67,517	35,854	-	35,854
Other infrastructure	101,699	67,293	-	67,293
Waste	14,258	9,481	-	9,481
	2,850,341	2,032,557	12,729	2,019,828

There were no transfers between Level 2 and Level 3 during the year. Council's policy is to recognise transfers in and out of the fair value hierarchy levels (if any) at the end of the reporting period and is consistent with the previous year.

**Disclosed fair values of financial assets and liabilities**

Council borrowings are measured at amortised cost with interest recognised in the Statement of Comprehensive Income when incurred. The fair value of borrowings is disclosed in Note 15 and is the market value of the debt as provided by Queensland Treasury Corporation. It represents the contractual undiscounted future cash flows at balance date based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. As it is the intention of Council to hold its borrowings for their full term, no adjustment provision is made in these accounts.

The carrying amount of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment where relevant. The carrying value of cash and cash equivalents is a reasonable approximation of fair value and therefore separate disclosures of the fair values are not required.



**24 (a) Fair value measurements - continued**

**Valuation techniques used to derive fair values**

The specific valuation techniques used to value Council's assets are documented below. Fair value represents the highest and best use of the assets having regard to the optimal financial, physical and legal use of the asset. Residual values have not been applied to any asset category.

Investments in 100% controlled entities and investments in other entities do not have a quoted market price in an active market and are valued at cost less any impairment. Shares in controlled entities have been eliminated on consolidation (refer note Controlled entities).

**Land**

All council freehold land was comprehensively valued as at 30 June 2011 by qualified independent external valuers, AssetVal Pty Ltd. Land re-transferred to Council from Allconnex Water was independently valued by qualified external valuers, AssetVal Pty Ltd, for determination of the fair value as at 1 July 2012.

The valuations were based on publicly available data on sales of similar land in nearby localities applying a direct comparison method. Where an active market exists and there are no unreasonable restrictions as to use and/or sale, the land was deemed to be valued as Level 2.

Where no active market existed, or there were restrictions on the use and/or sale, the land was assessed as Level 3. Land carrying a parkland zone, or land utilised for footpath or access restriction purposes, or due to its general characteristics, land that has no observable active market, has been assessed as Level 3. The most significant input to the determination of fair value is the value per square metre.

Subsequent desktop indexations were applied where the movement in land values across the city indicated a material adjustment.

**Buildings**

All buildings were valued as at 30 June 2011 by independently qualified external valuers AssetVal Pty Ltd. Due to the specialist nature of these assets and the absence of an active market, fair value was assessed to be depreciated replacement cost.

Replacement cost was determined by applying an abbreviated bill of quantities methodology. Reference was made to construction costing data contained in Rawlings Australia Construction Handbook and databases built from research by external valuers AssetVal Pty Ltd. Major buildings have been split into components, and these components were valued separately to reflect differing expectations of condition and useful life. Assessment of economic and remaining life was based on historical assessment of similar assets and drawing on experience of the valuer, and this was the basis for determining the depreciated value. Residual values have not been applied to the building assets.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition, expected useful life and remaining life and therefore these assets are considered to be valued as Level 3.

The movement in the Australian Bureau of Statistics Asset Valuation Non-residential Construction Index (March Quarter 2015), indicated a material movement since this valuation and as a result, indexation has been applied as at 30 June 2015.

**Road infrastructure assets**

Road assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs.

Unit rates were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia's Construction Handbook, and other published building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%). All roads are divided into segments and componentised into earthworks, base, sub-base and surface to reflect different lives to each component.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The expected lives of major culvert assets were reduced by 20% if located within 50m of the coast and 40% if located in poor soils. A review of the pavement rehabilitation history suggested longer base course useful lives for low traffic roads less than 20 years old and as a result longer lives were adopted for these assets.

Pavement condition was determined by Council officers assessing the following criteria: cracks, ravelling, potholes, roughness, rutting and SMEC Pavement Condition Index. Correlation between condition data and age could not be determined and therefore an age based model was adopted to determine remaining useful life and accumulated depreciation. Remaining life and therefore accumulated depreciation was determined on an age basis for all other roads assets.

The significant unobservable inputs used in the valuation of road infrastructure assets were: expected useful life, remaining life and condition.

24 (a) Fair value measurements - continued

**Stormwater drainage infrastructure assets**

Stormwater drainage assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs. Unit rates and replacement costs were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia Construction Handbook, and other building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%).

Other cost factors considered when developing replacement costs for passive assets were soil and development type, economies of scale and asset depth. These factors together with the asset condition, expected useful life and remaining life are considered the significant unobservable inputs used in the valuation.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The lives of assets located within 50m of the coast or in poor soils were adjusted to reflect a varied life expectancy.

Condition assessments of Gross Pollutant Traps - Simple and Complex were conducted by Council officers with reference to predetermined condition criteria and remaining life was derived by application of a predetermined scale.

The remaining useful life of all other Stormwater assets was determined on an aged basis with reference to the total expected life of the asset and as a result the accumulated depreciation was calculated on a straight line basis. Assets are componentised to reflect varying expected lives and consumption patterns.

**Water and wastewater infrastructure assets**

Infrastructure assets re-transferred from Allconnex Water were valued as at 1 July 2012 by registered valuers GHD to determine their fair value for initial recognition. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as such were classified as being valued using Level 3 inputs. Significant components with differing expected useful lives and replacement costs were valued separately.

Replacement costs were based on the replacement of the assets with a modern, engineering equivalent with cost factor adjustments applied to reflect the location and site conditions likely on replacement. Costs of supply and install were derived from GHD's record of past construction projects, the Rawlinsons Australia Construction Handbook and GHD's infrastructure cost estimating database. These costs were verified against Redland City Council information where available and include 15% oncosts (Survey 3%, Design 5%, Construction supervision 4%, Project management 3%).

Cost factors taken into consideration when determining replacement cost of underground assets were soil and development type. An additional cost factor was applied to all assets located in island locations.

Remaining life of the assets was determined with consideration to the age and performance of the component assets with reference to design lives developed by GHD using common engineering and industry practice standards. Asset condition and performance were assessed by GHD and used to derive a Condition and Performance Factor.

The condition of underground assets was determined with reference to the age of the assets, while the condition of above ground assets was determined from visual inspection against predetermined condition criteria. Performance scores for above ground assets were based on data provided by RCC operator staff on current reliability and current loadings against design capability. Performance scores for passive assets was deemed to be 1.

Condition and performance scores were assessed against remaining economic life to calculate indicative remaining useful lives that were used to determine accumulated depreciation and fair value.

The significant unobservable inputs used in the valuation were soil, development and island factors; asset performance scores (active assets) and condition; and total expected life and remaining life.



24 (a) Fair value measurements - continued

**Parks infrastructure assets**

Parks infrastructure assets were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as a result were considered to have been valued using Level 3 valuation inputs.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the Islands has been taken into consideration through the application of an island factor to these assets.

Asset condition was assessed by RCC internal experts and a sample confirmed as part of the valuation process by the valuer. Condition ratings were assigned based on the International Management Manual Condition Ratings (1 as new to 5 poor). Remaining lives were derived based on the condition of the assets including factors such as the age of the asset, overall condition as noted during inspection, economic and/or functional obsolescence.

The assets were depreciated with reference to expected useful lives determined through application of industry standard ranges (including Institute of Public Works Engineering Australia (IPWEA)), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd. The condition assessment directly translates to the level of the depreciation applied.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

**Other infrastructure assets**

These assets include marine, jetty facilities and seawalls and were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the islands has been taken into consideration by applying an island factor to these assets.

Remaining lives were assigned based on physical assessment of the condition of the assets as noted by the Valuer during inspection including factors such as the age of the asset, overall condition, economic and/or functional obsolescence. The assets were depreciated with reference to expected useful lives determined through application of industry standards (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3.

The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

**Waste infrastructure assets**

All waste assets were independently valued as at 30 June 2011 by qualified external valuers AssetVal Pty Ltd. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was derived using an abbreviated bill of quantities methodology with reference to Rawlinsons Australia Construction Handbook and AssetVal Pty Ltd databases of building and site improvement costs built up through previous engagements.

Remaining lives were assigned based on physical assessment of the condition of the assets by the Valuer. The assets were depreciated on a straight line basis with reference to expected useful lives determined through application of industry standard ranges (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by AssetVal Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**24 (b) Fair value measurement movement**

Movements in asset categories fair valued using significant unobservable inputs (Level 3) are as per Note 13 for buildings, roads, stormwater, water and wastewater, parks, other infrastructure and waste.

Land is the only asset category fair valued using Level 3 and Level 2 inputs. The movement is as below:

Land asset values	Level 2	Level 3	Total
	\$000	\$000	\$000
<b>Opening balance 1 July 2014</b>	<b>12,729</b>	<b>244,809</b>	<b>257,538</b>
Additions	-	267	267
Contributed assets at valuation	-	-	-
Reclassifications	-	(10,256)	(10,256)
<u>Included in Profit and Loss</u>			
Disposals	-	(691)	(691)
<u>Included in Comprehensive Income</u>			
Net increase (decrease) in asset revaluation surplus	(223)	(18,408)	(18,631)
<b>Closing balance at 30 June 2015</b>	<b>12,506</b>	<b>215,721</b>	<b>228,227</b>

**25 National Competition Policy**

**Code of Competitive Conduct**

**Business activities to which the code of competitive conduct is applied**

A government business activity is one which competes with private businesses and exceeds thresholds set by Department of Infrastructure, Local Government and Planning. In order to remove any advantages or disadvantages, the competitive neutrality principle must be applied.

The Code of Competitive Conduct seeks to ensure government businesses compete on the same basis as its competitors by:

- (a) the application of the competitive neutrality principle, by removing or taking into account any competitive advantage or disadvantage when deciding charges for goods or services;
- (b) applying full cost pricing when deciding charges for goods or services, or charging for commercial reasons;
- (c) treating the net cost of performing community service obligations as revenue, except for particular roads activities;
- (d) as part of a local government's financial reporting:
  - (i) that the local government's budget contains an estimated activity statement for each business activity; and
  - (ii) that the local government's annual financial statement contains an activity statement for each business activity.

The activity statement for each business activity must state:

- (a) the revenue from the business activity; and
- (b) the expenses for the business activity; and
- (c) the surplus or deficit for the financial year; and
- (d) if community service obligations were carried on:
  - (i) a description of the community service obligations; and
  - (ii) the cost of carrying out the community service obligations, minus the revenue from the community service obligations.

Council resolved to apply the Code of Competitive Conduct to the following business activities during the financial year ended 30 June 2015:

- Water and wastewater
- Waste Management
- Building Certification
- Redland Performing Arts Centre (RPAC)

**Financial performance of activities subject to code of competitive conduct:**

Significant Business Activities	Water and wastewater	Waste Management	Building Certification	RPAC
	2015 \$000	2015 \$000	2015 \$000	2015 \$000
Revenue for services provided to Council	2,191	538	22	50
Revenue for services provided to external clients	94,690	20,650	290	535
Community service obligations	409	1,493	18	203
Contribution from general fund	-	-	73	1,709
	97,290	22,681	403	2,497
Less: Expenditure	81,252	17,881	403	2,497
Operating surplus/(deficit)	16,038	4,800	-	-

**Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities:**

Activities	CSO Description	Actual \$000
Water and wastewater	CSOs	
	Water not-for-profit	83
	Wastewater not-for-profit	326
		<b>409</b>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 25 National Competition Policy - continued

## Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities - continued:

Activities	CSO Description	Actual
Waste Management	CSOs	\$000
	Birkdale Sanitary Landfill - Gate Waiver Fees	7
	North Stradbroke Island Transfer Station	331
	Kerbside Recycling	26
	Kerbside Waste Collection	36
	Kerbside Greenwaste Collection	2
	Bulky Item Collection for HAS clients	18
	Russell Island Transfer Station	398
	Macleay Island Transfer Station	348
	Lamb Island Transfer Station	98
	Karragarra Island Transfer Station	93
	Coochiemudlo Island Transfer Station	136
		<b>1,493</b>
Building Certification Services	CSOs	
	Delivery of professional advice at customer service points	18
	<i>Contribution from General Fund</i>	73
		<b>91</b>
Redland Performing Arts Centre	CSOs	
	Discounts offered on commercial ticketing	203
	<i>Contribution from General Fund</i>	1,709
	Council's investment in the cultural life of the city and its community via: - developing performing arts practice for community organisations - providing a venue to enable growth in skills and performance capability - providing different artistic forms/genres to enhance access to performing arts - providing a focal place for the community to celebrate its diversity and undertake civic functions	
		<b>1,912</b>

## Anticipated changes to Business Activities

It is expected that there will be no new Business Activities to which the Code of Competitive Conduct (CCC) will be applied for the financial year ending 30 June 2016.

For the financial year ending 30 June 2016, Council has determined to no longer classify Redland Performing Arts Centre as a business activity subject to the code of competitive conduct as it no longer meets the criteria.

## 26 Events after the reporting period

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. Council elected to early adopt this accounting standard. Refer note 1.h for the impact on Council's consolidated financial statements.

Council resolved to transfer properties to Redland Investment Corporation Pty Ltd as at 1 July 2015 at book value \$10,155,000. These properties are reflected in Council's consolidated financial statements as non-current assets held-for-sale. For the purposes of the consolidated financial statements, these properties are disclosed as part of Inventories (note 12) to reflect the change in intention to the group.

**REDLAND CITY COUNCIL  
CONSOLIDATED FINANCIAL STATEMENTS  
For the year ended 30 June 2015**

**MANAGEMENT CERTIFICATE  
For the year ended 30 June 2015**

These general purpose financial statements have been prepared pursuant to Sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

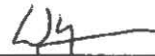
In accordance with Section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements present a true and fair view, in accordance with Australian Accounting Standards, of Council's and the consolidated entity's transactions for the financial year and financial position at the end of the year.



**Mayor**  
Karen Williams

Date: 15 / 10 / 15



**Chief Executive Officer**  
William Harold Lyon

Date: 15 / 10 / 15

REDLAND CITY COUNCIL  
**MEASURES OF FINANCIAL SUSTAINABILITY**  
For the year ended 30 June 2015

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Current-year financial sustainability statement  
Independent auditor's report - current year sustainability statement  
Long-term financial sustainability statement



## INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

### Report on the Financial Report

I have audited the accompanying financial report of Redland City Council, which comprises the statement of financial position as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and certificates given by the Mayor and the Chief Executive Officer of the Council and the consolidated entity comprising the Council and the entities it controlled at the year's end and from time to time during the financial year.

#### *The Council's Responsibility for the Financial Report*

The Council is responsible for the preparation of the financial report that gives a true and fair view in accordance with prescribed accounting requirements identified in the *Local Government Act 2009* and *Local Government Regulation 2012*, including compliance with Australian Accounting Standards. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

My responsibility is to express an opinion on the financial report based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the financial report is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control, other than in expressing an opinion on compliance with prescribed requirements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.

### *Independence*

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

### *Auditor's Opinion*

In accordance with s.40 of the *Auditor-General Act 2009* –

- (a) I have received all the information and explanations which I have required; and
- (b) in my opinion -
  - (i) the prescribed requirements in respect of the establishment and keeping of accounts have been complied with in all material respects; and
  - (ii) the financial report presents a true and fair view, in accordance with the prescribed accounting standards, of the financial performance and cash flows of Redland City Council and the consolidated entity for the financial year 1 July 2014 to 30 June 2015 and of the financial position as at the end of that year.

### **Other Matters – Electronic Presentation of the Audited Financial Report**

Those viewing an electronic presentation of these financial statements should note that an audit does not provide assurance over the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA  
as Delegate of the Auditor-General of Queensland



Queensland Audit Office  
Brisbane

REDLAND CITY COUNCIL  
**CURRENT-YEAR FINANCIAL SUSTAINABILITY STATEMENT**  
 For the year ended 30 June 2015

**Measures of Financial Sustainability**

	How the measure is calculated	Actual	Target
Council's consolidated performance at 30 June 2015 against key financial ratios and targets:			
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.61%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.96%	Below 60%

Council's performance at 30 June 2015 against key financial ratios and targets:

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.16%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.13%	Below 60%

**Note 1 - Basis of Preparation**

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the *Local Government Regulation 2012* and the *Financial Management (Sustainability) Guideline 2013*. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited consolidated general purpose financial statements for the year ended 30 June 2015. The asset sustainability ratio is calculated based on capital expenditure on replacement/renewal of infrastructure assets.

**Certificate of Accuracy**  
 For the year ended 30 June 2015

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.

*K Williams*

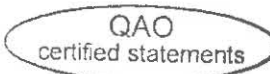
Mayor  
 Karen Williams

Date: 15 / 10 / 15

*WJ*

Chief Executive Officer  
 William Harold Lyon

Date: 15 / 10 / 15



## INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

### **Report on the Current-Year Financial Sustainability Statement**

I have audited the accompanying current-year financial sustainability statement, which is a special purpose financial report of Redland City Council for the year ended 30 June 2015, comprising the statement and explanatory notes, and certificates given by the Mayor and Chief Executive Officer.

#### *The Council's Responsibility for the Current-Year Financial Sustainability Statement*

The Council is responsible for the preparation and fair presentation of the current-year financial sustainability statement in accordance with the *Local Government Regulation 2012*. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

My responsibility is to express an opinion on the current-year financial sustainability statement based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the statement. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the statement.

My responsibility is to form an opinion as to whether the statement has been accurately calculated based on the Council's general purpose financial report. My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the Council's future sustainability.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.



### *Independence*

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

### *Opinion*

In accordance with s.212 of the *Local Government Regulation 2012*, in my opinion, in all material respects, the current-year financial sustainability statement of Redland City Council, for the year ended 30 June 2015, has been accurately calculated.

### *Emphasis of Matter – Basis of Accounting*

Without modifying my opinion, attention is drawn to Note 1 which describes the basis of accounting. The current-year financial sustainability statement has been prepared in accordance with the *Financial Management (Sustainability) Guideline 2013* for the purpose of fulfilling the Council's reporting responsibilities under the *Local Government Regulation 2012*. As a result, the statement may not be suitable for another purpose.

### **Other Matters - Electronic Presentation of the Audited Statement**

Those viewing an electronic presentation of this special purpose financial report should note that audit does not provide assurance on the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA  
as Delegate of the Auditor-General of Queensland



Queensland Audit Office  
Brisbane



REDLAND CITY COUNCIL  
**LONG-TERM FINANCIAL SUSTAINABILITY STATEMENT**  
 Prepared as at 30 June 2015

**Measures of Financial Sustainability**

Measure	Target	Actuals	Projected for the years ended								
		30 June 2015	30 June 2016	30 June 2017	30 June 2018	30 June 2019	30 June 2020	30 June 2021	30 June 2022	30 June 2023	30 June 2024

**Council**  
 The long term measures of financial sustainability are presented for Council only. The latest Financial Strategy was adopted exclusive of Redland Investment Corporation Pty Ltd and therefore consolidated measures are not available.

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	Between 0% and 10%	2.16%	0.04%	4.16%	3.36%	3.15%	2.41%	3.21%	3.38%	5.08%	6.54%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	Greater than 90%	36.44%	76.54%	67.92%	59.62%	60.38%	55.72%	65.35%	51.76%	58.31%	68.03%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	Below 60%	-22.13%	-2.13%	-8.84%	-17.95%	-20.67%	-27.07%	-32.23%	-41.58%	-51.71%	-60.64%

**Council's Financial Management Strategy**

Council's Financial Strategy is underpinned by the Long Term Financial Forecast which is a ten year financial model. The model is reviewed following revised budget forecasts and is used to support resource allocation decision making. The financial forecast contains details of the assumptions used to estimate growth rates, price increases, general rates and charges increases, and also provides the financial outputs and financial sustainability measures for each of the ten years.

The ten year focus allows us to assess our financial sustainability over the period and to guide corporate decision-making. It is a living and breathing document, guiding our financial planning, revenue-raising and spending activities, while adapting to changing needs and requirements.

The Long Term Financial Forecast provides transparency into our financial performance and planning, giving the Community a view of how its services are being funded and where the money goes. It is a tool for validating and maintaining alignment with Corporate Plans and with legislative requirements. It reflects the efforts we are making to meet current and future community expectations and serves to signal the decisions and actions needed to ensure our future financial sustainability.

The projected results are per the adopted 2015-16 budget. It does not include any revisions based on actual results as at 30 June 2015.

**Certificate of Accuracy**

For the long-term financial sustainability statement prepared as at 30 June 2015

This long-term financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.



Mayor  
 Karen Williams

Date: 15 / 10 / 15



Chief Executive Officer  
 William Harold Lyon

Date: 15 / 10 / 15

**12.2.4 ANNUAL COMMUNITY FINANCIAL REPORT 2014-15**

**Objective Reference:** A386689  
Reports and Attachments (Archives)

**Attachment:** [Community Financial Report 2014-15](#)

**Authorising/Responsible Officer:**



**Linnet Batz**  
Chief Financial Officer

**Report Author:** Leandri Brown  
Finance Manager Corporate Finance

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**PURPOSE**

The purpose of this report is to present the 2014-15 Community Financial Report to Council which will then form part of the 2014-15 Redland City Council Annual Report.

**BACKGROUND**

The annual Community Financial Report is a plain language document that contains a summary and high-level analysis of Council's financial performance and position for 2014-15.

It is consistent with the general purpose financial statements and discloses how Council has performed against the adopted key financial stability indicators and measures of sustainability. It uses non-technical language and pictorial aids such as graphs and tables to make it an easy-to-follow by the community and other stakeholders. The Corporate Financial Reporting Team produced the attached report on completion of the 2014-15 annual financial statements and accompanying notes.

**ISSUES**

There are no issues contained in the Community Financial Report that are not already covered in the 2014-15 Annual Report or Financial Statements. The attachment is purely a summary – please refer to the Annual Report for full information. Of note, the results and ratios presented in this report are the consolidated results – it therefore includes the results of Redland City Council as well as the 100% owned subsidiary, Redland Investment Corporation Pty Ltd.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

Section 179 of the *Local Government Regulation 2012* requires a local government to prepare a Community Financial Report for each financial year. The report then forms part of Council's Annual Report, alongside the Queensland Audit Office certified financial statements, disclosures and financial sustainability statements.

**Risk Management**

Risk management is undertaken during the year with respect to the financials – Council reviews its actual performance against budget on a monthly basis and

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formally reviews its budget on a regular basis throughout the year. Financial Services also liaises with the Queensland Audit Office at interim and final audits with respect to risk reduction and mitigation in addition to internal controls.

### **Financial**

There are no direct financial impacts to Council resulting from this report; however it provides a plain language indication of Council's financial performance and position for the 2014-15 financial year.

### **People**

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

### **Environmental**

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

### **Social**

Nil impact expected as the purpose of the attached report is to provide summary and high-level analysis of Council's financial performance and position for 2014-15.

### **Alignment with Council's Policy and Plans**

This report has a relationship with the following items of the Corporate Plan:

#### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan.

### **CONSULTATION**

The Corporate Financial Reporting Team and other internal stakeholders have discussed the financial results, statement layout and appropriate accounting treatments with the Queensland Audit Office both at the interim audit in March 2015 and the final audit in September and October 2015.

The financial statements were presented to the Audit Committee on 15 October 2015 before sign-off was obtained from the Mayor and the Chief Executive Officer.

### **OPTIONS**

1. That Council resolves to note the Community Financial Report for 2014-15.
2. That Council amends the Community Financial Report for 2014-15 prior to inclusion in the 2014-15 Annual Report.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr M Edwards  
Seconded by: Cr J Talty

**That Council resolves to note the Community Financial Report for 2014-15.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



# Community Financial Report

2014-15



# Community Financial Report

For the year ended 30 June 2015

This report summarises Council's financial position and results as at 30 June 2015.

During the financial year 2014-15, Council delivered a large program of operational and capital works while exceeding all of the seven key financial stability indicators. Council continued to meet all financial commitments and keep debt at low and very manageable levels.

## Summary of key financial stability and sustainability indicators

Financial Stability Indicators	Target	Actual Performance	
Level Of Dependence On General Rate Revenue	< 37.5%	33.04%	✓
Ability To Pay Our Bills - Current Ratio	1.1 to 4.1	3.70	✓
Ability To Repay Our Debt - Debt Servicing Ratio	≤ 10%	3.33%	✓
Cash Balance	> \$40M	\$123.96M	✓
Cash Balance - Cash Capacity In Months	3 to 4 months	7.78	✓
Longer Term Financial Stability - Debt To Assets Ratio	≤ 10%	2.26%	✓
Operating Performance	≥ 20%	20.63%	✓

Measures of Sustainability	Target	Actual Performance	
Operating Surplus Ratio	0% to 10%	2.61%	✓
Net Financial Liabilities Ratio*	< 60%	-22.96%	✓
Interest Coverage Ratio**	0% to 5%	-0.40%	✓
Asset Sustainability Ratio	> 90%	36.44%	✗
Asset Consumption Ratio	40% to 80%	69.35%	✓

\*This is calculated using net financial liabilities, i.e. total liabilities minus current assets. The negative number indicates that Council's current assets exceed the total liabilities. Therefore, Council has outperformed this target.

\*\* This is calculated using net interest expense, i.e. interest expense minus interest revenue. The negative number indicates that Council has earned more interest than it has spent on borrowings. Therefore, Council has outperformed this target.

The operating surplus ratio, the net financial liabilities ratio and the asset sustainability ratios have targets to be achieved on average over the long term (a period of at least 10 years) and are not necessarily expected to be met on a monthly or annual basis. Achieving the target for the asset sustainability ratio continues to be challenging, however Council have committed to a long term financial strategy that works towards meeting this goal. This is underpinned by Capital Works Prioritisation Policy. During 2014-15 Council also approved a comprehensive asset management project to replace the current asset management process and system.

## Overview of Council's financial results

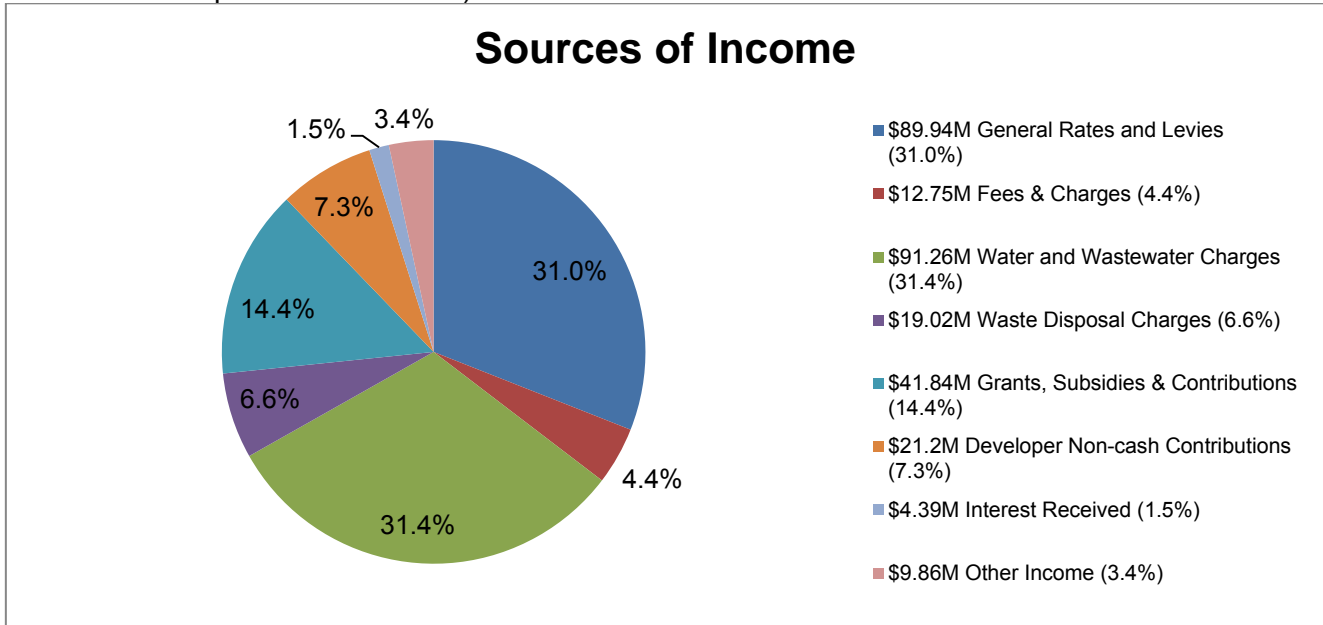
The audited financial statements of Council set out the financial performance, financial position and cash flows as well as changes in community equity for the financial year ended 30 June 2015. Below are Council's key financial performance highlights:

Information at a glance	2014-15 Revised Budget \$ Millions	2014-15 Actual \$ Millions	2013-14 Actual \$ Millions*
Operating Income	237.61	239.77	228.84
Operating Expenditure	228.94	233.52	214.27
<b>Net Operating Result/(Deficit)</b>	<b>8.67</b>	<b>6.25</b>	<b>14.57</b>
Capital Grants, Subsidies and Contributions	21.81	50.43	28.27
Other Capital Income/(Expenditure)	0.84	-2.93	-3.44
<b>Net Result</b>	<b>31.32</b>	<b>53.75</b>	<b>39.4</b>

\* CPI adjustment included to ensure comparability

## What were our major sources of income?

(Statement of Comprehensive Income)

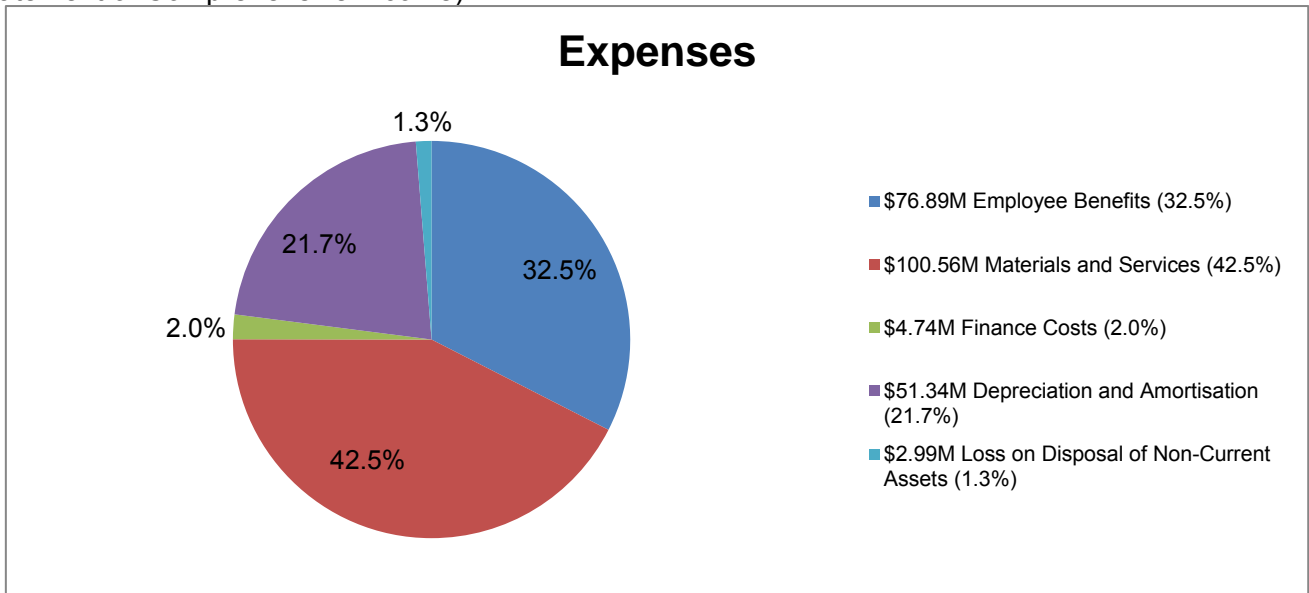


Total income received this year (operating income plus capital grants, subsidies and contributions) was \$290.27M, which was \$33.16M (CPI adjusted), or 12.90% greater than the 2013-14 financial year. Principal movements included:

- Significant cash and non-cash contributions received from developers during the year due to increased development activity in city;
- Timing of grant receipts resulted in higher amounts recognised in revenue.

## Where was the money spent?

(Statement of Comprehensive Income)



Council's expenses for the 2014-15 financial year totalled \$236.52M, which is an increase of 8.6% compared to the previous year's expenses of \$217.71M (CPI adjusted).

Materials and Services costs include Council's estimated cost of restoring landfill sites across the City. When the estimates change it impacts the expense reported in this category. Council also experienced a 14% increase in bulk water consumption rates which contributed to the higher expenses for the 2014-15 financial year.



## What is the value of the net community assets in our care?

(Statement of Financial Position)

Value of Community Assets	2014-15 \$ Millions	2013-14 \$ Millions*	Change
Total Assets	2,406.62	2,249.79	6.97%
Total Liabilities	105.66	121.96	-13.37%
Net Community Assets (Community Equity)	2,300.96	2,127.83	8.14%

See Financial Statements 'Statement of Financial Position' for more information

\* CPI adjustment included to ensure comparability

The total value of all assets controlled by Council was \$2.41B at 30 June 2015, of which \$2.24B (92.9%) relates to Property, Plant and Equipment and includes freehold land, buildings, roads, stormwater drainage, water, wastewater, waste, parks infrastructure and plant and equipment. During the 2014-15 year, parks and other infrastructure assets were independently valued together with adjustments made to land and building assets. The overall impact of the revaluations was an increase of \$171M in asset value

The largest single debt Council owed at 30 June 2015 was to Queensland Treasury Corporation (QTC). QTC is the state government-owned lending agency from which most local government and state authorities borrow to finance their large-scale infrastructure projects. At the end of the financial year, Council owed QTC a total of \$54.45M, with \$4.48M payable in the next 12 months and \$49.97M due in subsequent years. During the year Council made a decision to utilise existing cash balances as a priority over borrowings. As a result there were no drawdowns from loans during the current financial year.

## What were the major sources of cash in and cash out?

(Statement of Cash Flows)

The table below compares the main sources of cash receipts and cash paid during the financial years ended 30 June 2014 and 30 June 2015.

Main Sources of Cash In and Out	2014-15 \$ Millions	2013-14 \$ Millions*	Change
Net Cash Received from Operations (excluding interest and borrowing costs)	48.71	43.63	11.64%
Purchase and Construction of Assets	(48.56)	(50.94)	-4.67%
Capital Grants, Subsidies and Contributions	29.23	22.49	29.96%
Repayment of Debt	(4.53)	(4.20)	7.86%

See Financial Statements 'Statement of Cash Flows' for more information

\* CPI adjustment included to ensure comparability

The cash flow statement is summarised into three activities:

- *Operating activities* - our normal day-to-day functions. These include receipts of rates, fees and charges and operating grants offset by payments for employee costs, materials and services and interest costs.
- *Investing activities* - include payments for the purchase and construction of property, plant and equipment and proceeds from the sale of surplus assets.
- *Financing activities* - are repayments of principal on our loans, as well as the inflows from new loans drawn down in the year.

Council started the 2014-15 financial year with \$96.24M cash in the bank and ended the year with \$123.96M exceeding the target for cash capacity in months.

## Summary

Redland City Council is once again in a strong financial position to deliver the planned program of projects and services for the next financial year and beyond.



**12.2.5 OCTOBER 2015 MONTHLY FINANCIAL REPORT**

**Objective Reference:** A388477  
Reports and Attachments (Archives)

**Attachment:** [Monthly Financial Report October 2015](#)

**Authorising Officer:**



**Linnet Batz**  
Chief Financial Officer

**Responsible Officer:**

**Shael Munz**  
Financial Controller

**Report Author:**

**Leandri Brown**  
Finance Manager Corporate Finance

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**PURPOSE**

The purpose is to present the October 2015 Monthly Financial Performance Report to Council.

**BACKGROUND**

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences.

**ISSUES***End of Year Accounts Finalisation*

The 2014-2015 annual financial statements were audited by the Queensland Audit Office during September and October. The closing asset and liability balances per the financial statements flow through to the opening balances of 2015-2016 as presented in the October monthly financial report.

The audit has not resulted in any adjustments to the opening balances for the 2015-2016 financial year and certification of the financial statements was received from the Queensland Audit Office on the 26<sup>th</sup> of October 2015.

*2015-2016 First Budget Review*

The final audited opening balances, together with other revisions to the budget, are expected to be adopted as part of the revised budget on the 18<sup>th</sup> of November.

The annual revised budget presented in the monthly financial report for October incorporate the changes from the budget carryovers adopted by Council on 9 September 2015.

**STRATEGIC IMPLICATIONS**

Council has either achieved or exceeded the following Key Financial Stability and Sustainability Ratios as at the end of October 2015:

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- Operating surplus ratio;
- Net financial liabilities;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial sustainability – debt to asset ratio; and
- Interest cover ratio.

The following ratios did not meet target at the end of October:

- Asset sustainability ratio;
- Level of dependence on general rate revenue; and
- Operating Performance.

The asset sustainability ratio was not met as at the end of October 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target. Council's asset project will consider appropriate measures for utilisation and replacement of assets.

The second and third ratios are linked to the general rating cycle. General rates notices for quarter 2 were issued in October 2015 and are due for payment in November. The operating performance ratio generally moves in line with the cash balance. In line with the rating cycle, cash receipts were lower in the month of October.

### **Legislative Requirements**

The October 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

### **Risk Management**

October 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

### **Financial**

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of October 2015.

### **People**

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

### **Environmental**

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

### **Social**

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

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**Alignment with Council's Policy and Plans**

This report has a relationship with the following items of the 2015-2020 Corporate Plan:

8. Inclusive and Ethical Governance: Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.
- 8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

**CONSULTATION**

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Team.

**OPTIONS**

1. That Council resolves to note the End of Month Financial Reports for October 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

**Moved by: Cr M Edwards**  
**Seconded by: Cr A Beard**

**That Council resolves to note the End of Month Financial Reports for October 2015 and explanations as presented in the attached Monthly Financial Performance Report.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



# Monthly Financial Report

October 2015

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## 1. EXECUTIVE SUMMARY

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 October 2015. The revised annual budget referred to in this report incorporates the changes from the budget carryovers adopted by Council on 9 September 2015. The first budget review is currently underway and should address some of the variances in this report.

### Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	106	18,639	18,736	97	1%	✓
Recurrent Revenue	238,152	92,032	95,328	3,296	4%	✓
Recurrent Expenditure	238,046	73,393	76,592	3,199	4%	⚠
Capital Works Expenditure	92,267	16,281	15,646	(635)	-4%	✓
Closing Cash & Cash Equivalents	84,967	147,793	127,071	(20,722)	-14%	✗

#### Status Legend:

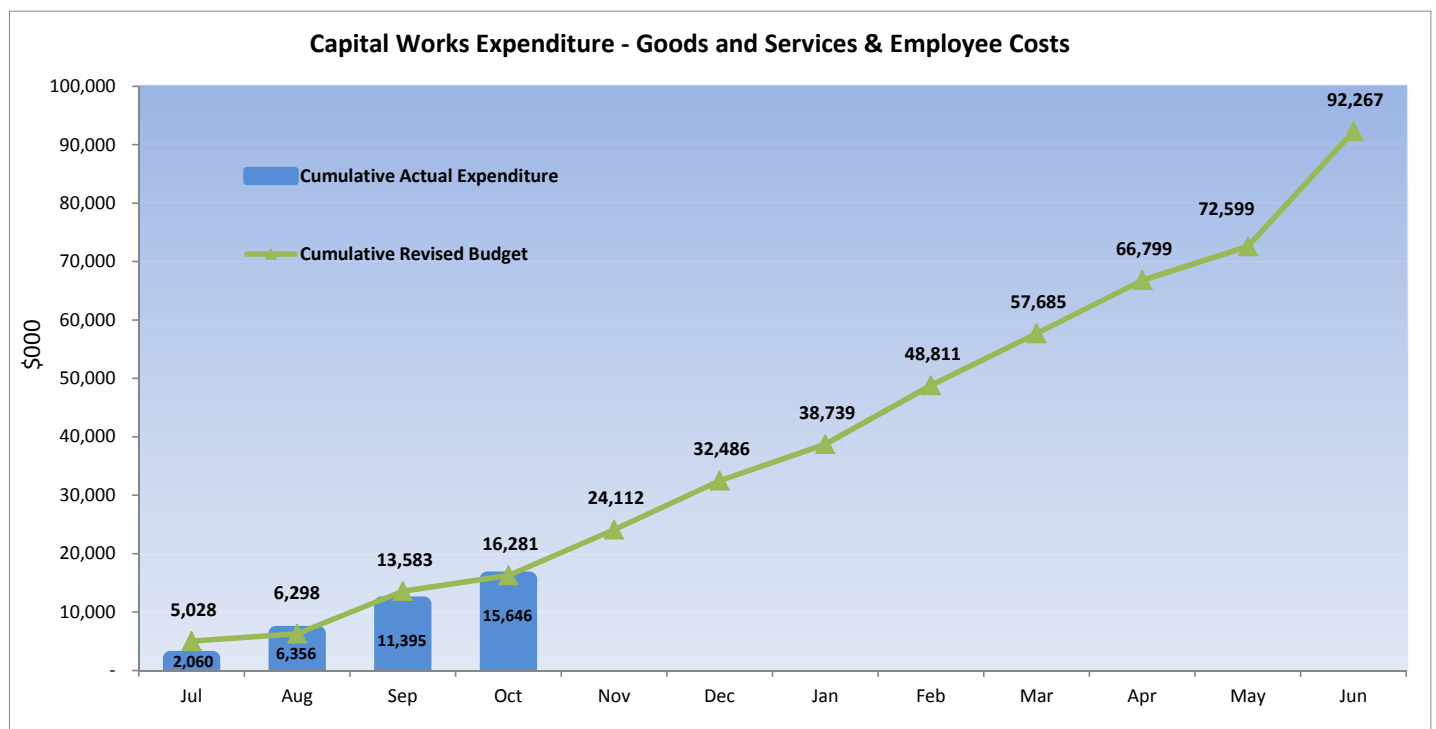
Note: all amounts are rounded to the nearest thousand dollars.

Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	⚠
Below budgeted revenue or over budgeted expenditure >10%	✗

The year to date operating surplus of \$18.74M appears to be on track with a variance of only \$97K to the year to date revised budget. The favourable variance is a combination of higher than budgeted revenue (due to increased development activities in the Redland area and timing of the Financial Assistance Grant received from the Department of Infrastructure, Local Government and Planning (DILGP)), partly offset by an unfavourable variance in materials and services of \$3.29M.

Capitalised works expenditure is behind budget by \$635K. This is mainly attributable to the timing of works for a number of projects which have not yet commenced or are still in the early stages of being progressed.

Council's cash balance fluctuates in line with the general rating cycle. General rates notices for Q2 were issued in October but these are not due for payment until November. As a result receipts are generally lower in the rating month. Year to date payments to suppliers and employees are higher than anticipated, contributing to a lower than anticipated cash balance at 31 October 2015.



## 2. KEY PERFORMANCE INDICATORS

### Key performance indicators

Financial Stability Ratios and Measures of Sustainability	Target	Annual Revised Budget 2015/2016	YTD October 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	0.04%	19.65%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	92.21%	25.53%	✗
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	-6.98%	-90.48%	✓
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	33.58%	41.08%	✗
Ability to Pay Our Bills - Current Ratio	Target between 1.1 & 4.1	2.91	3.82	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.34%	2.78%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$84.967M	\$127.071M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	5.30	7.53	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.06%	2.16%	✓
Operating Performance (%)	Target greater than or equal to 20%	18.08%	15.42%	✗
Interest Cover Ratio (%)	Target between 0% and 5%	-0.04%	-0.34%	✓

#### Status Legend

KPI target achieved or exceeded	✓	KPI target not achieved	✗
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The revised budgeted ratios for 2015/2016 incorporate the changes from the budget carryovers adopted by Council on 9 September 2015.



### 3. STATEMENT OF COMPREHENSIVE INCOME

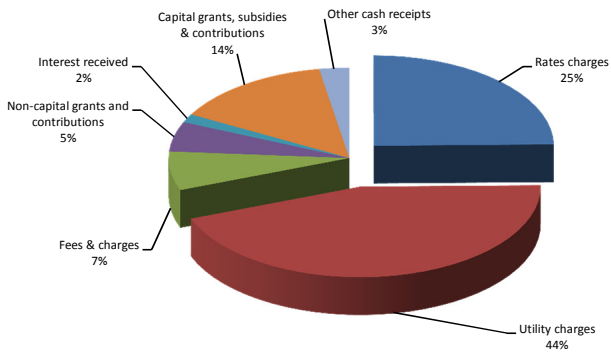
<b>STATEMENT OF COMPREHENSIVE INCOME</b>					
<b>For the period ending 31 October 2015</b>					
	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Recurrent revenue</b>					
Rates, levies and charges	207,421	207,421	83,175	82,529	(646)
Fees and charges	11,638	11,638	3,672	5,010	1,338
Rental income	890	890	256	265	9
Interest received	3,355	3,355	1,118	1,410	292
Investment returns	3,234	3,234	-	-	-
Sales revenue	3,385	3,385	1,182	1,476	294
Other income	645	645	348	554	206
Grants, subsidies and contributions	7,584	7,584	2,281	4,084	1,803
<b>Total recurrent revenue</b>	<b>238,152</b>	<b>238,152</b>	<b>92,032</b>	<b>95,328</b>	<b>3,296</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	13,176	13,176	9,909	13,342	3,433
Non-cash contributions	3,079	3,079	27	89	62
<b>Total capital revenue</b>	<b>16,255</b>	<b>16,255</b>	<b>9,936</b>	<b>13,431</b>	<b>3,495</b>
<b>TOTAL INCOME</b>	<b>254,407</b>	<b>254,407</b>	<b>101,968</b>	<b>108,759</b>	<b>6,791</b>
<b>Recurrent expenses</b>					
Employee benefits	77,404	77,404	26,612	26,527	(85)
Materials and services	106,010	106,010	28,931	32,056	3,125
Finance costs	4,657	4,657	1,192	1,204	12
Depreciation and amortisation	49,975	49,975	16,658	16,805	147
<b>Total recurrent expenses</b>	<b>238,046</b>	<b>238,046</b>	<b>73,393</b>	<b>76,592</b>	<b>3,199</b>
<b>Capital expenses</b>					
(Gain)/Loss on disposal of non-current assets	412	412	694	(116)	(810)
<b>Total capital expenses</b>	<b>412</b>	<b>412</b>	<b>694</b>	<b>(116)</b>	<b>(810)</b>
<b>TOTAL EXPENSES</b>	<b>238,458</b>	<b>238,458</b>	<b>74,087</b>	<b>76,476</b>	<b>2,389</b>
<b>NET RESULT</b>	<b>15,949</b>	<b>15,949</b>	<b>27,881</b>	<b>32,283</b>	<b>4,402</b>
<b>Other comprehensive income/(loss)</b>					
<b>Items that will not be reclassified to a net result</b>					
Revaluation of property, plant and equipment	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>15,949</b>	<b>15,949</b>	<b>27,881</b>	<b>32,283</b>	<b>4,402</b>

## 4. STATEMENT OF CASH FLOWS

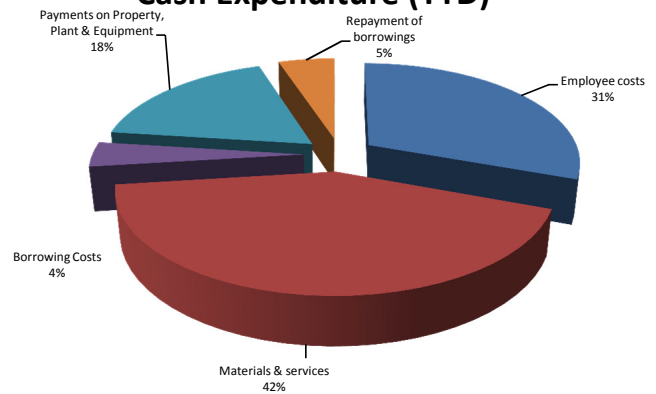
### STATEMENT OF CASH FLOWS For the period ending 31 October 2015

	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	223,088	223,088	88,378	73,111
Payments to suppliers and employees	(189,183)	(189,183)	(56,560)	(63,972)
	<b>33,905</b>	<b>33,905</b>	<b>31,818</b>	<b>9,139</b>
Interest received	3,355	3,355	1,118	1,410
Rental income	890	890	256	265
Non-capital grants and contributions	7,584	7,584	2,281	4,975
Borrowing costs	(3,257)	(3,257)	(1,086)	(3,490)
<b>Net cash inflow / (outflow) from operating activities</b>	<b>42,478</b>	<b>42,478</b>	<b>34,387</b>	<b>12,299</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Payments for property, plant and equipment	(78,998)	(92,267)	(16,281)	(15,645)
Payments for intangible assets	(100)	-	-	-
Proceeds from sale of property, plant and equipment	1,716	1,716	15	210
Capital grants, subsidies and contributions	13,176	13,176	9,910	13,342
Other cash flows from investing activities	3,234	3,234	-	-
<b>Net cash inflow / (outflow) from investing activities</b>	<b>(59,972)</b>	<b>(74,142)</b>	<b>(6,356)</b>	<b>(2,093)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds of borrowings	-	-	-	-
Repayment of borrowings	(4,696)	(4,696)	(1,565)	(4,462)
<b>Net cash inflow / (outflow) from financing activities</b>	<b>(4,696)</b>	<b>(4,696)</b>	<b>(1,565)</b>	<b>(4,462)</b>
<b>Net increase / (decrease) in cash held</b>	<b>(22,191)</b>	<b>(36,360)</b>	<b>26,466</b>	<b>5,744</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>84,087</b>	<b>121,327</b>	<b>121,327</b>	<b>121,327</b>
<b>Cash and cash equivalents at the end of the financial year / period</b>	<b>61,896</b>	<b>84,967</b>	<b>147,793</b>	<b>127,071</b>

### Cash Funding (YTD)



### Cash Expenditure (YTD)



Total Cash Funding (Actual YTD)	93,314	Total Cash Expenditure (Actual YTD)	87,569
Total Cash Funding (Annual Revised Budget)	253,043	Total Cash Expenditure (Annual Revised Budget)	289,403
% of Budget Achieved YTD	37%	% of Budget Achieved YTD	30%

## 5. STATEMENT OF FINANCIAL POSITION

<b>STATEMENT OF FINANCIAL POSITION</b>				
<b>As at 31 October 2015</b>				
	Annual	Annual	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual Balance \$000
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	61,896	84,967	147,793	127,071
Trade and other receivables	26,046	25,017	25,017	54,100
Inventories	845	779	779	791
Non-current assets held for sale	354	1,309	7,244	10,212
Other current assets	1,154	1,104	1,104	7,638
<b>Total current assets</b>	<b>90,295</b>	<b>113,176</b>	<b>181,937</b>	<b>199,812</b>
<b>NON-CURRENT ASSETS</b>				
Investment property	893	956	956	956
Property, plant and equipment	2,118,731	2,285,276	2,240,461	2,240,381
Intangible assets	916	2,839	3,350	3,325
Other financial assets	73	73	73	73
Investment in other entities	10,063	10,063	4,128	1,160
<b>Total non-current assets</b>	<b>2,130,676</b>	<b>2,299,207</b>	<b>2,248,968</b>	<b>2,245,895</b>
<b>TOTAL ASSETS</b>	<b>2,220,971</b>	<b>2,412,383</b>	<b>2,430,905</b>	<b>2,445,707</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	15,369	15,551	15,547	12,716
Borrowings	5,559	4,482	4,482	4,482
Provisions	8,053	16,126	19,734	18,512
Other current liabilities	1,282	2,694	2,694	16,567
<b>Total current liabilities</b>	<b>30,263</b>	<b>38,853</b>	<b>42,457</b>	<b>52,277</b>
<b>NON-CURRENT LIABILITIES</b>				
Borrowings	44,200	45,277	48,408	48,406
Provisions	10,769	12,433	12,287	12,873
<b>Total non-current liabilities</b>	<b>54,969</b>	<b>57,710</b>	<b>60,695</b>	<b>61,279</b>
<b>TOTAL LIABILITIES</b>	<b>85,232</b>	<b>96,563</b>	<b>103,152</b>	<b>113,556</b>
<b>NET COMMUNITY ASSETS</b>	<b>2,135,739</b>	<b>2,315,820</b>	<b>2,327,753</b>	<b>2,332,151</b>
<b>COMMUNITY EQUITY</b>				
Asset revaluation surplus	668,685	827,411	827,411	827,411
Retained surplus	1,415,250	1,436,714	1,414,910	1,413,027
Constrained cash reserves	51,804	51,695	85,432	91,713
<b>TOTAL COMMUNITY EQUITY</b>	<b>2,135,739</b>	<b>2,315,820</b>	<b>2,327,753</b>	<b>2,332,151</b>

The annual revised budget incorporate the changes from the budget carryovers adopted by Council on 9 September 2015.

## 6. OPERATING STATEMENT

### OPERATING STATEMENT For the period ending 31 October 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Revenue</b>					
Rates charges	82,760	82,760	41,380	40,516	(864)
Levies and utility charges	128,121	128,121	43,402	43,540	138
<i>Less: Pensioner remissions and rebates</i>	(3,461)	(3,461)	(1,607)	(1,527)	80
Fees and charges	11,638	11,638	3,672	5,010	1,338
Operating grants and subsidies	7,053	7,053	2,198	3,924	1,726
Operating contributions and donations	531	531	83	160	77
Interest external	3,355	3,355	1,118	1,410	292
Investment returns	3,234	3,234	-	-	-
Other revenue	4,919	4,919	1,786	2,295	509
<b>Total revenue</b>	<b>238,152</b>	<b>238,152</b>	<b>92,032</b>	<b>95,328</b>	<b>3,296</b>
<b>Expenses</b>					
Employee benefits	77,404	77,404	26,612	26,527	(85)
Materials and services	106,542	106,542	29,081	32,374	3,293
Finance costs other	1,400	1,400	106	121	15
Other expenditure	347	347	143	134	(9)
Net internal costs	(879)	(879)	(293)	(453)	(160)
<b>Total expenses</b>	<b>184,814</b>	<b>184,814</b>	<b>55,649</b>	<b>58,703</b>	<b>3,054</b>
<b>Earnings before interest, tax and depreciation (EBITD)</b>	<b>53,338</b>	<b>53,338</b>	<b>36,383</b>	<b>36,625</b>	<b>242</b>
Interest expense	3,257	3,257	1,086	1,084	(2)
Depreciation and amortisation	49,975	49,975	16,658	16,805	147
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>106</b>	<b>106</b>	<b>18,639</b>	<b>18,736</b>	<b>97</b>

### Levies and utility charges breakup For the period ending 31 October 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Levies and utility charges</b>					
Refuse charges	20,051	20,051	6,684	6,567	(117)
Special charges	3,874	3,874	1,968	1,972	4
Environment levy	5,830	5,830	2,915	2,951	36
Landfill remediation charge	2,677	2,677	892	902	10
Wastewater charges	40,114	40,114	13,372	13,770	398
Water access charges	17,817	17,817	5,939	5,957	18
Water consumption charges	37,759	37,759	11,632	11,421	(211)
<b>Total Levies and utility charges</b>	<b>128,121</b>	<b>128,121</b>	<b>43,402</b>	<b>43,540</b>	<b>138</b>

## 7. CAPITAL FUNDING STATEMENT

### CAPITAL FUNDING STATEMENT For the period ending 31 October 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
<b>Sources of capital funding</b>					
Capital contributions and donations	6,133	6,133	8,964	11,318	2,354
Capital grants and subsidies	7,043	7,043	945	2,024	1,079
Proceeds on disposal of non-current assets	1,716	1,716	15	210	195
Capital transfers (to)/ from reserves	14,566	26,760	(4,646)	(10,018)	(5,372)
Non-cash contributions	3,080	3,079	27	89	62
New loans	-	-	-	-	-
Funding from general revenue	53,336	55,311	12,568	13,679	1,111
<b>Total sources of capital funding</b>	<b>85,873</b>	<b>100,042</b>	<b>17,873</b>	<b>17,302</b>	<b>(571)</b>
<b>Application of capital funds</b>					
Contributed assets	3,080	3,079	27	89	62
Capitalised goods and services	72,366	86,535	15,017	13,825	(1,192)
Capitalised employee costs	5,732	5,732	1,264	1,821	557
Loan redemption	4,696	4,696	1,565	1,567	2
<b>Total application of capital funds</b>	<b>85,873</b>	<b>100,042</b>	<b>17,873</b>	<b>17,302</b>	<b>(571)</b>
<b>Other budgeted items</b>					
Transfers to constrained operating reserves	(11,131)	(11,131)	(4,934)	(5,447)	(513)
Transfers from constrained operating reserves	10,509	10,509	1,980	1,585	(395)
WDV of assets disposed	2,128	2,128	709	94	(615)



## 8. REDLAND WATER & REDWASTE STATEMENTS

### REDLAND WATER SUMMARY OPERATING STATEMENT For the Period Ending 31 October 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	97,659	97,659	31,599	32,137	538
Total expenses	53,982	53,982	17,621	16,374	(1,247)
Earnings before interest, tax and depreciation (EBITD)	43,677	43,677	13,978	15,763	1,785
Interest expense	-	-	-	-	-
Depreciation	17,081	17,081	5,694	5,562	(131)
Operating surplus/(deficit)	26,596	26,596	8,284	10,201	1,916

### REDLAND WATER CAPITAL FUNDING STATEMENT For the Period Ending 31 October 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	3,500	3,500	2,701	3,148	446
Net transfer (to)/from constrained capital reserves	(2,714)	7,533	(1,423)	(2,774)	(1,351)
Other	3,000	3,000	-	-	-
Funding from utility revenue	17,680	14,512	973	3,091	2,118
<b>Total sources of capital funding</b>	<b>21,466</b>	<b>28,545</b>	<b>2,251</b>	<b>3,465</b>	<b>1,214</b>
Contributed assets	3,000	3,000	-	-	-
Capitalised expenditure	18,466	25,545	2,251	3,465	1,214
Loan redemption	-	-	-	-	-
<b>Total applications of capital funds</b>	<b>21,466</b>	<b>28,545</b>	<b>2,251</b>	<b>3,465</b>	<b>1,214</b>

### REDWASTE SUMMARY OPERATING STATEMENT For the Period Ending 31 October 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	21,810	21,810	7,275	7,182	(93)
Total expenses	15,678	15,678	5,160	4,987	(173)
Earnings before interest, tax and depreciation (EBITD)	6,131	6,131	2,115	2,195	80
Interest expense	42	42	14	13	(1)
Depreciation	553	553	184	175	(9)
Operating surplus/(deficit)	5,537	5,537	1,917	2,007	90

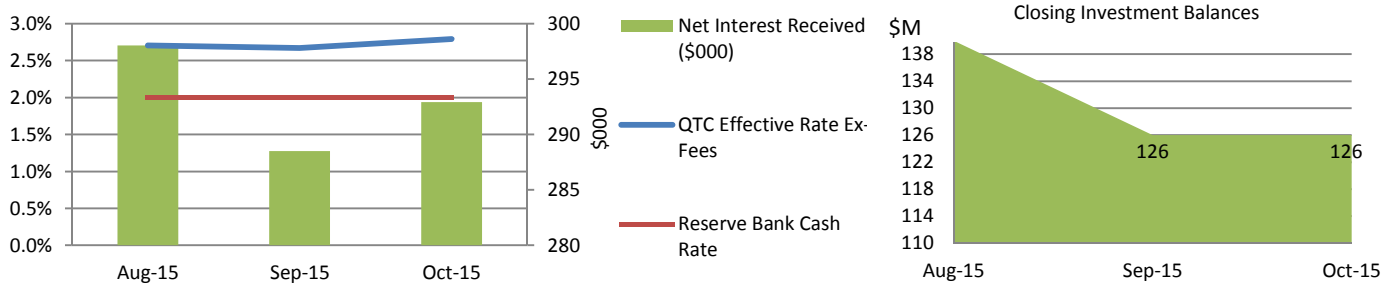
### REDWASTE CAPITAL FUNDING STATEMENT For the Period Ending 31 October 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Original Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants & subsidies	-	-	-	-	-
Net transfer (to)/from constrained capital reserves	-	-	-	-	-
Other	-	-	-	-	-
Funding from utility revenue	1,639	2,226	323	320	(3)
<b>Total sources of capital funding</b>	<b>1,639</b>	<b>2,226</b>	<b>323</b>	<b>320</b>	<b>(3)</b>
Contributed assets	-	-	-	-	-
Capitalised expenditure	1,570	2,157	300	296	(4)
Loan redemption	69	69	23	24	1
<b>Total applications of capital funds</b>	<b>1,639</b>	<b>2,226</b>	<b>323</b>	<b>320</b>	<b>(3)</b>

## 9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 31 October 2015

### INVESTMENT RETURNS



**Total Investment at End of Month was \$126.23M**

#### Current Position

All Council investments are currently held in the Capital Guaranteed Cash Fund which is a fund operated by the Queensland Treasury Corporation (QTC).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis. The movement in investment balances are reflective of the rating cycle.

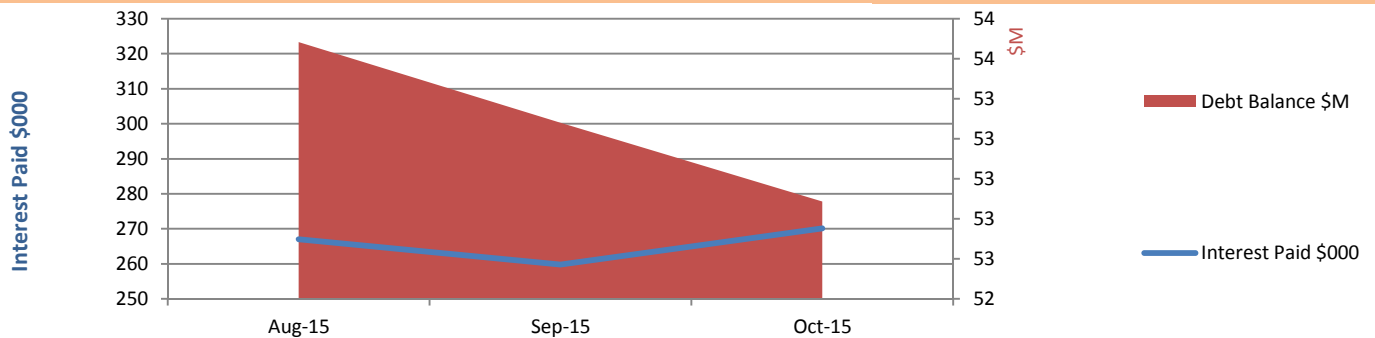
Note: the Reserve Bank reduced the cash rate down to 2% in its May sitting and maintained this position through to its November sitting.

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team has now completed procurement procedures to achieve this outcome and is reviewing term deposit rates in the market to take advantage of any opportunities.

In the meantime the Team ensures Council maximises its interest earnings on a daily basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2015 for the 2015-16 financial year

### BORROWING COSTS



**Total Borrowings at End of Month was \$52.89M**



#### Current Position

Debt is split into 6, 9 and 12 year pools with repayment made *annually* in advance for 2015-16.

By prepaying the interest annually in 2015-16, it is expected that Council will save in excess of \$50,000 in interest over the financial year.

The movement in interest expense is reflective of the capitalisation of the interest each month along with market movements.

Council adopted its revised Debt Policy in June 2015 for the 2015-16 financial year

### 10. CONSTRAINED CASH RESERVES

Reserves as at 31 October 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
<b>Special Projects Reserve:</b>				
Weinam Creek Reserve	2,492	121	(1)	2,612
Red Art Gallery Commissions & Donations Res	2	-	-	2
	<b>2,494</b>	<b>121</b>	<b>(1)</b>	<b>2,614</b>
<b>Utilities Reserve:</b>				
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	<b>9,900</b>	<b>-</b>	<b>-</b>	<b>9,900</b>
<b>Constrained Works Reserve:</b>				
Tree Planting Reserve	23	32	-	55
Parks Reserve	6,006	1,908	(1)	7,913
East Thornlands Road Infra Reserve	674	-	-	674
Community Facility Infrastructure Reserve	979	296	-	1,275
Retail Water Renewal & Purchase Reserve	7,478	660	(13)	8,125
Sewerage Renewal & Purchase Reserve	9,500	2,427	(300)	11,627
Constrained Works Res-Cap Grants & Contribs	1,410	584	(612)	1,382
Transport Trunk Infrastructure Reserve	13,565	3,416	-	16,981
Cycling Trunk Infrastructure Reserve	3,099	1,448	-	4,547
Stormwater Infrastructure Reserve	3,722	819	-	4,541
Constrained Works Res-Opr Grants & Contribs	1,246	-	(68)	1,178
	<b>47,702</b>	<b>11,590</b>	<b>(994)</b>	<b>58,298</b>
<b>Separate Charge Reserve - Environment:</b>				
Environment Charge Acquisition Reserve	6,878	-	-	6,878
Environment Charge Maintenance Reserve	1,729	2,951	(1,318)	3,362
	<b>8,607</b>	<b>2,951</b>	<b>(1,318)</b>	<b>10,240</b>
<b>Special Charge Reserve - Other:</b>				
Bay Island Rural Fire Levy Reserve	-	72	(55)	17
SMBI Translink Reserve	2	480	-	482
	<b>2</b>	<b>552</b>	<b>(55)</b>	<b>499</b>
<b>Special Charge Reserve - Canals:</b>				
Raby Bay Canal Reserve	5,806	1,354	(759)	6,401
Aquatic Paradise Canal Reserve	2,834	442	(20)	3,256
Sovereign Waters Lake Reserve	487	27	(9)	505
	<b>9,127</b>	<b>1,823</b>	<b>(788)</b>	<b>10,162</b>
<b>TOTALS</b>	<b>77,832</b>	<b>17,037</b>	<b>(3,156)</b>	<b>91,713</b>

Closing Cash & Cash Equivalents	<b>127,071</b>
Reserves as percentage of cash balance	<b>72%</b>

## 11. GLOSSARY

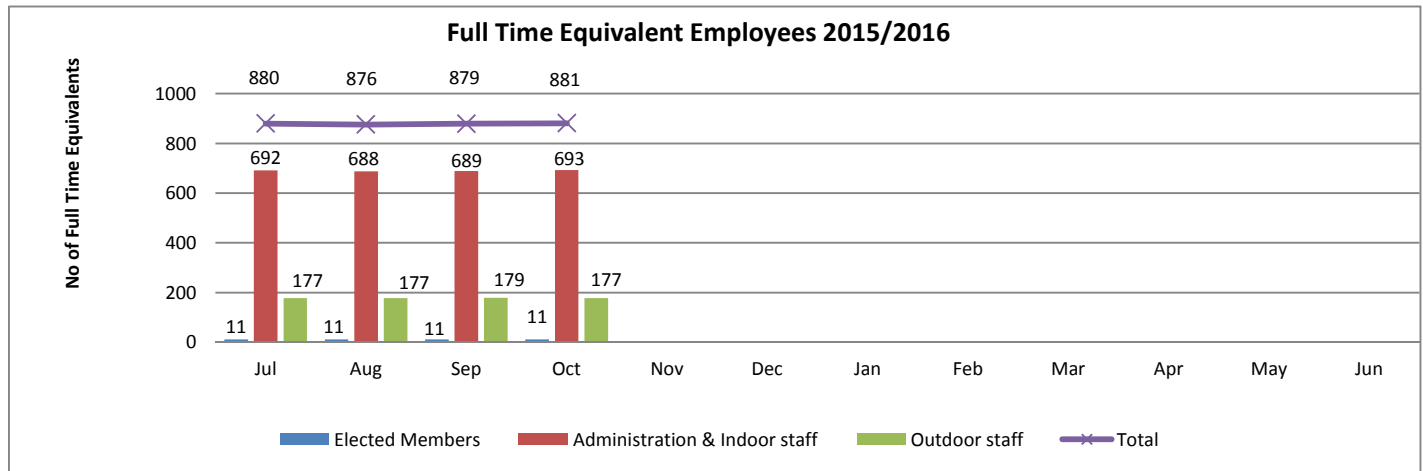
### Definition of ratios

<b>Operating Surplus Ratio*:</b> <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
<b>Asset Sustainability Ratio*:</b> <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Infrastructure Assets (Renewals)}}{\text{Depreciation Expenditure on Infrastructure Assets}}$
<b>Net Financial Liabilities*:</b> <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities} - \text{Current Assets}}{\text{Total Operating Revenue}}$
<b>Level of Dependence on General Rate Revenue:</b> <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates} - \text{Pensioner Remissions}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$
<b>Current Ratio:</b> <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
<b>Debt Servicing Ratio:</b> <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense} + \text{Loan Redemption}}{\text{Total Operating Revenue} - \text{Gain on Sale of Developed Land}}$
<b>Cash Balance - \$M:</b>	Cash Held at Period End
<b>Cash Capacity in Months:</b> <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
<b>Debt to Asset Ratio:</b> <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
<b>Operating Performance:</b> <i>This ratio provides an indication of Redland City Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations} + \text{Interest Revenue and Expense}}{\text{Cash Operating Revenue} + \text{Interest Revenue}}$
<b>Interest Cover Ratio:</b> <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$

\* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.

## 12. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

### Workforce reporting



Workforce reporting - YTD October 2015: Headcount	Employee Type							Grand Total
	Casual	Contract of Service	Perm Full	Perm Part	Temp Full	Temp Part		
Office of CEO	13	5	82	9	9	3	121	
Organisational Services	5	6	100	9	9	4	133	
Community and Customer Service	32	5	240	48	32	7	364	
Infrastructure and Operations	16	5	304	9	16	0	350	
<b>Total</b>	<b>66</b>	<b>21</b>	<b>726</b>	<b>75</b>	<b>66</b>	<b>14</b>	<b>968</b>	

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department (excluding agency staff) and does not include a workload weighting. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

### Overdue rates debtors

#### Comparison October 2014 to October 2015

Days Overdue	Total		Total		\$	%
	Oct-14	% Overdue	Oct-15	% Overdue		
<90	\$2,247,377	1.94%	\$1,930,085	1.63%	-\$317,292	-0.31%
90 - 180 days	\$990,392	0.85%	\$899,723	0.76%	-\$90,669	-0.10%
>180 days	\$2,160,478	1.86%	\$2,632,599	2.22%	\$472,121	0.36%
<b>Total</b>	<b>\$5,398,247</b>	<b>4.66%</b>	<b>\$5,462,408</b>	<b>4.61%</b>	<b>\$64,160</b>	<b>-0.05%</b>


Days Overdue	Mainland		Mainland		\$	%
	Oct-14	% Overdue	Oct-15	% Overdue		
<90	\$1,600,083	1.38%	\$1,335,991	1.13%	-\$264,092	-0.25%
90 - 180 days	\$646,443	0.56%	\$549,203	0.46%	-\$97,240	-0.09%
>180 days	\$916,729	0.79%	\$1,246,236	1.05%	\$329,507	0.26%
<b>Total</b>	<b>\$3,163,255</b>	<b>2.73%</b>	<b>\$3,131,430</b>	<b>2.64%</b>	<b>-\$31,825</b>	<b>-0.09%</b>

Days Overdue	Nth Stradbroke Is / Coochiemudlo Is / Garden Is		Nth Stradbroke Is / Coochiemudlo Is / Garden Is		\$	%
	Oct-14	% Overdue	Oct-15	% Overdue		
<90	\$72,795	0.06%	\$73,742	0.06%	\$947	0.00%
90 - 180 days	\$29,819	0.03%	\$40,625	0.03%	\$10,806	0.01%
>180 days	\$44,532	0.04%	\$79,089	0.07%	\$34,558	0.03%
<b>Total</b>	<b>\$147,145</b>	<b>0.13%</b>	<b>\$193,456</b>	<b>0.16%</b>	<b>\$46,311</b>	<b>0.04%</b>

Days Overdue	SMBI		SMBI		\$	%
	Oct-14	% Overdue	Oct-15	% Overdue		
<90	\$574,499	0.50%	\$520,353	0.44%	-\$54,147	-0.06%
90 - 180 days	\$314,130	0.27%	\$309,895	0.26%	-\$4,236	-0.01%
>180 days	\$1,199,217	1.03%	\$1,307,274	1.10%	\$108,056	0.07%
<b>Total</b>	<b>\$2,087,847</b>	<b>1.80%</b>	<b>\$2,137,521</b>	<b>1.80%</b>	<b>\$49,674</b>	<b>0.00%</b>



**12.3 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)****ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****12.3.1 ADOPTION OF ANNUAL REPORT 2014-15**

<b>Objective Reference:</b>	<b>A304690</b> <b>Reports and Attachments (Archives)</b>
<b>Attachment:</b>	<a href="#">2014-15 Annual Report</a>
<b>Authorising Officer:</b>	 <b>Nick Clarke</b> <b>General Manager Organisational Services</b>
<b>Responsible Officer:</b>	<b>Luke Wallace</b> <b>Group Manager Corporate Governance</b>
<b>Report Author:</b>	<b>Jo Jones</b> <b>Service Manager Strategy and Governance</b>

**PURPOSE**

The purpose of this report is to recommend to the General Meeting that the Annual Report 2014-15 be adopted. The annual report provides an overview of the financial year, including financial statements, performance data and other statutory information. The final draft of the Annual Report 2014-15 will be distributed to Councillors separately. Council must publish its annual report on its website within two weeks of adoption.

**BACKGROUND**

Each year, Council adopts an annual report, as required by the *Local Government Act 2009*. The annual report must contain information on Council's financial position, an assessment of its performance in implementing its corporate and operational plans as well as a number of other issues of public interest which are specified in the legislation. A copy of the Annual Report 2014-15 must be approved by Council before being published.

The final draft of the Annual Report 2014-15 has been prepared for consideration by Councillors and is currently being graphically designed. A copy of the designed version will be circulated before the meeting. The annual report reviews in detail Council's financial and operational performance for the 2014-15 financial year against the goals set out in the Corporate Plan 2010-2015 and Council's 2014-15 budget.

The report includes Council's audited financial statements and the status of projects budgeted for the 2014-15 financial year, reflecting Council's operational plan. Other content meets Council's reporting obligations under the *Local Government Act 2009* and supporting regulations.

Once adopted, the Annual Report must be published on Council's website within two weeks.

## **ISSUES**

The Annual Report 2014-15 has been prepared in accordance with the *Local Government Act 2009* and includes performance information linked to Council's Corporate Plan 2010-2015.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

*Local Government Act 2009* and Section 182 of the *Local Government Regulation 2012*.

### **Risk Management**

The Annual Report 2014-15 includes details of Council's risk management arrangements. There are no direct risk management issues arising from this report.

### **Financial**

Costs relating to the preparation of the annual report have been met from Council's existing budgets.

### **People**

The Annual Report 2014-15 includes details of Council's organisational structure as well as information about our employees and Council's People Strategy. There are no direct implications to Council employees resulting from this report.

### **Environmental**

The Annual Report 2014-15 includes annual indicators about environmental issues, particularly relating to the Healthy Natural Environment and Green Living outcomes within Council's Corporate Plan. The report will be published online, so there will be no environmental impact.

### **Social**

A number of social issues are captured within the annual report, including indicators relating to the Strong and Connected Communities outcome in the Corporate Plan. Publication of the annual report is a statutory requirement, which provides the community with a range of information about Council's activities throughout the 2014-15 financial year. There are no direct social implications resulting from the adoption of the Annual Report 2014-15.

## **Alignment with Council's Policy and Plans**

### **8. Inclusive and ethical governance**

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision-making to achieve the community's Redlands 2030 vision and goals.

## **CONSULTATION**

The Mayor, Councillors and the Executive Leadership Team were consulted about the content of the Annual Report.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr A Beard  
Seconded by: Cr M Edwards

**That Council resolves to adopt and publish the Redland City Council Annual Report 2014-15.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



# Annual Report 2014-2015



**Redland**  
CITY COUNCIL

## Glossary of common terms used in this annual report

**Audit** – An official inspection of an organisation's accounts, processes and procedures, typically by an independent body.

**Best value** - State legislation that requires Council to review services to ensure community expectations and value for money.

**Capital works program** - Program of scheduled infrastructure works generally encompassing capital works for road, drainage and building assets.

**Corporate Plan** – A strategic document that sets out Council's plans over five years. It outlines the strategies to be undertaken to achieve the vision and outcomes in the community plan. It is a legal requirement under the *Local Government Act 2009* for Council to adopt a Corporate Plan.

**Councillors** – Elected members of Council.

**Diversity** - Understanding that each individual is unique, and recognising our individual differences.

**Financial year** – The 12 months between 1 July of one year and 30 June of the next year. This annual report is for the 2014-15 financial year, which spans 1 July 2014 to 30 June 2015.

**Full-time equivalent (FTE)** – The hours worked by one or more staff members that are the equivalent of a full-time employee. As an example, this may involve a full-time employee working 36.25 hours per week or two part-time employees each working 18.13 hours per week.

**Governance** – How decisions are made and implemented and how organisations are managed and controlled to achieve objectives. Governance also describes the ways an organisation can be held accountable.

**Key performance indicator** – Evidence of the degree to which Council's actions are achieving intended objectives, for the purposes of monitoring progress.

**Local laws** - The laws adopted by Council that prohibit, regulate and control activities, events, practices and behaviours within Redland City.

**Operational Plan** – A one-year plan that sets out activities to be undertaken in that particular year to achieve the Corporate Plan. An operational plan is a legal requirement for Queensland councils under the *Local Government Act 2009*.

**Statutory** – Required under a law or legislation.

**External audit** - Where people from an outside agency check that Council's accounts are correct.



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# Introduction



## What is an annual report?

Each year, Redland City Council publishes an Annual Report. This is a requirement of the *Local Government Act 2009*. The report provides an update to our community about Council's finances, its performance and how we have delivered against our plans.

Some information included in this report is required under legislation. An index of these statutory requirements, showing where to find this information, is included on pages 57-59.

This Annual Report is the final report against the Corporate Plan 2010-2015 (which reflects the Redlands 2030 Community Plan). It also includes a summary of performance against Council's Operational Plan 2014-15.

## About Redland City

Traditional (Aboriginal) Owners: Council acknowledges the Quandamooka People as the Traditional Owners of the lands, winds and waters of the Redlands. The clans of the Quandamooka People include the Nunukul, Ngughi and Goenpul.

## Our city

**Location:** South-east of Brisbane, Queensland

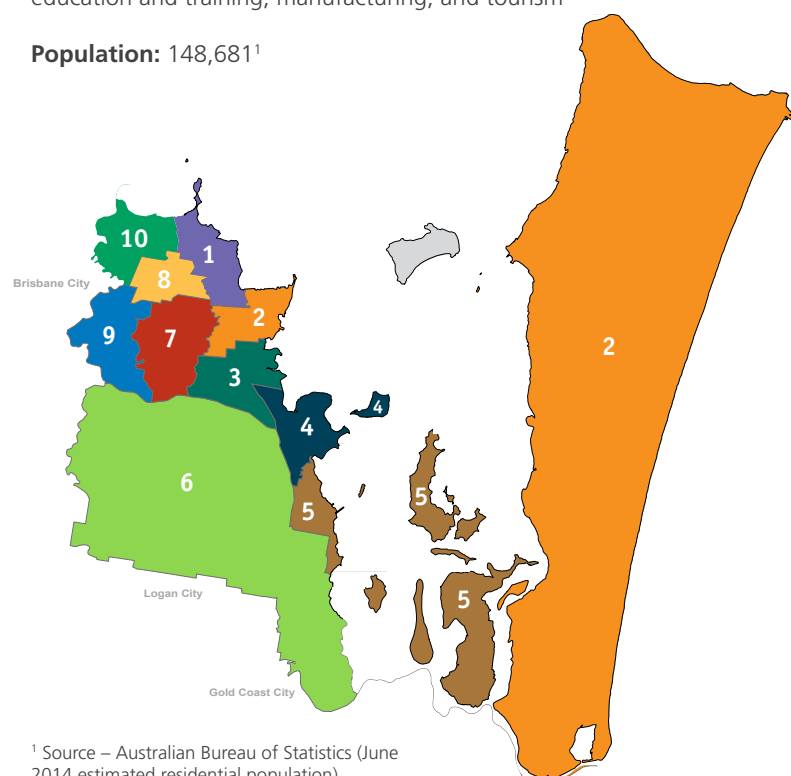
**Area:** 537 square kilometres

**Geography:** Mainland, coast, hinterland and islands (North Stradbroke Island, Coochiemudlo and Peel Islands and the Southern Moreton Bay Islands of Karragarra, Lamb, Macleay and Russell)

**Economy:** Retail, health care and social assistance, construction, education and training, manufacturing, and tourism

**Population:** 148,681<sup>1</sup>

- |   |   |
|---|---|
|  Div 1 - Councillor Wendy Boglary<br>Wellington Point/Ormiston   |  Div 7 - Councillor Murray Elliott<br>Alexandra Hills/Capalaba                     |
|  Div 2 - Councillor Craig Ogilvie<br>Cleveland/North Stradbroke Island   |  Div 8 - Councillor Alan Beard<br>(Deputy Mayor)<br>Birkdale South/Alexandra Hills |
|  Div 3 - Councillor Kim-Maree Hardman<br>Cleveland/Thornlands  |  Div 9 - Councillor Paul Gleeson<br>Capalaba                                       |
|  Div 4 - Councillor Lance Hewlett<br>Victoria Point/Coochiemudlo Island  |  Div 10 - Councillor Paul Bishop<br>Birkdale/Thornside                             |
|  Div 5 - Councillor Mark Edwards<br>Redland Bay/Southern Moreton<br>Bay Islands                                |   |
|  Div 6 - Councillor Julie Talty<br>Mount Cotton/Sheldon/Capalaba/<br>Thornlands/Victoria Point/<br>Redland Bay |   |



<sup>1</sup> Source – Australian Bureau of Statistics (June 2014 estimated residential population)

# Vision, mission and values

## Our vision

Enhancing community spirit, lifestyle and the natural environment.

## Our mission

To be a sustainable and effective organisation with clever and caring people.

## Our values

Our values are to:

- strive to achieve sustainability in our organisation and our community
- support community engagement and leadership
- continuously improve our services
- carefully manage our finances and deliver value for money
- deliver excellent customer service
- be an ethical and transparent organisation
- treat people with respect and value diversity
- listen to our community and engage effectively with them.

Throughout 2014-15, we worked towards delivering on the Corporate Plan 2010-2015, including the vision, mission and values adopted as part of that plan. In May 2015, we adopted a new Corporate Plan for 2015-2020, which features a new vision, mission and values:

## Our new vision

Forward thinking, engaged and focused on enriching community lifestyles.

## Our new mission

Make a difference make it count.

## Our new values

### Customer service

- We deliver on our commitments and provide excellent customer service.

### One team

- We co-operate and collaborate within and across teams.
- We support our people to perform at their best.

### Accountability

- We take ownership of our responsibilities.
- We are professional and ethical in all we do.

### Growth

- We challenge ourselves to deliver better value for money.
- We will be better tomorrow than we are today.

### Communication

- We are open, honest and constructive in all communications.



# A message from our Mayor and CEO

## From our Mayor

Reducing cost-of-living pressures on residents while further strengthening the city's financial foundations have been hallmarks of the 2014-15 financial year.

Council built on the strong financial base set the previous year, with the first surplus in more than a decade delivered in 2014-15 followed by a predicted surplus for this financial year. This is expected to continue, with the 2015-16 budget also underscored by a predicted surplus.

All Council employees, from our 'front line' officers to our Executive Leadership Team, are to be congratulated for their commitment to finding the cost savings and efficiencies that allowed us to produce this result while still providing excellent service to our customers and funding a responsible capital works program.

We can all be very proud that Council has been able to deliver on our commitment to provide the services and projects needed to take our city forward. We have achieved this while easing the funding pressures we – and ultimately our ratepayers – have faced by becoming a more efficient organisation that boasts one of the lowest rates increases in South East Queensland for the third consecutive year.

During the year, Council was not immune to the massive cost increases being felt by residents, so it is pleasing that we have been able to achieve a strong financial result while absorbing millions of dollars in external costs, rather than passing them on to residents in the form of higher rates.

Our strong financial position provides this city with security for our future, with growing community equity, substantial cash reserves and the lowest local government debt per household in South East Queensland.

This financial year also saw the start of vital long-term strategic projects that will create a positive legacy for Redland City for generations to come.

Our key waterfront project at Cleveland's Toondah Harbour took significant strides towards reality, with endorsement by the State Government. This \$1.39 billion project is now close to delivering on its promised investment and jobs, as well as a waterfront precinct and transport hubs that this city can be proud of.

While there is always a balancing act when it comes to growth and providing the infrastructure to accommodate it, this is an example of how controlled growth can be good for the future of the city.

At the same time, Council was successful in bringing a campus of the Australian Industry Trade College to the city. Positioning the college at Toondah Harbour in the short-term will make sure our aspiring tradespeople can learn from the most important development to occur in our region in a generation.

Council also delivered on its commitment to driving the local economy, with the adoption of the Economic Development Framework and the Redland City Tourism Strategy and Action Plan 2015-2020.

*'This has been a year of achievement and promise for a city we all can be proud to call the best place to live, work and do business.'*

Both strategies will see Council working closely with industry to support business and tourism investment and development while Council continues its support for the rejuvenation of the Cleveland central business district.

During the year, the city reached a proud milestone in Council's relationship with the Traditional Owners of the region, through the unveiling of a Quandamooka recognition statement at the entry to Council's Cleveland administration centre. The two sculptural metal panels that recognise the traditional identity, culture and connections of the Redlands will stand as a permanent acknowledgement of what it means to be part of Quandamooka Country.

This has been a year of achievement and promise for a city we all can be proud to call the best place to live, work and do business. I thank residents, Council staff, our legions of volunteers and my fellow Councillors for their part in making us the envy of other South East Queensland councils.

Councillor Karen Williams  
Mayor of Redland City





## From our CEO

Finding more efficient ways of doing business and providing better value for ratepayers has been at the heart of our operations in the past year.

This has helped the organisation to build on its strong financial performance of the previous two years, with a modest surplus predicted in our 2015-16 Budget.

With our new operating structure now solidly embedded, our focus has been on working smarter to deliver more for our community for less, to minimise cost-of-living pressures on residents. We have achieved this while still funding a substantial city-wide works program and meeting the key service needs of residents.

The efforts of our Business Transformation team are central to our objective of becoming an increasingly efficient operation that puts the needs of our community first. The team supports staff to deliver what our customers need faster, better and, where possible, cheaper. This is being achieved through a range of initiatives, from providing staff with learning opportunities and support, to tracking our successes so they can be replicated elsewhere in the organisation.

We also continued the implementation of a range of cost-saving measures, many of them small but with substantial cumulative effect, as well as pursuing innovative ways to deliver major projects more efficiently in the future. To this end, the review of our Portfolio Management Office was advanced with a new framework ready for testing in the coming year.

Our procurement review has led to initiatives such as automated online tendering and bulk-buying savings, while also encouraging innovative technologies such as LED lighting, more cost-effective delivery of marine and road infrastructure – such as the ‘green road’ sealing program on the Southern Moreton Bay Islands – and an increased spend on local contractors.

Our new printing service alone is expected to save about \$1.5 million over the term of the five-year contract while providing full digital integration across Council. Advertising costs also have been reduced.

Through our new Corporate Plan, we provided a clearer path forward for our staff and I thank all those involved in its development for their substantial contribution to our redefined corporate values and, particularly, their support for our new mission statement.

*‘Make a difference. Make it count’ are principles that I believe are resonating through the organisation and well accepted.*

The People Strategy, Council’s vision for creating the best workplace conditions for our staff to deliver outstanding performance, is continuing to drive our preferred culture of accountability, serving others, adaptability to change and co-operation. We have been actively developing and implementing initiatives outlined in the strategy that attract and keep great staff at Council, shape how leaders manage teams and individuals for the best outcomes, and shape how staff perform in their day-to-day roles to maximise results, safety and job satisfaction. A specific focus this year was on leadership development.

During the year, Council redrafted the Redland City Plan in line with State Government requirements. Following Council’s adoption of the Draft City Plan 2015, it was submitted to the State Government for review, the final step before it is released for community feedback.

Council also took a lead role in driving economic development, with a series of key strategies put in place.

An Economic Development Framework for the Redlands was developed and adopted, with the organisation beginning the process of appointing an Economic Development Advisory Board with representatives of each of the city’s eight identified future industry and employment growth sectors.

This was followed by the stand-alone Redland City Tourism Strategy and Action Plan 2015–2020, which defines how the tourism industry and Council can work together to increase tourism spending in the city.

Council also established a proprietary company, the Redland Investment Corporation, to identify alternative revenue sources for Council and new business opportunities for the community. The corporation is tasked with getting best value and improved use from surplus land and assets that are not integral to the Redlands Open Space Strategy or the Redlands 2030 Community Plan.

The \$1.39 billion Priority Development Area project for Cleveland’s Toondah Harbour was endorsed by the State Government, with the developer, Walker Group, continuing to work with Council, the State Government and the Redland Investment Corporation on more detailed plans, along with the necessary environmental, social and economic studies.

For the third successive year, Council’s capacity to respond to a natural crisis was tested by the arrival of ex-tropical cyclone Marcia to the Redlands. Again, our investment in disaster management and preparedness showed its worth. While Marcia’s impact was minimal, it was a ‘real life’ test of our capability and one that should give the community confidence.

I am particularly pleased to report that Council dramatically improved its safety record in the last financial year. The 18 lost-time injuries we recorded in 2014-15 were well below the 31 recorded the previous year. Worker safety is an issue I take to heart and, while the injury rate is down, I believe the rate is still too high. Staff will continue to be encouraged to be safety conscious and complete essential safety training.

Thank you to all Councillors, staff members and residents for your contributions throughout the year. This organisation can be particularly proud of the way staff members – both in our offices and out in the field – have yet again risen to the challenge. This augurs well for the future of Redland City.

Bill Lyon  
CEO of Redland City Council





# Review of 2014-15 highlights

## Future on display

Council's preparation of the draft Redland City Plan 2015 has provided the opportunity for residents to share their ideas on the future development of the city. Council encouraged the community to view and review key areas of policies that are supporting the drafting process as an ideal way to educate and involve the community before the statutory public consultation period opens and formal submissions are invited from the community.

Engagement activities in 2014- 2015 included the establishment and promotion of extensive City Plan website content, community forums on key supporting studies, pop-up information booths, social and mainstream media information, informal sessions, and regular columns on wise planning and design in the Redland City Bulletin. The Redland City Plan will provide a blueprint to guide decision-making on the city's future as it grows.

## Toondah transformation

The proposal to revitalise Cleveland's Toondah Harbour was formally endorsed by the State Government in June 2015. The \$1.3 billion project is set to generate more than 1,000 jobs during construction and an estimated 500 jobs a year post construction. The award-winning Walker Group was named preferred partner in the project, which is expected to stimulate the local tourism industry by delivering a world-class ferry terminal and marina, waterfront retail and commercial space, apartments and public parks on the 67-hectare site.

Council and the State Government undertook comprehensive community consultation. Residents will be able to provide more feedback on the design when the developer lodges its environmental impact assessment and development application. The Walker Group was also granted an extension to continue work on a master plan for Redland Bay's Weinam Creek Priority Development Area.

## Council to the rescue

Council unanimously supported a trial vaccination of local koalas against the deadly chlamydia virus. The vaccine was developed by Professor Peter Timms of the University of Sunshine Coast, whose results with earlier trials were encouraging. Council agreed to contribute up to \$30,000 from the environmental reserve to support this more scientific and targeted approach to koala protection in the city.

Council also completed the Koala Habitat Review and Mapping project, the most comprehensive study ever into the Redlands' koala habitat. The information will be used by Council to plan for the future of koalas in the city.

## A resilient community

The Redlands faced a potential emergency in February 2015, with Council's disaster management team called to action when ex-tropical cyclone Marcia bore down on the city. While the Redlands was spared from the worst of the weather, Council's state-of-the-art disaster planning ensured the city was ready for the worst-case scenario. During the event, almost 200 Council and SES officers were out in the field, including forward commands set up on North Stradbroke Island and the Southern Moreton Bay Islands, while approximately 30 Council staff worked in the Local Disaster Coordination Centre alongside staff from other emergency agencies.

There were more than 300 formal requests for assistance during the event, with more than 4,000 sandbags filled by Council officers, SES volunteers, residents and volunteers. Facebook updates by Council received 280,000 views, with Council tweets and retweets reaching 1.3 million people and well beyond our own boundaries.



## Building tourism

Redland City Council adopted the Redland City Tourism Strategy and Action Plan 2015-2020, which sets out how the tourism industry and Council can work together to increase visitation and tourism spending in the city. It highlights key opportunities that tourism operators and Council can focus on to activate and grow the industry in the areas of tourism investment and development, destination marketing and events, as well as supporting infrastructure and coordination. The strategy and action plan was informed by tourism industry feedback and a market trend assessment provided an overview of current visitor trends and a clear direction of where the Redlands should be encouraging new business product and related infrastructure investment.

## New Corporate Plan

Council's Corporate Plan 2015-2020 was adopted in May 2015. The process of developing the plan included extensive consultation with the community and Council officers to ensure it reflected the needs of the community. Council received 54 responses during the official feedback phase.





## Pirate's present

Hollywood superstar Johnny Depp was presented with a parting gift from the Redlands in front of record crowds at Raby Bay in June as he returned to shore after his final day of local filming for the fifth instalment of *Pirates of the Caribbean*. The filming brought significant international exposure for the Redlands on the back of publicity from the filming of *Angelia Jolie's Unbroken* in late 2013. During the *Pirates of the Caribbean* shoot, many of the 250 cast and crew stayed in local accommodation.

## New local laws

Council adopted a new set of local laws during the year, following two rounds of stakeholder and public consultation. The new laws came into effect on 1 July 2015 when they were formally gazetted by the State Government. A total of 255 submissions were received over two rounds of consultation, leading to a number of amendments being made. While most of the existing laws were carried over, a number of specific local issues were addressed.

## City renewal

Under-utilised Cleveland CBD businesses are being transformed into creative spaces under a new Council program launched during 2014-15.

Through the Renew Cleveland program, closed shops are being brought to life by local artists who lease the commercial space short-term for minimal cost. It celebrates and rewards local artists and community projects by giving them the chance to display their work, while at the same time reinvigorating local business and the CBD by bringing a cultural and artistic mix to the city centre.

## Land management

In June 2015, Redland City Council established an investment arm to help fund infrastructure and services and minimise reliance on rates revenue. The wholly Council-owned subsidiary, Redlands Investment Corporation, aims to gain best value from surplus Council land and encourage investment to benefit the Redlands community.

## Website review

Council began a review of its corporate website with a view to making it more user friendly and with greater use of online forms and services. The new website is due to be released in 2016.

## Meetings go online

Redlanders now have greater access to the deliberations of their Councillors following a move to post audio and video recordings of general meetings on Council's website. The new recording arrangements were in place for the budget meeting on 25 June 2015. Council also reviewed its Standing Orders to reduce the complexity of the rules that govern meetings and to provide the best framework for effective debate and decision-making.

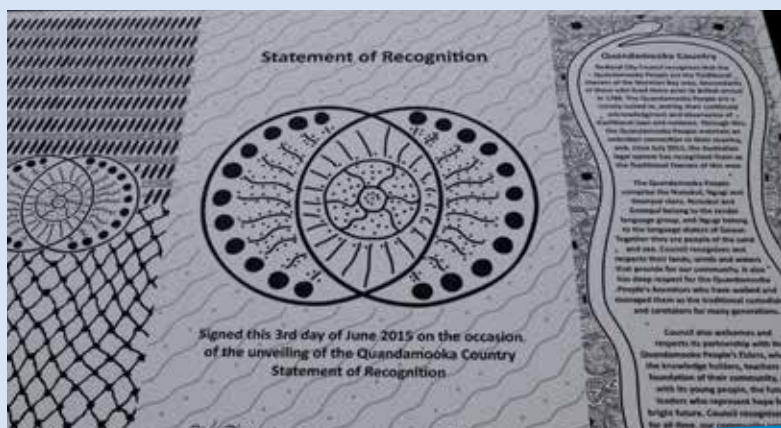
## Quandamooka recognition



Two sculptural metal panels recognising the traditional identity, culture and connections of the Redlands were unveiled in June 2015 at Council's administration building in Cleveland as a permanent acknowledgement of the Traditional Owners of the lands, winds and waters of Quandamooka Country.

The Quandamooka Statement of Recognition, dedicated on the final day of National Reconciliation Week, represents a proud milestone in the relationship between Council and the Traditional Owners of the region.

Designed by local artist Sandra Delaney, a Quandamooka woman from North Stradbroke Island (Minjerribah), the two panels tell a powerful story of the Quandamooka People's connection to the Redlands, stretching back tens of thousands of years.





# Milestones and awards

## Mayor and CEO Employee Excellence Awards

### Mayor's Award:

This award is the highest recognition of an employee's outstanding contribution to the city through service delivery. It honours an employee's outstanding personal characteristics that help to make Redlands the best place to live, play, work and do business. The recipient will represent the best of what Redland City Council is aiming for. The award winner will meet the highest standards of service delivery in their role, in a way that makes them an example for others to aspire to.

Mayor's Award Winner: Jeanette Adams, IndigiScapes

### CEO's Awards:

**Efficiency and Innovation:** Zane Trow (Manager of the Creative Arts, Community and Cultural Services Group), for thinking outside the box and translating those ideas into tangible corporate efficiencies. At the Redlands Performing Arts Centre (RPAC), he has introduced the Sundial Café, relocated the box office and significantly increased community participation.

**Customer Service:** Julie Juvancz (Visitor Services Operator, IndigiScapes), for delivering her great knowledge of the Redlands with a bright smile and welcoming attitude.

**Advancing Council:** Bernard Houston and Gabi Selwyn (Community Engagement and Communications Officers), for their first-class efforts in engaging face-to-face with more than 2,000 people on the Redlands' Priority Development Area projects. Among their credits, they also delivered an Australian-first app to ensure residents could take a virtual tour of what the sites may look like.

**Leadership and Initiative:** Donna Wilson (Service Manager, Compliance Services Unit), for dealing sensitively with community issues, including our increased responsibility for re-homing unwanted animals due to the RSPCA no longer having the capacity to do so.



Mayor Karen Williams and CEO Bill Lyon with award winners, from left Julie Juvancz, Zane Trow, Jeanette Adams, Bernard Houston, Gabi Selwyn and Donna Wilson







# Mayor and Councillor's information

## Mayor



**Councillor Karen Williams**  
GAICD  
**Elected: 2004, Mayor since 2012**

Karen was born in the Redlands, raised her family here and has lived here for most of her life. She was elected Mayor in April 2012 after serving as the Divisional Councillor for Division 9 (Capalaba) from 2004. Before joining Council, Karen worked for 10 years in the domestic money market both in Sydney and Brisbane and also owned and operated two successful retail floral studios in Brisbane. Karen has been involved in a large number of community organisations. She is Director-Treasurer of the South East Queensland Council of Mayors. Karen is a graduate of and holds a Diploma with the Australian Institute of Company Directors.

## Division 1



**Councillor Wendy Boglary**  
Wellington Point/Ormiston  
**Elected: 2008**

Wendy's initial career path in banking was followed by two decades of small business success in the Redlands where she ran, with her family, two successful businesses including the Ormiston Foodstore. Wendy has raised her family in the division she now represents, and continues to be involved in a large number of school, sporting and community organisations. She is a graduate of and holds a Diploma with the Australian Institute of Company Directors, a Certificate IV in Workplace Health and Safety, and is currently completing a Diploma in Local Government.

## Division 2



**Councillor Craig Ogilvie**  
Cleveland/North Stradbroke Island  
**Elected: 2004**

Craig has been based in the Redlands for more than 20 years. He has worked at the Australian Institute of Sport, spent three years in Japan running his own business (importing Australian-made sporting goods), and was also the founder/director of a successful IT company. He speaks Japanese, has tourism industry experience, has been a professional skier, snowboarder and scuba diver, and holds two university degrees from the Australian National University and University of Canberra.

## Division 3



**Councillor Kim-Maree Hardman**  
Cleveland South/Thornlands  
**Elected: 2012**

Kim-Maree has experience in a variety of roles including working as a legal secretary in the United States, teaching English in South Korea, and managing a small business in Capalaba before raising three school-aged children. Kim-Maree has studied dance for 12 years and achieved a high level of success, culminating in dancing with the Australian Ballet Company, Queensland Ballet Company and the Royal Ballet in England.

## Division 4



**Councillor Lance Hewlett**  
Victoria Point/Coochiemudlo Island/  
Thornlands/Redland Bay  
**Elected: 2012**

Lance has experience across a range of sectors including the State Government, where he was the Procurement Officer/Manager of the then State Stores Board. He then moved into sales and marketing in the private sector, with positions including National Sales Manager of one of Australia's leading paper merchants/importers and Queensland State Manager of a major distributor in the graphic and signage industry. Lance is currently Community and Cultural Services portfolio spokesperson.

## Division 5



**Councillor Mark Edwards**  
Redland Bay/Southern Moreton Bay  
Islands  
**Elected: 2012**

Mark has an association with the Redlands spanning nearly 40 years. He started his working life at a bank in Cleveland, a career which spanned 20 years and saw him climb the ranks through various accountancy and manager positions, culminating in a regional management position in Brisbane. He also engaged in a number of business activities outside banking, primarily in tourism and small-scale residential property development. Mark is the Chair of the Councils Audit Committee and Spokesperson for the Office of the CEO (including Internal Audit).



## Division 6



### **Councillor Julie Talty**

Mount Cotton/Sheldon/Thornlands/  
Victoria Point/Redland Bay  
**Elected: 2012**

Julie holds academic qualifications including a Bachelor of Communication, a Bachelor of Arts with Honours in Media Studies, and a Graduate Diploma in Teaching (Secondary and Middle Years). She has taught at local schools, owned and operated small businesses, and worked for large corporate entities in publishing. Julie has lived her whole life in the Redlands and is involved in a number of community organisations. Julie is currently City Planning and Assessment, Strategic Planning and Economic Development portfolio spokesperson.

## Division 7



### **Councillor Murray Elliott**

Alexandra Hills/Capalaba  
**Elected: 1997**

Murray worked in the electricity industry at a senior level before running his own successful retail businesses. He was elected to Council in 1997 and has held many chair positions as well as the role of Deputy Mayor. He has lived in Alexandra Hills for 27 years.

## Division 8



### **Councillor Alan Beard**

(Deputy Mayor)  
Birkdale South/Alexandra Hills  
**Elected: 2012**

Alan has been a professional musician for more than 40 years, working as a writer, arranger and manager in the music industry. He worked as a community fundraising manager for both the Spina Bifida Association of Queensland and the Leukaemia Foundation of Queensland before being elected to Council for the first time in 1997. Before being re-elected in 2012, he worked as a professional musician. Alan is currently Organisational Services and Emergency Management, Disaster Planning, Response and Recovery and Community Resilience portfolio spokesperson.

## Division 9



### **Councillor Paul Gleeson**

Capalaba  
**Elected: 2012**

A Redlands resident for 20 years, Paul's work history varies from senior retail management roles to successfully running his own company in the city for 13 years. He is an active member of his community and has been a staunch advocate for his division since his election. Paul is currently Council's Infrastructure, Transport and Traffic Planning and Sport and Recreation portfolio spokesperson.

## Division 10



### **Councillor Paul Bishop**

Birkdale/Thorneside  
**Elected: 2012**

Raised in Wynnum, Paul graduated from QUT (Drama) in 1986. He has worked in film, television, radio and has performed with every major theatre company in Australia. He has served on Actors Equity's National Performers Committee and as an associate artist with the Queensland Theatre Company. Paul spent seven years acting in the police drama Blue Heelers and moved to Birkdale with his four children in 2004. An entrepreneur, presenter, MC, teacher and media maker, Paul founded Arts Evolution in 2005. He is a trained cluster facilitator, attended the UK's Skoll World Forum on Social Entrepreneurship in 2008 and opened The Red Place, a co-working hub and innovative space, in 2013.

## Councillors' meeting attendance

As required under section 186(d) of the Local Government Regulation 2012, the table below details the number of local government meetings that each Councillor attended during the financial year ending 30 June 2015.

Statutory meetings attended	Cr Williams	Division 1 Cr Boglary	Division 2 Cr Ogilvie	Division 3 Cr Hardman	Division 4 Cr Hewlett	Division 5 Cr Edwards	Division 6 Cr Talty	Division 7 Cr Elliott	Division 8 Cr Beard	Division 9 Cr Gleeson	Division 10 Cr Bishop
General Meetings (20 held)	20	20	19	20	20	19	20	18	20	20	19
Special Meetings (5 held)	5	5	5	5	5	5	5	4	5	5	5
<b>TOTALS</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>25</b>	<b>25</b>	<b>24</b>	<b>25</b>	<b>22</b>	<b>25</b>	<b>25</b>	<b>24</b>

## Councillors' remuneration

In 2013, the Remuneration and Discipline Tribunal determined that councils were no longer required to formally adopt Councillor remuneration levels. Increases in Councillors' remuneration are now automatically linked to respective increases to the remuneration levels of Queensland Members of the Legislative Assembly.

Mayor                    \$162,215                    Deputy Mayor    \$110,601                    Councillor                    \$95,854

Name	Gross salary	Superannuation contributions	*Transport	**Discretionary training and discretionary conference registration	^^Delegations and conference related expenses	Mandatory training	Telephone, Blackberry and remote access	##Expenses Council/ community events	Total
Mayor Williams	162,215	19,466	13,241	1,136	2,689	1,300	3,052	1,529	204,628
Div 1. Cr Boglary	95,854	11,503	0	1,850	0	1,300	2,081	484	113,072
Div 2. Cr Ogilvie	95,854	11,503	9,170	532	791	1,000	2,643	245	121,738
Div 3. Cr Hardman	95,854	11,503	8,496	0	0	0	1,572	153	117,578
Div. 4 Cr Hewlett	95,854	11,503	13,461	397	0	0	2,293	483	123,991
Div. 5 Cr Edwards	95,854	11,503	10,255	0	0	0	2,883	102	120,597
Div. 6 Cr Talty	95,854	11,503	10,917	3,930	297	300	1,710	488	124,999
Div. 7 Cr Elliott	95,854	11,503	0	0	0	0	3,665	0	111,022
Div. 8 Cr Beard (Deputy Mayor)	110,601	13,272	7,975	540	775	0	1,422	65	134,650
Div. 9 Cr Gleeson	95,854	11,503	7,188	0	1,041	300	2,401	35	118,322
Div. 10 Cr Bishop	95,854	11,503	179	540	695	300	1,688	114	110,873
<b>Totals</b>	<b>1,135,502</b>	<b>136,265</b>	<b>80,882</b>	<b>8,925</b>	<b>6,288</b>	<b>4,500</b>	<b>25,410</b>	<b>3,698</b>	<b>1,401,470</b>
<b>Support costs</b>									<b>809,727</b>
<b>Total costs</b>									<b>2,211,197</b>

\* Business-related transport costs include travel to islands and motor vehicle business use reimbursement.

\*\* \$5,000 allowance per term (provides for registration and training fees).

^^ Includes travel costs associated with events whether attended in a discretionary capacity or as a delegate (on behalf of Council).

## \$6,000 per annum, Mayor or delegate, \$500 per annum per Councillor other than the Mayor.

# Expenses reimbursement and provision of facilities for Councillors

## Head of power

Section 250 of the Local Government Regulation 2012 defines the requirements for the reimbursement of expenses and provision of facilities for Councillors.

The objectives of this policy are to:

- ensure compliance with community expectations and statutory requirements relating to the payment or reimbursement of legitimate expenses and provision of facilities for Councillors while carrying out their duties and responsibilities as elected representatives of Redland City Council
- ensure that all Councillors have the facilities and other support necessary to perform their civic duties.

## Policy statement

The payment and/or reimbursement of expenses and provision of facilities for Councillors must only be for the actual cost of legitimate business use and only in accordance with the *Local Government Act 2009*. Council is committed to ensuring that Councillors are provided with the facilities required to enable them to perform their duties.

Councillors should not be financially disadvantaged when carrying out the requirements of the role of Councillor and should be fairly and reasonably compensated in accordance with statutory requirements and community expectations.

The payment and/or reimbursement of expenses and provision of facilities for Councillors:

- is to be open and transparent, prudent, responsible, acceptable to the community and in accordance with statutory requirements
- based on ensuring economy and efficiency
- subject to budget provisions.

Council's Annual Report must contain a copy of the policy and a copy of any resolution made during the year authorising payment of expenses or provision of facilities to Councillors. The Annual Report must also include particulars about the expenses incurred by, and the facilities provided to, each Councillor.

Spouses, partners and family members of Councillors are not entitled to reimbursement of expenses or to have access to facilities allocated to Councillors.

For details about entitlements in regard to the payment or reimbursement of Councillor expenses and the provision of facilities for Councillors, refer to GL-3076-001 Guideline – Expenses Reimbursement and Provision of Facilities for Councillors.

Failure to comply with this policy and guidelines, or misappropriation of expenses or facilities, may constitute 'misconduct' and/or be an offence under the *Criminal Code Act 1899*.

## SCOPE

This policy provides for:

- payment of expenses incurred, or to be incurred, by Councillors in the course of discharging their duties and responsibilities as Councillors
- provision of facilities to Councillors for that purpose.

This policy does not provide for salaries or other forms of Councillor remuneration, nor does it provide reimbursement for non-business related expenses unless specifically stated.

## DEFINITIONS

'Authorising person' is the person with delegated authority to approve expenditure or reimbursement for Councillor expenses and facilities.

'Council business' means official business conducted on behalf of, and/or approved by Council, where a Councillor is required to undertake certain tasks to satisfy legislative requirements or achieve business continuity for the Council. Council business should result in a benefit being achieved either for Council, the local government area or the community.

Council business includes functions and events that are a statutory requirement of the Councillor's role, or are officially recorded in minutes or other public records. This might also include attending an event or function to perform official duties or as an official Council representative, such as:

- ceremonial openings of buildings or facilities
- fetes, festivals and carnivals
- annual or presentation dinners
- public meetings
- private meetings arranged through official Council channels (i.e. documented in official records or diary) for the purpose of conducting bona fide discussions relating to the business of Council

- any other meeting, event or function described in section 107(4) *Local Government Act 2009* under 'Insurance of Councillors', for example, attendance at:
  - meetings of the local government or its committees that the Councillor is entitled or asked to attend
  - meetings for a resident of the local government area
  - conferences, deputations, inspections and meetings at which the Councillor's attendance is permitted by the local government
  - official functions organised for the local government.
  - gathering of information by a Councillor necessary to inform him or her of an incident of interest to Council or which properly falls within the responsibility of Council.

'Councillors' means all Councillors, including the Mayor and Deputy Mayor.

'Civic duties' means Council business.

'Discretionary training' is any training that is not determined by Council as 'mandatory'.

'Expenses' refers to expenses described in the Guidelines.

'Facilities' refers to the facilities deemed necessary to assist Councillors in their role as shown in the Guidelines.

'Mandatory training' is any training in a list that Council resolves that all or one or more Councillors must attend.

'Meal allowance' is the daily amount allowed for meals while travelling on Council business.

'Official capacity' refers to activities undertaken while on Council business.

'Public record' is any record created, received or kept in an official capacity.

'Representing Council': a Councillor is representing Council when Council resolves that the Councillor is to attend an event or function as a representative of Council.

'Travel advance' is a cash payment paid in advance for anticipated expenses associated with travelling on Council business. A travel advance may include expenses for meals, accommodation and incidentals. All expenses must be reconciled after the travel has occurred.

## Related policies/legislation/documents

- *Local Government Act 2009*
- Local Government Regulation 2012
- GL-3076-001 Guideline – Expenses Reimbursement and Provision of Facilities for Councillors
- Redland City Council Procurement Manual
- *Income Tax Assessment Act 1997*
- Taxation Rulings issued by the Australian Taxation Office

## Reporting requirements

- Disclosure of publicly funded overseas travel – Annual Report.
- Domestic and international travel – Council reports and Annual Report (international only).
- Resolutions made during the year authorising the payment or provision of remuneration, including expenses paid or facilities provided to Councillors or members of committees of the local government – Annual Report.
- Particulars of the total remuneration paid or provided, including expenses paid or facilities provided to each Councillor during the year and the total superannuation contributions paid for each Councillor during the year – Annual Report.
- A copy of POL-3076 Expenses Reimbursement and Provision of Facilities for Councillors – Annual Report and Council's website.
- Changes to POL-3076 – advertised in local newspaper on the Council's website.

## Mandatory training for Councillors<sup>2</sup>

The following is a list of training requirements that require mandatory attendance by at least one, and in some cases all, Councillors. Guidance is provided alongside each item. Payment of expenses incurred in attending these events does not affect each Councillor's discretionary training budget:

1. **Australian Local Government Association** – National General Assembly (It is usual for one or more Councillors to attend this event. The most senior Councillor, usually the Mayor, attending the event will be the official voting delegate of Council.)
2. **Local Government Association of Queensland** – State Conference (It is usual for one or more Councillors to attend this event. Council will resolve prior to the event which one or more of its attendees will have delegated voting authority as it is usual for Council to have several votes on each motion before the Conference.)
3. **Local Government Association of Queensland** – Civic Leaders and Financial Summit (It is usual for the Mayor, Deputy Mayor and CEO only to be invited to attend this event.)
4. **Local Government Association of Queensland** – Elected Member Professional Development (All Councillors attend this training.)
5. Courses provided by providers other than the Local Government Association of Queensland (e.g. the Department of Local Government), which relate to updating Councillors with regard to their core responsibilities, e.g. changes to legislation. (All Councillors attend this training.)
6. Compulsory Redland City Council training programs to enable Councillors to fulfil their core responsibilities, e.g. information technology, occupational health and safety, Councillor induction, code of conduct and meeting procedures. (All Councillors attend this training.)

The following is a list of other training opportunities which, while not mandatory – in the sense that one or more Councillors must attend every event – are of sufficient relevance to a Councillor's responsibilities to be of significant potential benefit to each elected member. It is likely that a Councillor will wish to attend one or more of the following training opportunities and present his/her learnings back to the full Council. In that regard, attendance will not require the use of a Councillor's discretionary training budget to meet the associated costs:

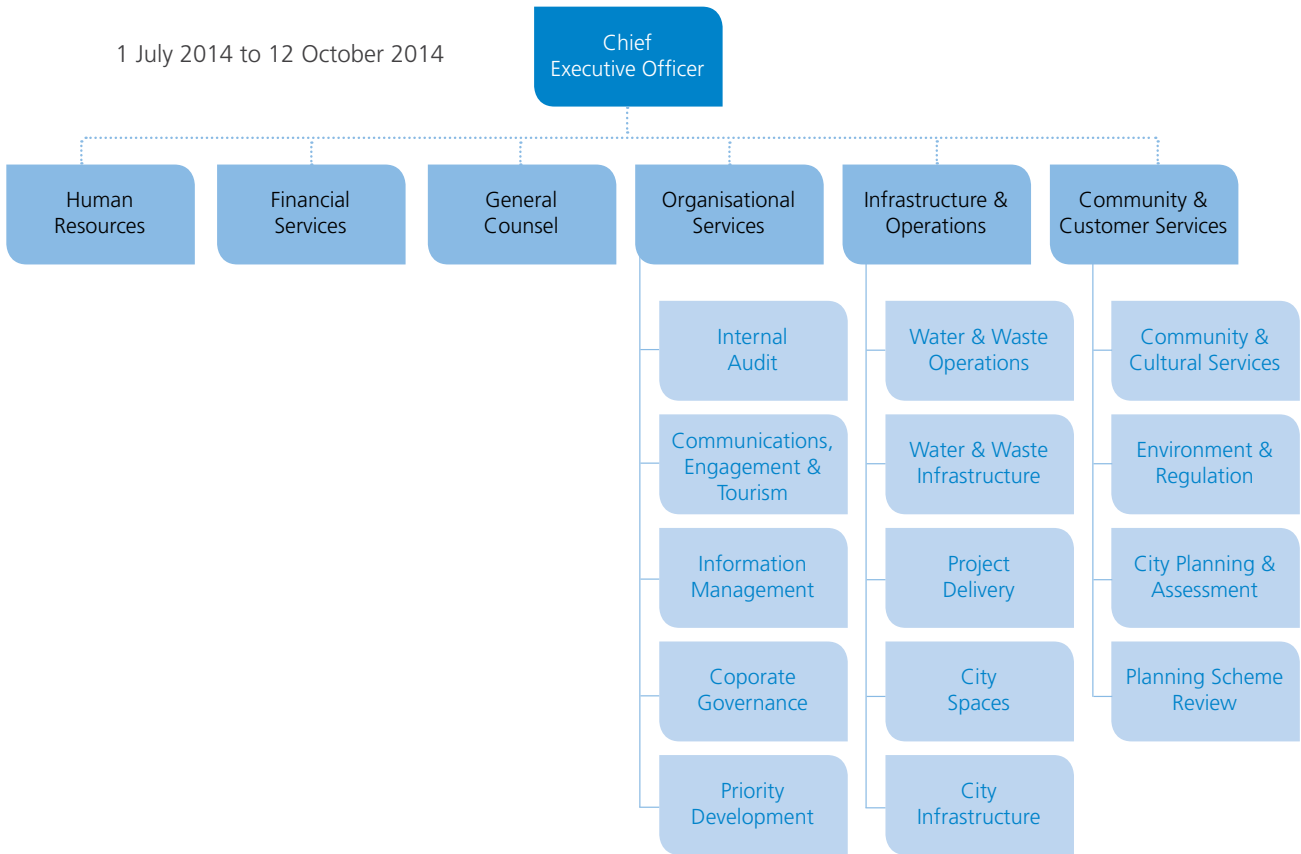
1. Local Government Association of Queensland – Infrastructure Summit
2. Local Government Association of Queensland – Disaster Management Conference
3. Local Government Association of Queensland – Community Wellbeing Symposium
4. Local Government Managers Australia – National Congress
5. Local Government Managers Australia (Queensland) – Queensland State Conference
6. Planning Institute of Australia – National Congress
7. Planning Institute of Australia – Queensland State Conference
8. Queensland Environmental Law Association – State Conference
9. Australian Local Government Women's Association – National Conference
10. Australian Local Government Women's Association – Queensland State Conference
11. Quandamooka Country Cultural Heritage Training

<sup>2</sup> No amendments to this policy have been made since October 2012.

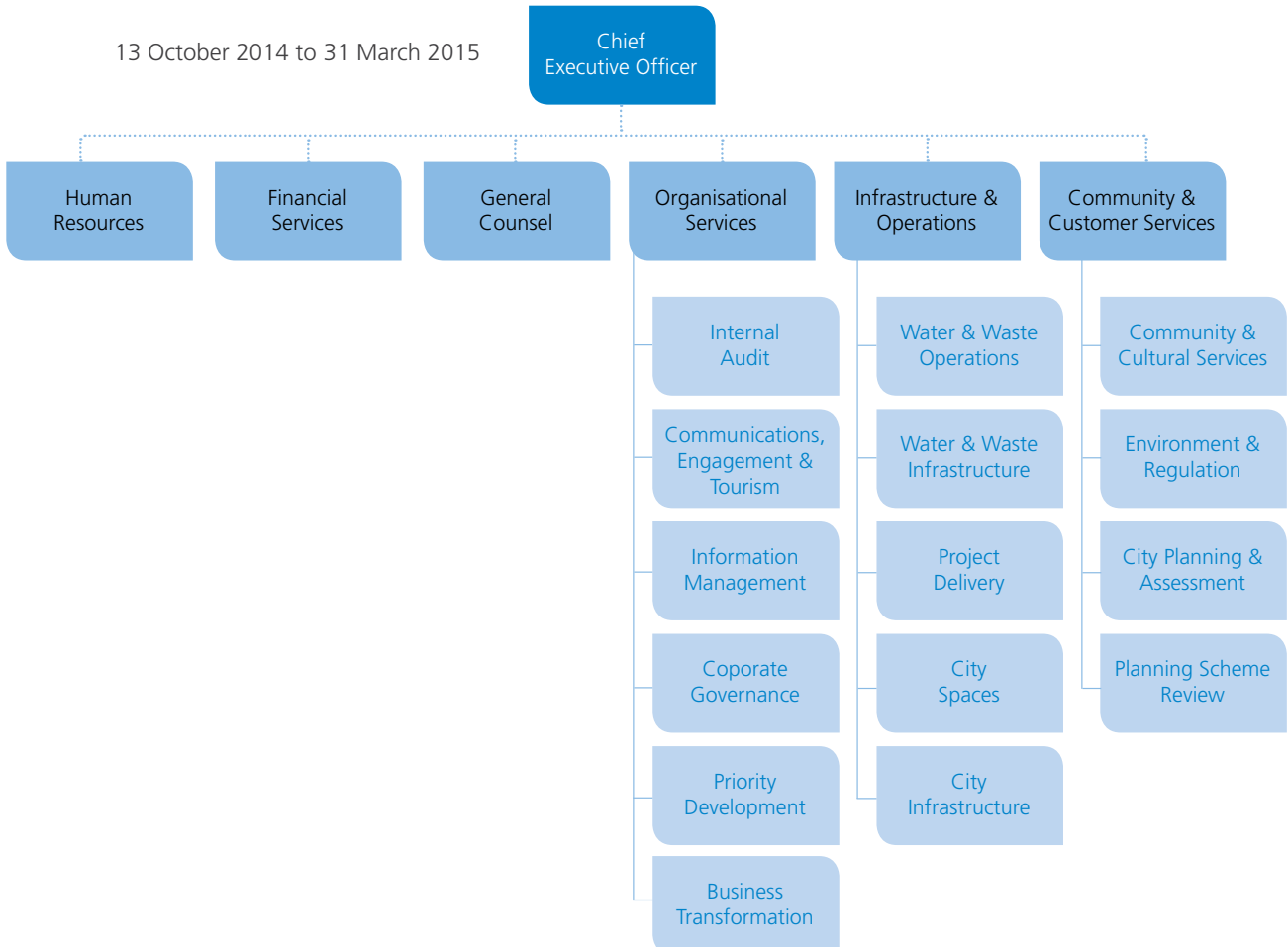


# Our organisation

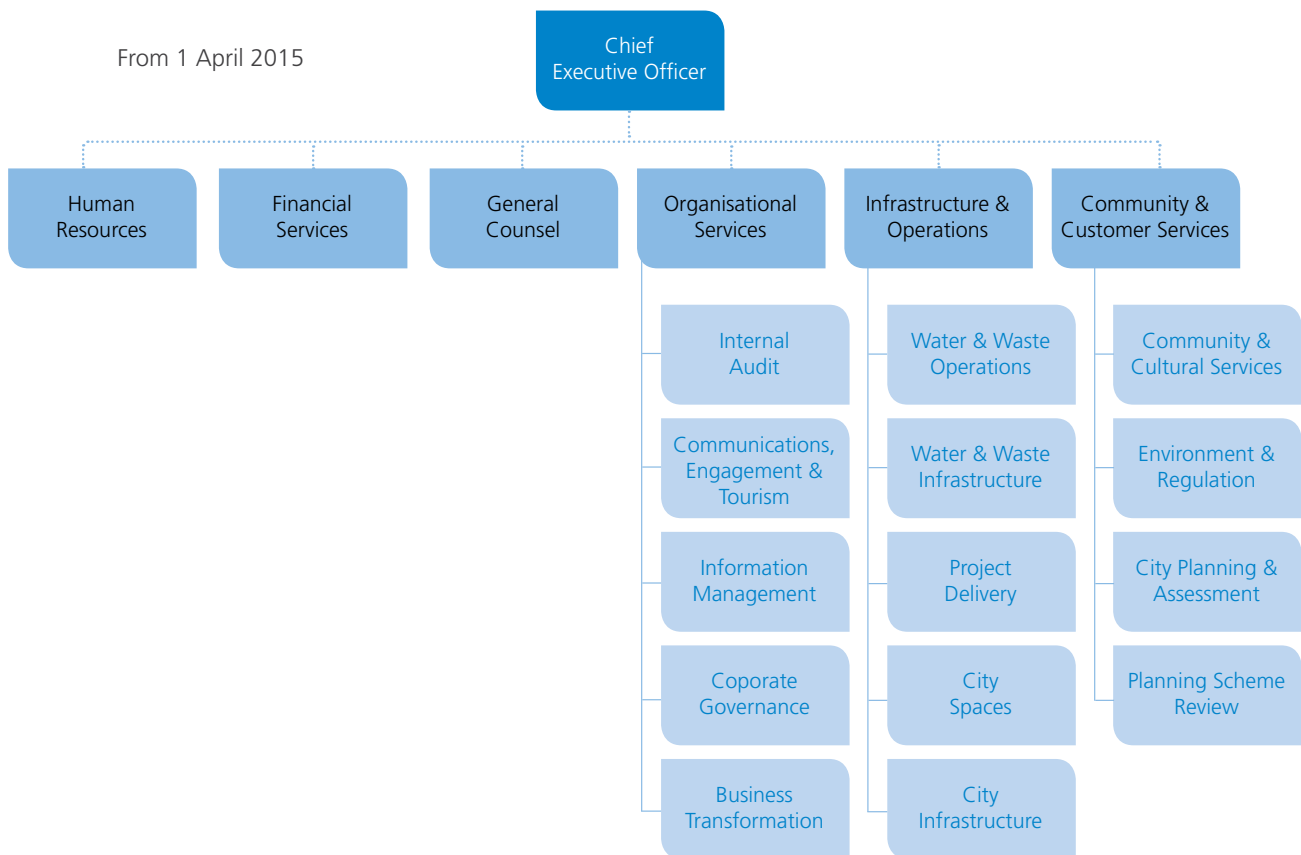
1 July 2014 to 12 October 2014



13 October 2014 to 31 March 2015



From 1 April 2015



# Executive Leadership Team



Chief Executive Officer

**Bill Lyon**

Bachelor of Business; Graduate Certificate in General Management; Associate Diploma Electrical Engineering



General Manager Organisational Services and Redlands Local Disaster Coordinator

**Nick Clarke**

Master of Science; Fellow of Local Government Managers Australia; Member International City/County Management Association



General Manager Infrastructure & Operations

**Gary Soutar**

Bachelor of Engineering (Civil); Registered Professional Engineer Queensland



General Manager Community & Customer Services

**Louise Rusan**

Bachelor of Business; Graduate Australian Institute of Company Directors; Member of Local Government Managers Australia



Head of Human Resources

**Amanda Daly**

Bachelor of Commerce; Certified Member of Australian Human Resources Institute (CAHRI); Life Styles Inventory™ (LSI) Accredited Practitioner; Myers-Briggs Type Indicator (MBTI) Certified Practitioner



Chief Financial Officer

**Linnet Batz**

Chartered Management Accountant; Certified Practising Accountant; Chartered Global Management Accountant



General Counsel

**Andrew Ross**

Bachelor of Law; Bachelor of Theology; Masters in Health Science

# Our people

## People Strategy 2012-2015

Council continued to implement the priorities defined in our People Strategy, which is now in its final year. The strategy sets out how Council will attract and keep the best people, cultivate the best leaders and create the right conditions for employees to thrive.

In 2014-15, Council continued to set a strong foundation for the strategy, introducing a number of activities focused on integration and alignment. A key priority was developing a fit-for-purpose Leadership Development Program aimed at building leadership capability to influence culture and performance. The Leadership Development Program features a multi-rating feedback tool that focuses on coaching for improvement. It incorporates the ongoing implementation of Council's Safety Management Plan and Audit Plan, which help underpin a safety culture within the organisation. It also includes the continued implementation of the Performance Management Framework (MyGoals), which supports alignment of individual performance goals and development with Council's objectives.

Council piloted a workforce plan in a customer-focused operational area, leading to the development of a clear medium-term strategy for managing workforce risks and harnessing emerging opportunities. Meanwhile, the Recruitment and Selection team undertook a review of its support processes for improved outcomes and organisational efficiencies.

A number of other human resources projects were delivered in 2014-15 to support a productive and positive workforce. Once Council adopted its new Corporate Plan, consultation began with employees to develop a new five-year People Strategy. The new strategy is expected to be finalised and released by the end of 2015.

## Recruitment and selection

Council has worked to further develop positive working relationships with internal managers and supervisors, with a focus on supporting succession planning.

An 'areas of interest register' has been introduced which allows permanent employees to register their interest in working within another area of the organisation. This has resulted in a number of positive placements, and an increase in the number of employees who have registered.

Council's administrative casual pool continued to be a success, with two external recruitment processes occurring (and one internal recruitment process, in line with traineeship graduation) in the 2014-2015 financial year. There are now 28 casuals in the pool, with a number of casuals going on to work in long-term temporary or permanent placements across a variety of units.

In May 2015, Council participated in two new events at Redlands College and TAFE. At both events, Council staff participated in career conversations, talking about their career journey, celebrating the diversity within Council and highlighting the number of ways to reach career goals. It was a new approach for a career expo and the response was overwhelmingly positive, with further excursions booked in.

Our employees enjoy work benefits that include a generous local government superannuation scheme, education assistance, employee development and training, an employee wellness program and flexible working arrangements.

## Leadership and corporate employee development

### Leadership development

As a community-focused business, Council recognises the importance of each individual's contribution to deliver on the organisation's strategic objectives and outcomes. As our community and organisation grows, we must ensure we build our internal capability and capacity to meet the significant challenges of the next few years.

These challenges include:

- major changes to Council's workforce demographic (33% over 55 years)
- an increasing focus on efficiency and delivering performance outcomes
- an increasing focus to meet customer expectations
- a demand to keep up to date and invest in technology such as e-services/social media
- a growing city and greater infrastructure.

As part of our People Strategy, we recognise the importance of building leadership capability across the organisation and have highlighted specific areas for priority development in the short and medium term. These priorities focus on delivering our key people and organisation commitments of:

- building strong, visible and capable leadership
- growing a resilient, adaptable and flexible organisation
- operating in a constructive performance culture.

As part of the broader Human Resources Strategy, we offer current and aspiring leaders a clear pathway for planning and pursuing their development through each of the levels of the Leadership Pipeline, to ultimately provide better products and services for our community now and into the future.

Council has developed a Leadership Capability Framework with six core capabilities that all programs are aligned to:

- Strategic focus
- Adaptability
- Building capability
- Results focused
- Collaborative and respectful relationships
- Personal effectiveness.

## Corporate development

A review was undertaken of the organisation-wide Corporate Development Program. As a result, the program has been revamped to ensure all programs are aligned to deliver on Council's commitments.

Previously, there was a strong focus on workplace health and safety compliance training. We have achieved significant cultural change and, although the latter focus remains, there is now a stronger focus on building the internal capability and capacity of all employees across the organisation. These programs are also aligned to the core capabilities listed above.

One of the key challenges of delivering a Corporate Development Program is to ensure the workforce has the appropriate knowledge, skills, experiences, resources and tools to meet any current and foreseeable issues and opportunities. With an aging workforce comes the significant challenge of retaining intellectual property, transferring knowledge and filling the capability gaps as more mature employees retire and leave the workforce. This has created an opportunity for Council to address the effects of changes in our workforce and to create the extraordinary: a place to work and grow that exceeds the community's expectations now and into the future. This can be achieved by designing and developing programs to assist in knowledge transfer such as mentoring and building strong, visible and capable leaders through our future talent and succession planning initiatives.

E-learning opportunities continue to grow, enabling Council to provide appropriate and relevant training that is flexible and adaptable to the organisation's changing business needs. E-learning modules minimise class-based training and improve cost effectiveness, with employees able to undertake more training at their workstations. Council is continuing to develop other cost-effective training methods to ensure that current and future technology is best used to maximise value for money.

Employees now have access to a more consistent and equitable education assistance allowance scheme, receiving support with tertiary studies graduating with an accredited qualification (Diploma or Certificate IV) in business-related areas. These accredited qualifications were supported through various local government programs.

As in previous years, Council participated in the Local Government Manager's Association (LGMA) Challenge. The LGMA Challenge offers experiential learning at a high level for the selected professionals and is a valuable component of leadership development, especially for emerging leaders.

## Trainee and apprenticeship program

The trainee and apprenticeship program was reviewed and is now administered by a Group Training Organisation (GTO). The GTO is now the trainee employer, with Council the host organisation. This means that Council is able to offer a more sustainable, improved experience for trainees, supervisors and Council. In 2014-15, Council hosted 12 full-time trainees and one apprentice. The review enabled Council to implement a more robust program, and the program is now included in our succession planning strategy.

The trainee and apprenticeship program continues to provide opportunities to 'earn and learn' across a variety of departments in a local government setting and positions are offered to school leavers and mature aged people looking at re-entering the workforce. The number of trainees and apprentices will grow over the next five years, positioning them to replace our aging staff members looking to retire in the near future.

Areas of study include certificates in Business, Parks and Gardens, Information and Cultural Services, Companion Animal Services, and Marketing. In 2014, Council received incentives from the State Government to subsidise employment costs for our trainees. A graduation ceremony was held in February 2015 to congratulate and farewell our participants in the 2014 traineeship program.



## Employee feedback

Council's staff survey in May 2014 identified a need to grow a culture able to deal with change by supporting employee adaptability. Council's response was organisation-wide.

The first initiative involved laying the foundations of who we are as an organisation by reviewing our vision, mission and values. New vision, mission and values were developed through an in-depth consultation process involving a large number of employees from each level across the organisation, together with Corporate Governance and the Learning and Development teams.

The second initiative involved building organisational change capability to support leaders with tools and advice so they can more effectively manage staff during times of change.

The third initiative introduced 'lean methodology', which provides a tool that enables us to examine our processes and implement new ways to deliver outcomes faster, better and cheaper.

To further support this approach, and to assist managers in leading their teams effectively, the Human Resources team enhanced the Business Partnering model it follows. Together business unit leaders and Human Resources are working towards creating an engaged and sustainable workforce.

## Equity, diversity and equal opportunity

Council is committed to preventing discrimination within our organisation. A number of strategies and initiatives were delivered in 2014-15. As an organisation, we:

- ensure the review of all guidelines and procedures allows for equity and diversity
- promote programs to support the personal, professional and career development of diverse groups including women, emerging leaders, Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds etc.
- ensure mentoring, advice and support is available from Human Resources Advisers
- support and promote the Employee Assistance Program.

In 2014-15, Council began developing an Aboriginal and Torres Strait Islander Training and Employment Strategy.

## Certified agreement

The Attorney-General and Minister for Industrial Relations under the previous State Government requested the Queensland Industrial Relations Commission (QIRC) create a modern local government award. As a result, a single modern award was introduced in October 2014, covering local government in Queensland and replacing 20 existing local government awards.

The incoming State Government (following the 31 January 2015 election) introduced the Industrial Relations (Restoring Fairness) and Other Legislation Amendment Bill 2015. This legislative amendment now forms part of the *Industrial Relations Act 1999*. As a result, the modern Queensland Local Government Industry Award – State 2014 has been suspended, pending review and variation by the QIRC, which is unable to certify any agreements unless this award review has occurred. Council's existing 2013 certified agreements have a nominal expiry date of 30 June 2016. Pending the review/variation of the modern award by the QIRC, Council is unable to bargain until this issue has been resolved.

## Safety and wellbeing

Council's Safety First – Redland agenda is embedded in and driven through the annual Safety Management Plan and the Work Health and Safety (WHS) Five Year Plan. Council's ongoing program to prevent workplace-related injuries and illness includes health monitoring activities and wellness programs. The result has been a reduction in lost time injuries from 31 in 2013-14 to 18 in 2014-15.

We have a well-supported commitment to safety in the workplace. This has been achieved by building on our safety culture, introducing safety leadership programs for frontline team leaders and supervisors, and providing ongoing support for health and safety representatives.

A health and safety skills matrix continues to provide a learning pathway for individual workplace health and safety training needs. Flexible e-learning packages were developed and delivered across Council in 2014-15, including the Safety First Induction, Traffic Management Level 1 and Electrical Safety.

Council is audited externally every year and our safety performance is monitored and reviewed regularly by senior management. During the 2014 audit, further improvements in compliance and continuous improvements were achieved.

A series of internal safety element audits focusing on procedure compliance were conducted across business units throughout the year. The audits identified good levels of compliance across the organisation and provided data that the Safety and Wellbeing Unit used to identify opportunities for improvement opportunities.

Our wellbeing agenda continues to grow, with the consolidation of a holistic Fit for Work Program across Council that includes:

- a new Alcohol and Drugs Prevention Policy and testing regime
- a comprehensive Psychosocial Program, and the option for workers to confidentially disclose medical conditions and/or the use of prescription medication
- a new Work from Home and Alternate Workstations Policy and Framework which provides workers with flexible work options
- the development of a new Ageing Workforce Strategy, which has been designed to produce baseline health and safety information for workers on key ageing health hazards, and strategies (the data will provide age appropriate health support and enhance workers' general wellbeing and capacity to perform their job safely, while enabling Council to meet its short, medium, and long term obligations to the community)
- the introduction of a Fit for Work Program, involving health and exercise programs and health monitoring, and the provision of a work conditioning area at Council's depot.

Council continues to undertake health assessments, health monitoring programs and functional capacity assessments on all manual task-related roles, to address the risk of musculoskeletal injuries and encourage healthy ageing in our workforce.

Further continuous improvements were made to Council's e-safety management through refinements of the Vault electronic safety management database system. These improvements allow managers to monitor compliance activities and progress on corrective actions and incidents.

The introduction of the Business Intelligence (BI) reporting solution now provides the Human Resources team with easier access and more sophisticated reporting. With up to four years of historical data available, the visual charts can trend full-time equivalent, turnover, vacancies, age and gender profiles and leave patterns over the long term, providing more contextual and strategic information to support workforce decisions.

## Employees at a glance

### Employees (total number of employees)

Permanent	731
Permanent part-time	79
Temporary contract of service full-time	52
Temporary contract of service part-time	14
Contract of service (executive)	21
Casual (based on hours worked)	76
<b>Total</b>	<b>973</b>

### Corporate profile

Full-time equivalent (FTE) employees (Includes contract of services and elected members. FTE for full-time and part-time based on hours of work pattern and not actual hours worked)	871.63
Casual full-time equivalent employees (Based on hours worked)	4.67
Full-time permanent positions	890
Part-time permanent positions	54
Part-time temporary positions	98
Part-time temporary positions	23
New full-time permanent positions	19
New part-time permanent positions	0
New full-time temporary positions	46
New part-time temporary positions	14
New casual positions	71

### Employees recruited

Internal (under Redland City Council Officers' Agreement)	39
External (under Redland City Council Employees' Agreement)	11
<b>Total</b>	<b>50</b>

### Employee departures

Employee-initiated turnover rate	7.15%
Employer-initiated turnover rate	3.58%
Employees made redundant	4
Employees redeployed/retrained due to redundancy	6

## Gender balance

	Female	Male
Executive/Senior Management Group	33.33%	66.67%
Elected representatives	36.36%	63.64%
Total employees	50.87%	49.13%

## Executive Leadership Team

The total remuneration packages below for senior executives include base salary, vehicle allowance and superannuation.

Remuneration range	Number of Executive Leadership Team paid
\$120,000 to \$220,000	2
\$221,000 to \$320,000	4
\$321,000 to \$420,000	1



# Governance at Redland City Council

## Community Plan

The Redlands 2030 Community Plan, adopted by Council in 2010, was developed with extensive input from our community. This ambitious plan responds to local, national and global challenges. The Redlands 2030 Community Plan sets out a vision for 2030.

As articulated in the plan, in 2030, the Redlands will be a well-designed, vibrant city of mainland and island communities, each with distinctive character, heritage and lifestyles. Our shared values will shape the way we care for each other and how we protect the land, seas and waters where we choose to be.

The plan sets out eight outcomes:

- Healthy natural environment
- Green living
- Embracing the bay
- Quandamooka Country
- Wise planning and design
- Supportive and vibrant economy
- Strong and connected communities
- Inclusive and ethical governance.

## Corporate Plan

The Corporate Plan 2010-2015 sets out how Council will deliver the Redlands 2030 Community Plan. The Corporate Plan outlines Council's objectives for the next five years and is structured around the eight outcomes in the Community Plan, with a ninth outcome focused on Council being efficient and effective. The ninth outcome includes internal services such as Financial Management, Information Management and Human Resources.

Corporate planning is linked to Council's long-term strategic planning documents, such as the financial and asset management strategies and the Redlands Planning Scheme.

## Operational Plan

Each year, Council must develop and adopt an Operational Plan, which sets out what we plan to do during the financial year towards the delivery of the Corporate Plan 2010-2015. Operational planning is closely linked to budget development.

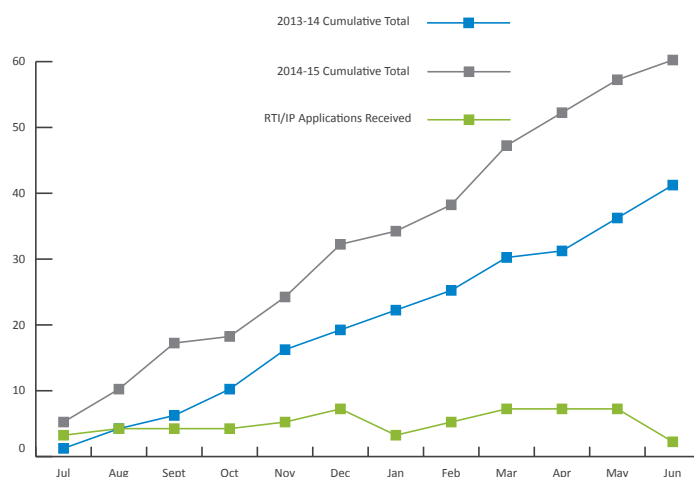
The projects in the Operational Plan 2014-15 were delivered by teams across Council and progress against the plan was reported every three months to Councillors. These reports are available on Council's website. A summary of Council's performance against this plan is outlined on pages 30-38.

## Right to Information and Privacy

During 2014-15, 51 applications were received requesting access, under the provisions the *Right to Information Act 2009 (RTI Act)* and *Information Privacy Act 2009 (IP Act)*, to Council documents. This is an increase of 24% on the number of applications for 2013-14. The 51 applications comprised 33 processed under the *RTI Act* and 18 applications under the *IP Act*. A total of 6,557 pages were considered for release to applicants, which is a slight decrease in the number of pages from the previous year. A total of 50 decisions, including five applications from 2013-14, were issued to applicants, all within legislative timeframes. Six applications were withdrawn, leaving one application on hand as of 30 June 2015. Two requests were received for an internal review of the original decisions. The first internal review upheld the original decision. The second confirmed the original decision to refuse access to pages in full or part, but varied the reasons.

Council was notified by The Office of the Information Commissioner (OIC) that an RTI access applicant had applied to OIC for an external review during an extension period. Although Council had invoked the extension of time in accordance with RTI legislation and the applicant had agreed to these extensions, the applicant altered their position and sought external review, triggering a deemed decision (section 46 of the RTI – the agency is taken to have made a decision to refuse access).

RTI/IP applications received 2014-15



# Risk management

## Risk management

Council continues to be committed to enterprise-wide risk management. All significant risks are identified, managed and mitigated in accordance with Council's Enterprise Risk Management Policy, Framework and its accompanying Risk Assessment Handbook, all of which conform with the Australia/New Zealand/ISO Standard 31000.

Risks identified are recorded in three major categories: strategic, operational and activity. Strategic risks are monitored and reviewed annually and a formal review of the operational risks, together with a sign-off by Group Managers, takes place quarterly.

Council has an Operational Risk Management Committee (ORMC) that reviews and endorses the risk registers. The risk registers are periodically presented to the Audit Committee for review and comment.

Claims statistics are also presented to the ORMC with a commitment to keep executive management informed about the nature and number of claims being received, and suggestions are made in connection with the perceived exposure.

A review of the Risk Framework and the Risk Assessment methodology was undertaken during 2014-15 to ensure the documents remain up to date with contemporary standards. The findings revealed that Council has an excellent foundation to manage its risks.

## Fraud and misconduct prevention

Council's Fraud and Corruption Prevention Policy (POL 3060) outlines Council's stance on fraud and corruption. The policy informs all Council officers, Councillors, consultants and contractors of Council's position regarding fraud and corruption and the consequences of failing to comply with the provisions of the policy.

Council is committed to:

- a zero-tolerance approach to fraud and corruption
- corruption and fraud control and management as an integral component of effective corporate governance
- transparent and accountable processes consistent with sound business practices and organisational standards of compliance
- preventing fraud and corruption and investigating all suspected incidents and taking appropriate action
- maintaining an integrated Fraud and Corruption Prevention Framework to minimise the impact and reduce the risk of fraud and corruption within the work environment.

The Fraud and Corruption Prevention Framework is Council's strategic guideline that:

- defines management and staff responsibilities
- ensures the implementation of robust practices for the effective detection, investigation and prevention of fraud and corruption of any description within Council.



## Administrative action complaints

Redland City Council is committed to fair and effective management of administrative complaints.

During 2014-15, the following statistics were reported in accordance with the requirements of Section 187 (1)-(2) of the *Local Government Regulation 2012*.

Council received 104 new administrative action complaints that were dealt with under the complaints process. Twelve were carried over from 2013-14, resulting in a total of 116 complaints for 2014-15. Of those 116, 108 were resolved under the process leaving eight unresolved as at 30 June 2015.

<b>Complaints reported in accordance with section 186(f) of the Local Government Regulation 2012</b>		
(a)	Frivolous, vexatious or unsubstantiated	20
(b)	Complaints about the Mayor or Deputy Mayor referred to the department's chief executive	0
(c)	Councillors complaints referred to the Mayor	6
(d)	Complaints referred to the department's chief executive	0
(e)	Complaints assessed by the Chief Executive Officer as being about corrupt conduct under the <i>Crime and Corruption Act 2001</i>	0
(f)	Complaints heard by a regional conduct review panel and/or tribunal	9
(g)	Complaint is about another matter	0
<b>Complaints reported in accordance with section 176C of the Local Government Act 2009 (revised 2012)</b>		
(h)	Regional Conduct Review Panel orders and recommendations	9
(i)	Tribunal orders and recommendations	0
(j)	Mayor or Departments Chief Executive Orders reprimanding a councillor for inappropriate conduct	1
<b>Complaint orders/recommendations summary detail reported in accordance with Section 186(e) of the Local Government Regulation 2012</b>		
The name of each Councillor who was subject to an order under section 180 and 181	Description of misconduct or inappropriate conduct engaged in by each of the Councillors	Summary of order or recommendation
Councillor Lance Hewlett	Inappropriate conduct – poor attendance at workshops, failure to meet with the Mayor to discuss these absences	An order was made by the Mayor reprimanding Cr Hewlett for the inappropriate conduct
	Misconduct – behaviour did not constitute honest, fair and respectful engagement with the community and it was not made clear that he was expressing personal opinion rather than conveying a Council view	An order was made by the regional conduct review panel that Cr Hewlett be counselled about his misconduct and how not to repeat it
Councillor Craig Ogilvie	Misconduct – performing his responsibilities in a way that was not honest by making a statement to the Bayside Bulletin about a development application	An order was made by the regional conduct review panel that Cr Ogilvie be counselled about the misconduct and how not to repeat it; and make an apology at a Council meeting

# Internal Audit Report

## Internal Audit

Internal Audit provides the Councillors, CEO and senior management with assurance that internal control systems are efficient, effective and economically viable, and that risk is appropriately addressed so objectives can be met.

Internal Audit operates as an independent function within Council, reporting directly to the CEO and the Audit Committee with respect to audit/investigation findings. For administrative/financial/employee management, Internal Audit reports to the General Manager Organisational Services.

Internal Audit reviews and advises on:

- legislative and policy compliance
- operational cost-effectiveness and efficiency
- reliability of financial and related management information
- use of public funds and assets under Council's control
- adequacy and accuracy of accounting and computing systems.

Internal Audit also:

- conducts special investigations as requested by the CEO
- provides an advisory function concerning business improvement processes and systems of internal controls.

In 2014-15, its findings confirmed that a satisfactory internal control environment exists within Council.

## Major achievements:

In 2014-15, Internal Audit:

- issued 16 audit reports with 203 recommendations
- strengthened relationships by providing advisory services to committees and user groups within Council
- continued to improve professionalism by reviewing and updating procedures and operating manuals for quality control
- obtained a rating of 'generally conforms' with 10 of the 11 International Standards for the Professional Practice of Internal Auditing, with one standard partially conforming, for operating practices and processes employed by the function as per an external quality assessment performed by an independent external consultant. 'Generally conforms' is the highest ranking available.

## Audit Committee

The Audit Committee complements the relationship between Internal Audit and the wider organisation, safeguarding Internal Audit's independence and further increasing the Internal Audit function's effectiveness and value to Council.

The Audit Committee comprised the Mayor, Cr Mark Edwards, the Spokesperson of the Office of the CEO Portfolio and two independent external members, Mr Virendra Dua and Mr Peter Dowling. The Audit Committee was chaired by the Spokesperson of the Office of the CEO Portfolio.

The primary objective of the Audit Committee is to help Council fulfil its corporate governance role and oversight of financial management and reporting responsibilities imposed under Sections 208–211 of the *Local Government Regulation 2012* and other relevant legislation.

## Major achievements

In 2014-15, the Audit Committee:

- monitored Internal Audit performance against the approved 2014–15 Internal Audit Plan targets
- reviewed audit reports and actions taken to address recommendations
- checked the resolution of prior-period Queensland Audit Office audit issues
- reviewed monthly and end-of-year financial information, including financial status and performance
- reviewed changes in accounting practices and policies
- monitored the implementation of Council's fraud control policy and initiatives
- monitored the risk management strategies, policies and procedures and advised on the management of Council's strategic risks.

Under its charter, the committee meets four times per year. The external and internal auditors, the CEO, General Managers and Chief Financial Officer attend each meeting.

## External Audit

Council is audited annually by the Queensland Audit Office, which reports to Queensland Parliament as part of its role to enhance public sector accountability. It continuously reviews and assesses the internal control environment surrounding Council's financial and related systems and practices. This provides a statutory mechanism for external review of Council's financial operations and other corporate matters affecting the sound management of the organisation.

# Council performance

## Delivering the Operational Plan 2014-15

The Operational Plan 2014-15 included 45 projects.

At the end of the financial year, 35 projects were delivered. Projects which were not completed at the end of the year will continue to be monitored until completion.

Status	Number
Completed	35
Ongoing monitoring until completion	4
Carried forward to 2015-16 Operational Plan	6
<b>Total</b>	<b>45</b>









# Healthy natural environment

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Number of people in the community involved in environmental programs	5,000	5,180	8,816	7,589	7,204
<p>There were 7,204 people involved in Council's environmental education programs in the 2014-15 financial year. This includes private property partnerships (Habitat Protection Programs), Community Bushcare Program and three main community plantings, wildlife rescue service, school education programs (both in-school and at IndigiScapes), volunteers at IndigiScapes and the IndigiKids Program. Fewer volunteers were recruited during 2014-15, as the volunteer program at IndigiScapes is under redevelopment.</p> <p>An additional 4,750 people attended the three main environmental events at IndigiScapes for the year – Wonderful Wildlife (900), Good Gardening Expo (1,400) and Indigi Day Out (2,450).</p>					
Number of koalas sighted as part of annual koala count on North Stradbroke Island	28	31	52	64	54
<p>The townships of Amity, Dunwich, Flinders Beach and Point Lookout were surveyed. Of the 54 koalas observed, there were 45 adults and 9 juveniles.</p>					
Total number of koala trees planted	7,465	5,318	5,855	6,991	6,131
<p>There were 6,131 koala food trees planted by Parks and Conservation, Bushcare and community planting events, and Habitat Protection Program participants.</p>					
Total number of new plantings	58,950	67,402	77,086	91,268	54,364
<p>A decrease in new plantings this financial year was due to a large amount of one-off plantings that were only undertaken in 2013-14 at the Judy Holt Reserve following landfill remediation work. In 2014-15, significant planting occurred at the following sites:</p> <ul style="list-style-type: none"> <li>• Capalaba Regional Park, Capalaba</li> <li>• Shonagh Court, Birkdale</li> <li>• Wellington Point Foreshore, Wellington Point</li> <li>• Sunnybay Drive, Birkdale</li> <li>• Crotona Road/Smith Street, Capalaba</li> <li>• Sandy Creek, Mount Cotton</li> <li>• Silvara Circuit, Capalaba</li> <li>• 659-671 Redland Bay Road, Victoria Point.</li> </ul>					
Number of complaints regarding overgrown allotments	1,075	830	593	454	887
<p>Weather conditions contributed to an increase in overgrown property complaints in 2014-15.</p>					
Total area (hectares) treated for mosquitoes	2,693	3,525	4,013.3	6,426	7,301
<p>This year's total treatment area was 7301 ha, which is a significant increase as compared to previous years, due to climatic and tidal conditions. An average mosquito larval mortality rate of 97.1% was achieved over the year, which is an excellent result.</p>					



# Green living

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Annual energy consumption for Council's occupied buildings	3,142,808 kw	2,943,984 kw	2,699,564 kw	3,027,500kw	2,952,436kw
Based on the same buildings as last year, there was a decrease on last year of 2.5%.					
Total creditor payments to local businesses	\$37,911,543	\$44,890,607	\$43,987,564	\$37,355,965	\$37,594,149
From a total spend of \$181,549,337 in 2014-2015, \$37,594,149 (21%) of payments were made to businesses with a registered address in the Redlands.					
While Council purchasing is governed by strict legislative requirements and the need to ensure best value for ratepayers, Council always strives to support local suppliers where they can demonstrate that they are competitive on price and quality. This report reflects the payments made by post code and does not capture the businesses that have a registered office in the Redlands but payment is made to their head office either in Queensland or interstate, e.g. fuel \$831,709 paid to Melbourne and Sydney offices. Payments made to offices outside the Redlands consist of utilities e.g. power, phone and water \$10,860,374.					
Number of routine environmental licence inspections for environmentally relevant activities (ERAs)	222	209	102	14	11
Due to the amalgamation of environmentally relevant activities as a result of changes to the <i>Environmental Protection Act 1994</i> , the number of activities has decreased from 14 to 11. There were no compliance actions against these licensed activities in 2014-15.					
Percentage of recyclable material diverted from kerbside collection	21.93%	22.40%	25%	25.5%	26.6%
Overall percentage of recyclable material diverted from the kerbside collection was 26.6%, which met the target for 2014-15 as stated in the RedWaste Annual Performance Plan. Overall domestic kerbside waste increased by 1,155 tonnes to 41,085 tonnes. Household recycling increased by 557 tonnes to 12,413 tonnes and kerbside green waste increased by 357 tonnes to 2,451 tonnes.					
Total kerbside recycling contamination rate dropped to 6.9%, or 951.20 tonnes of waste presented in the kerbside recycling bin.					
Total domestic tonnage of waste sent to landfill per capita/year	437.00	409.00	391.55	377.29	331.98
Total waste sent to landfill per capita for 2014-15 was 331.98 kg (target 390 kg). This continuing reduction in per capita waste to landfill can be attributed to improved recycling and resource recovery at waste transfer stations, the kerbside green waste collection service and overall reduced waste generation in the community when compared to population growth.					

## Performance indicators

# Embracing the bay

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Capital spending on Southern Moreton Bay Islands (SMBI)	\$3,824,650	\$3,244,934	\$2,493,960	\$1,634,933	NA
No roads were constructed out of reserve in 2014-15. The SMBI Differential General Rate was reduced to compensate for SMBI Ferry Operations Special Charge. There are currently no outstanding funds in the SMBI reserve.					
Number of new and upgraded bay access points	4	3	3	5	4
Key projects included upgrades to the Victoria Point Jetty, Victoria Point north ramp floating pontoon and Wellington Point south ramp, as well as the new Coochiemudlo Jetty.					

## Performance indicators

# Quandamooka Country

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Level of community awareness on local Aboriginal history and culture	60.4%	Unavailable	72.3%	Unavailable	77%
The community satisfaction survey was delivered December 2014 to 477 residents of Redland City. General awareness of local Aboriginal history and culture improved to 77% compared to 72% in 2012 and 60% in 2010.					



# Wise planning and design

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Total kilometres of cycleways constructed	2.6 km	1.2 km	0 km	2.2 km	Nil
Total extent of cycleways in the city	53 km	54 km	54 km	56.2 km	56.2 km
No new cycleways were constructed in 2014-15.					
Total kilometres of footpaths constructed	3.645 km	2.8 km	2.1 km	4 km	6 km
Total extent of footpaths in the city	380 km	383 km	385 km	389 km	395 km
New footpaths constructed in 2014-15 continued to add to the existing network, completing missing links near schools, transport hubs and community facilities.					
Number of new attached housing approvals	308	102	60	152	43
Number of new detached housing approvals	705	451	446	714	1,012
Detached dwelling approvals have increased by 42%, indicating that available land is being used efficiently within Redland City. This is expected to continue with the introduction of the Redland City Plan in 2015. Attached dwelling approvals have decreased by 72%, indicating fewer applications were lodged for high density housing developments such as multiple dwellings and unit apartments. Figures are not reflective for the number of units that may have ultimately been provided within each of these approvals.					
Number of bus shelters provided	27	4	9	3	3
In 2014-15, 25 new boarding points were constructed across the city and three shelters were upgraded to new Translink standard shelters in order to meet the <i>Disability Discrimination Act 1992</i> – compliance timeframes (90% of network by 2017).					
Land acquired for open space and nature conservation	70.3 ha	38.33 ha	32.08 ha	6 ha	20.5 ha
Land acquisition comprised one new recreation park including drainage constraints, seven stormwater and drainage area (making up of 14.7 ha of the total) and a new extension to a foreshore conservation area.					





## Performance indicators

# Supportive and vibrant economy

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Total number of international students	114	82	78	81	90
Redland City schools hosted more than 90 international students.					
Total number of businesses assisted by the Business Grow Program	690	736	496	770	84
Business Grow carried out 84 business activities in July/August 2014. The Business Grow contract ended at the end of August 2014.					
Number of visitors to the Visitor Information Centre	6,891	10,100	27,113	31,083	31,654
Visitor numbers to the centre continue to increase.					

## Performance indicators

# Strong and connected communities

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Percentage of generally compliant food businesses	97.25%	97.5%	96%	98.5%	98%
The outcome of 98% of businesses in the Redlands being generally compliant with the requirements of legislation is an excellent overall level of compliance.					
Percentage of residents satisfied with safety in the city and their neighbourhood	75%	Unavailable	76.6%	Unavailable	89%
An additional 12.4% of residents surveyed in 2014 were satisfied with safety in their city and neighbourhood compared to last year.					
Number of events managed	20	21	24	29	27
27 corporate events were managed by the Communication, Engagement and Tourism Group during the financial year. These included Christmas by Starlight, opening of Coochiemudlo Island Jetty, Movie Night and numerous citizenship ceremonies. These events engaged over 11,000 residents and stakeholders. Christmas by Starlight 2014 was affected by rain, significantly reducing numbers.					
Value of grants committed to community from Council	\$675,130	\$625,103	\$849,733	\$575,311	\$503,244
Community Grants Program 2014-15 expenditure totalled \$503,244 which consisted of Organisational Support Grants - \$45,714; Project Support Grants - \$108,168; Conservation Grants - \$75,922; Capital Infrastructure Grants - \$175,050; Regional Arts Development Fund \$98,390.					
Number of sponsorships approved	38	42	24	29	36
A total of \$272,514 in outgoing sponsorship for 2014-15 was expended at the end of June 2015. The Sponsorship Program was significantly oversubscribed with 53 applications received and only 67% of dollars sought being funded.					

# Inclusive and ethical governance

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Total number of media liaisons	494	295	369	456	439
439 media releases and responses were prepared and issued during 2014-15. 91% of these releases were published in the media.					
Monthly average number of visits to Council's corporate website home page	53,000	54,904	65,423	62,540	68,124
Total number of visits to Council's website consultation pages	7,475	4,105	6,725	3,995	3,921
There were a total of 68,124 visits to Council's website during 2014-15. This is a 9% increase from 2013-14.					
Number of community engagements recorded by Council	58	51	29	121	59
59 community engagement forums/activities were held in 2014-15. These events attracted more than 1,518 residents and stakeholders. In 2013-14, numbers were considerably higher due to more than 2,000 people attending fire forums held on North Stradbroke Island in January 2014, and more than 2,000 people participating in Priority Development Area engagement activities.					
It should be noted the 2013-14 figure of 121 included an additional 44 forums that were managed and supported by Council.					
Percentage of the community who agree they have the opportunity to have a say on key decisions affecting Redlands on important issues	41.4%	Unavailable	47.3%	Unavailable	56%
The community satisfaction survey was delivered in December 2014 to 477 residents. 56% of residents felt they had the opportunity to have a say on key decisions affecting the Redlands on important issues compared to 41% in 2010 and 47% in 2012.					
Total number of full-time employees in the organisation	690	702	762	749	731
There is a slight decline in full time employees.					
Community satisfaction with Council leadership	47.7%	Unavailable	52.5%	Unavailable	66%
The community satisfaction survey was delivered in December 2014 to 477 residents of Redland City. 66% of respondents were satisfied or very satisfied with the general policies and direction of Council compared to 47.7% in 2010 and 52.5% in 2012.					
Total revenue raised from rates, utilities, special charges and separate charges, less discounts and remissions	\$95,535,567	\$100,405,652	\$190,294,552	\$197,243,343	\$200,225,988
The increase in rates, levies and special charges revenue realised from 2013-14 to 2014-15 is approximately 1.5% compared to a 3.95% average rate notice increase (including utilities and separate charges) reflected in the annual budget adopted for 2014-15. Water consumption was generally lower than anticipated and the revenue figure also includes the carbon tax refund (following the abolishment of the carbon tax with effect from 1 July 2014).					



# An efficient and effective organisation

Activity	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Number of part-time employees in the organisation	110	99	85	79	79
The number of part time employees has not changed from the previous financial year.					
Cash capacity	6	7.2	4.98	6.51	7.78
For the year ended 30 June 2015, Council's cash balance was \$123.96m and reflects a cash capacity ratio of 7.78 months. Consistent with previous years, the ratio exceeded the target range of three to four months. The ratio provides an indication of the number of months that recurrent expenses can be covered by the cash held at the end of the particular period. The 2014-15 result confirms that Council is in a healthy cash position and is well placed to cover its payments to suppliers and employees, as well as interest expense on borrowed funds.					
Debt servicing ratio	3.4%	4.3%	4.06%	3.54%	3.33%
At the end of the 2014-15 financial year, the percentage of operating income used to meet Council's current debt instalments amounted to 3.33% and is consistent with prior years. This is well below the maximum threshold of 10% and is indicative of Council's low levels of debt.					
Level of dependence on general rates	44%	47%	34%	33.74%	33.04%
The level of dependence on general rate revenue came in at 33.04% for the year ended 30 June 2015 and is consistent with the prior year. This ratio demonstrates Council's general rate revenue as a percentage of total operating revenue. This result is within the target range of less than 37.5%.					
Operating surplus ratio	-11.9%	-10.72%	-6.71%	6.37%	2.61%
Council achieved an operating surplus for the year ended 30 June 2015 of \$6.25m. This result equates to 2.61% of total operating revenue. This is the second year in a row Council achieved an operating surplus.					
Percentage of female employees in management positions	27%	32%	23.81%	27.27%	33.33%
Percentage of male employees in management positions	73%	68%	76.19%	72.73%	66.67%
These figures represents the top three tiers (CEO, General and Group Managers).					
Percentage of female employees	58.65%	58%	49.53%	51.51%	50.87%
Percentage of male employees	44.48%	42%	50.47%	48.49%	49.13%
Council has a relatively even split between male and female employees.					
Percentage of employee turnover	14%	13%	17.87%	11.53%	10.73%
This figure represents employee and employer separations.					
Number of transfers within Council	136	132	69	69	58
There is a reduction of transfers within Council.					
Percentage absenteeism	4.92%	4.62%	4.07%	4.98%	4.72%
There is a slight improvement from the last financial year. Absenteeism continues to be monitored and actioned by management.					

# REDWASTE

## BUSINESS UNIT STATEMENT OF OPERATIONS AND ANNUAL REPORT

RedWaste, a commercial business unit of Redland City Council, is Council's waste management unit. It is responsible for the management, collection and disposal of waste generated in the city. These services are delivered through Council's kerbside collection service and the operation and maintenance of transfer stations. RedWaste also delivers on Council's waste strategy targets for waste reduction and resource recovery.

RedWaste provided services to Council and the community in accordance with the RedWaste Annual Performance Plan (APP) 2014-15. In 2014-15, RedWaste provided essential waste and recycling collection services to 55,252 households.

### Our statutory duties

This Annual Report, covering the 2014-15 financial year, has been provided to meet the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*. This legislation requires RedWaste to report annually on its operations and performance and includes information on:

- changes made to the annual performance plan during the year
- impacts of the annual performance plan, including:
  - financial position
  - operating surplus or deficit
  - prospects
- details of Council's direction to the unit.

### Focus on the future – Sustainable Resources from Waste Plan

Council's Sustainable Resources from Waste Plan was progressed in 2014-15 through waste and recycling service development and community engagement.

Highlights include:

- A permanent household hazardous waste disposal facility was installed at the Redland Bay waste transfer station. The facility has been well received with more than 24 tonnes of hazardous material disposed during 2014-15, including acids, paints, flammable liquids, pesticides, aerosols and smoke detectors.
- A bulk recycling bin service commenced for mainland residential and commercial properties, aimed at increasing participation and recycling rates in multiple unit dwellings.

- The kerbside green organics collection service continued to expand and recovered 2,410 tonnes, or roughly 400 truckloads, of green waste in 2014-15. As at 30 June 2015, there were 8,331 properties participating in the service. The material is sent to a composting facility, where it is processed into soil and mulch products.
- Electronic waste (e-waste) recycling at Council's mainland waste transfer stations continued to perform well, diverting 323 tonnes of televisions and computer equipment from landfill during 2014-15.
- New cardboard recycling collections commenced at the Russell, Macleay and North Stradbroke Island waste transfer stations, diverting 129 tonnes of recyclable material during 2014-15.
- A trial with the Bay Islands Community Service commenced in 2014-15, through which good quality items are segregated at Russell and Macleay Islands and collected for distribution to those in need.
- A review of Council's five-year (2015-2020) waste strategy commenced during the year, to align it to the new State Government waste strategy waste reduction and resource recovery targets.
- Expression of interest were called and a tender finalised for kerbside waste, recycling and green waste collection, and recyclable materials recovery services.
- Council's Waste Education Officer delivered 77 school waste education visits (including childcare, primary and secondary) on the topics of waste minimisation, recycling, composting and litter prevention. The officer also conducted 17 visits to RedSWAP schools, which involved providing waste minimisation advice, waste audits, assembly talks and presentations.
- The RedSWAP program continued at four schools: Ormiston, Vienna Woods and St. Rita's Primary schools, as well as Capalaba State College (Junior Campus).
- St Rita's Primary and Vienna Woods State School were both awarded three-star accreditation in the Keep Queensland Beautiful Cleaner Greener Schools Program (upgraded from two stars in 2013). Ormiston State School was awarded a 1-star accreditation.
- Council purchased two water refill stations for use at Council events and for community use, with the aim of reducing waste from single use plastic bottles.
- Community waste education extension activities were undertaken as part of Good Gardening Expo, Indigi Day Out and the Talking Rubbish library workshop series.

## Key performance indicators

Number of domestic waste and recycling collections				
	2011-2012	2012-2013	2013-2014	2014-2015
Waste	51,606	52,415	53,659	55,252
Recycling	51,539	52,415	53,712	55,275
Green waste	0	6,673	7,419	8,331

Recyclable material diverted from kerbside waste stream				
	2011-12	2012-13	2013-14*	2014-15
Total kerbside domestic waste (tonnes)	55,646	54,895	53,636	55,949
Total kerbside comingled recycling (tonnes)	12,443	11,742	11,619	12,413
Total kerbside green waste (tonnes)	1,238	2,008	2,087	2,451
Percentage of kerbside material diverted from landfill	24.6%	25.1%	25.6%	26.6%

\* Previously published figures for 2013-14 have been adjusted due to improved recording of waste volumes and data.

Recoverable material diverted from landfill at waste transfer stations				
	2011-12	2012-13	2013-14	2014-15
Total waste received at transfer stations (tonnes)	49,101	55,719	65,494	57,701
Materials diverted for recycling/reuse at transfer stations (tonnes)	32,209	38,492	45,273	42,050
Recoverable material diverted from landfill at transfer stations	65%	69%	69%	73%

Kilograms per household per week				
	2011-12	2012-13	2013-14	2014-15
Kerbside domestic collection (waste, recycling and green waste)	20.7	20.1	19.6	19.6
Kerbside waste collection	15.6	15.1	14.6	14.3
Kerbside recycling collection (recycling and green waste)	5.1	5.0	5.0	5.3

Resource recovery rate – total waste material diverted for reuse and recycling				
	2011-12	2012-13	2013-14	2014-15
Total domestic waste handled (tonnes)	98,929	108,020	106,251	103,562
Total waste diverted from landfill (tonnes)	43,190	50,620	48,423	49,377
Waste recycled (% of total waste)	43.7%	46.9%	45.6%	47.7%

Complaints				
	2011-12	2012-13	2013-14	2014-15
Percentage of missed service complaints	0.048%	0.026%	0.026%	0.027%
Percentage of other complaints	0.492%	0.003%	0.0004%	0.0002%

## Annual Performance Plan (APP) – Key performance indicators

	KPI	Key performance indicator	Frequency	Annual Performance Plan yearly target	Yearly KPI achieved
<b>Community and customers</b>	1	Total kg of domestic waste landfilled per capita per year	Monthly	Max 400 kg	332 kg
	2	Recyclable material diverted from kerbside collection (recycling and green waste bin only)	Monthly	Min 25%	26.6%
	3	Recoverable material diverted from landfill at Council transfer stations	Monthly	Min 55%	72.5%
<b>Financial internal processes</b>	4	% compliance with Department of Environment and Heritage Protection waste licence requirement	Quarterly	Min 98%	99%
	5	Operating performance (actual to budget operating expenditure)	Monthly	+/- 5%	3%
	6	Earnings before interest, tax and depreciation	Monthly	+/- 5%	-2.66%
	7	Operating cost per tonne of waste	Monthly	< \$168	\$138

All KPIs were met during the 2014-15 financial year.

### RedWaste Business Unit Annual Performance Plan

Council adopted the RedWaste Annual Performance Plan (APP) at the Special Meeting held on 26 June 2014. The APP includes the:

- unit's objectives
- nature and extent of the significant business RedWaste is to conduct
- unit's financial and non-financial performance targets
- nature, extent, cost of and funding for the community service obligations the unit must perform
- unit's notional capital structure, and treatment of surpluses
- unit's proposed major investments
- unit's outstanding and proposed borrowings
- unit's policy on the level and quality of service consumers can expect
- delegations necessary to allow the unit to exercise autonomy in its commercial activities
- type of information that must be included in the unit's report to Council.

### Council decisions affecting the RedWaste business unit during 2014-15

Key decisions included:

- the award of contract to JJ Richards & Sons Pty Ltd to provide Waste, Recycling and Green Waste Collection Services (T-1715-14/15-WST Part A)

- the award of contact to VISY Recycling to provide Recyclable Material Recovery Services (T-1715-14/15-WST Part B)
- the continuation of RecycleWorld operations using existing Council managed workers
- fee exemptions for waste disposed by registered not-for-profit organisations and community groups under Council's community service obligations.

### Other significant activities during 2014-15

The State Government embarked on a process for developing a new industry-led waste strategy. The strategy has been developed collaboratively with a steering committee comprising representatives from business and industry, the waste and resource recovery sector, local government, and community and environment groups. The strategy proposes a high-level vision and direction for Queensland over the next 10 years.

Key features and targets include:

- reducing waste generation by 5% per capita
- increasing total recycling and resource recovery to 55%
- priority wastes and areas for action.

### Community service obligations

As directed by Council, RedWaste provided a range of waste management services to the community. These services, known as community service obligations, required Council to reimburse RedWaste for the cost of providing them as they were contrary to the commercial interests of RedWaste.

Financial performance in brief	2013-14* \$000s	2014-15 \$000s	Variance \$000s
Revenue from ordinary activities	\$21,902	\$22,681	\$779
Expenses from ordinary activities	\$18,952	\$17,539	-\$1,413
Borrowing costs	\$389	\$342	-\$47
Result from ordinary activities (before tax and dividend)	\$2,561	\$4,800	\$2,239
Total assets	\$19,027	\$23,536	\$4,509
Capital works program	\$95	\$637	\$542
Debt outstanding	\$664	\$641	-\$23
Dividend and tax to Redland City Council	\$1,461	\$2,812	\$1,351

Financial ratios	2013-14* %	2014-15 %	Variance %
Economic rate of return	7.7%	7.9%	0.2%
Rate of return on operating assets	13.5%	20.4%	6.9%
Debt to debt and equity	32%	28.2%	-3.8%

Full cost pricing (FCP) waste	2013-14* \$000s	2014-15 \$000s	Variance \$000s
Administration operations overheads	\$18,331	\$16,965	-\$1,366
Depreciation	\$547	\$514	-\$33
Competitive neutrality	\$74	\$60	-\$14
Rate of return (WACC)	\$1,458	\$1,849	\$391
Total FCP	\$20,410	\$19,388	-\$1,022
Volumes waste received from customers (tonnes)	120,474	113,998	-6,476
Average cost per tonne (FCP)	\$169.42	\$170.07	\$0.65

\*2013-14 figures published in the last Annual Report have been amended as a result of tax adjustments made after the finalisation of the 2013-14 Annual Report.



# REDLAND WATER

## Redland Water highlights

Redland Water, a commercial business unit of Redland City Council, is responsible for water supply and wastewater treatment.

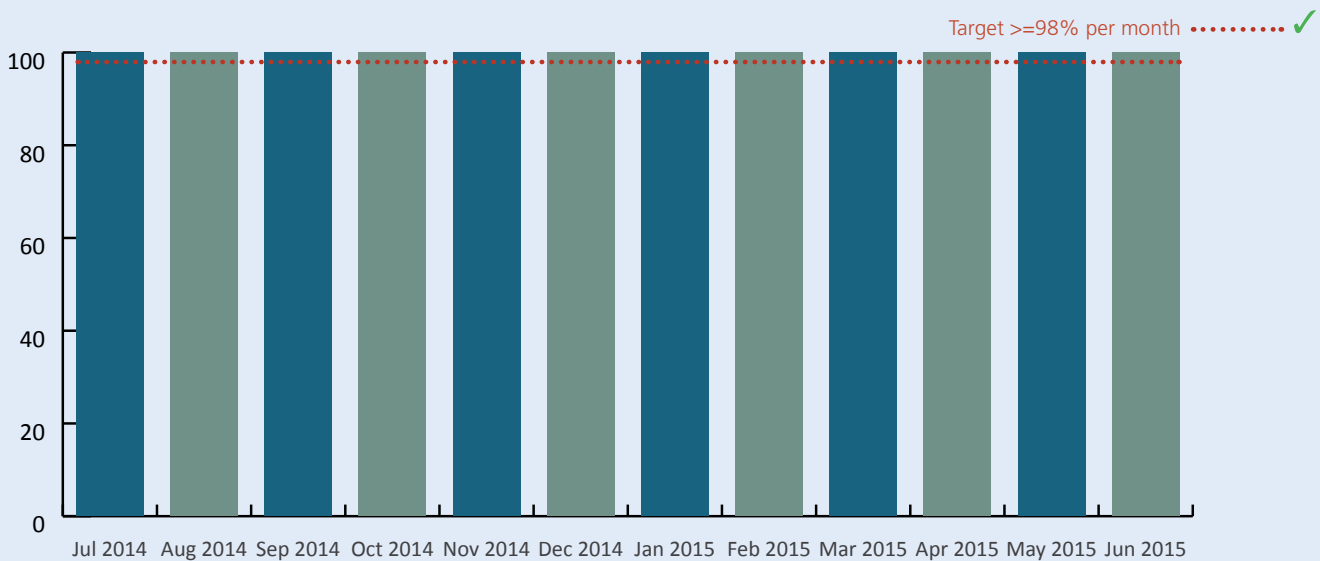
Redland Water's mission is to meet or exceed agreed standards of water and wastewater services while managing the business for long-term success.

Redland Water contributes to preserving the city's quality of life by servicing the Redlands population through 54,265 water connections and 49,929 wastewater connections.

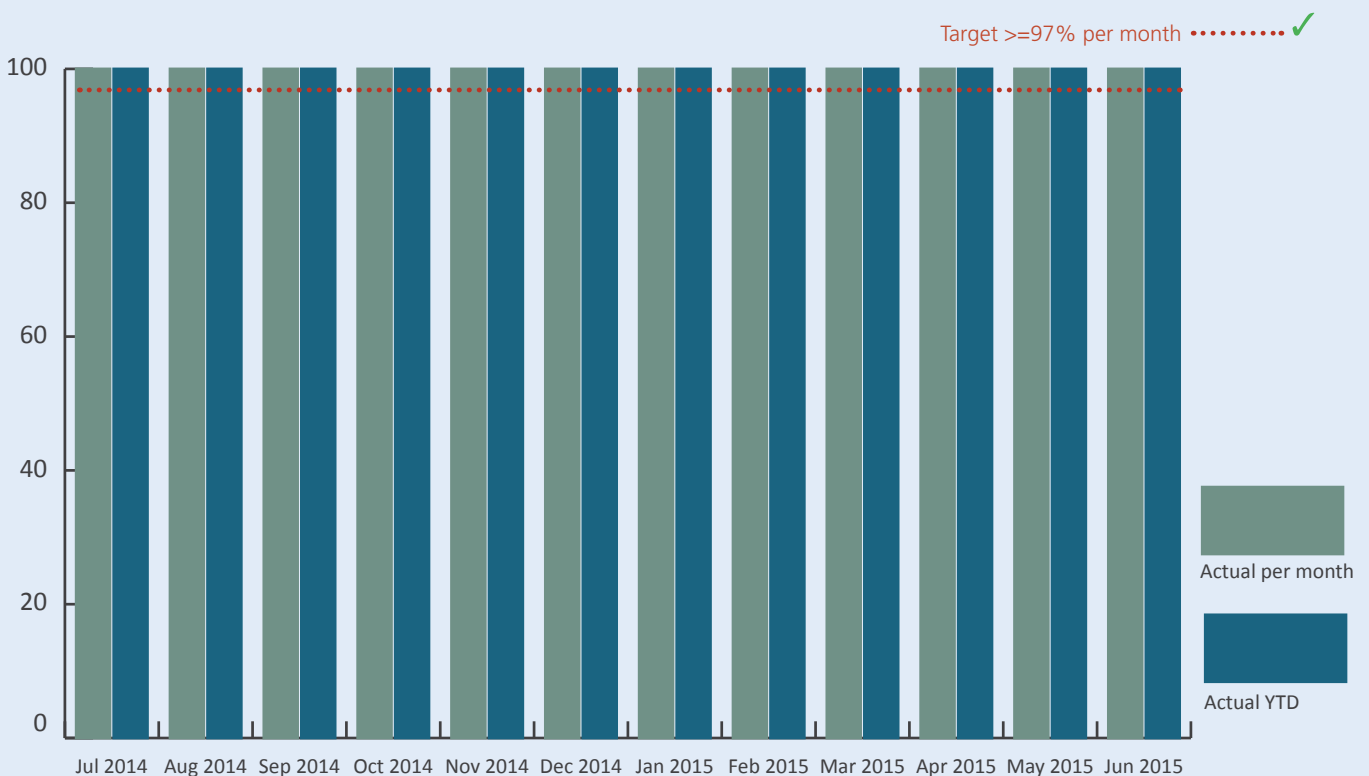
In 2014-15, Redland Water supplied 13,001 megalitres of drinking water to customers and treated 11,385 megalitres of wastewater.

## Key performance indicators

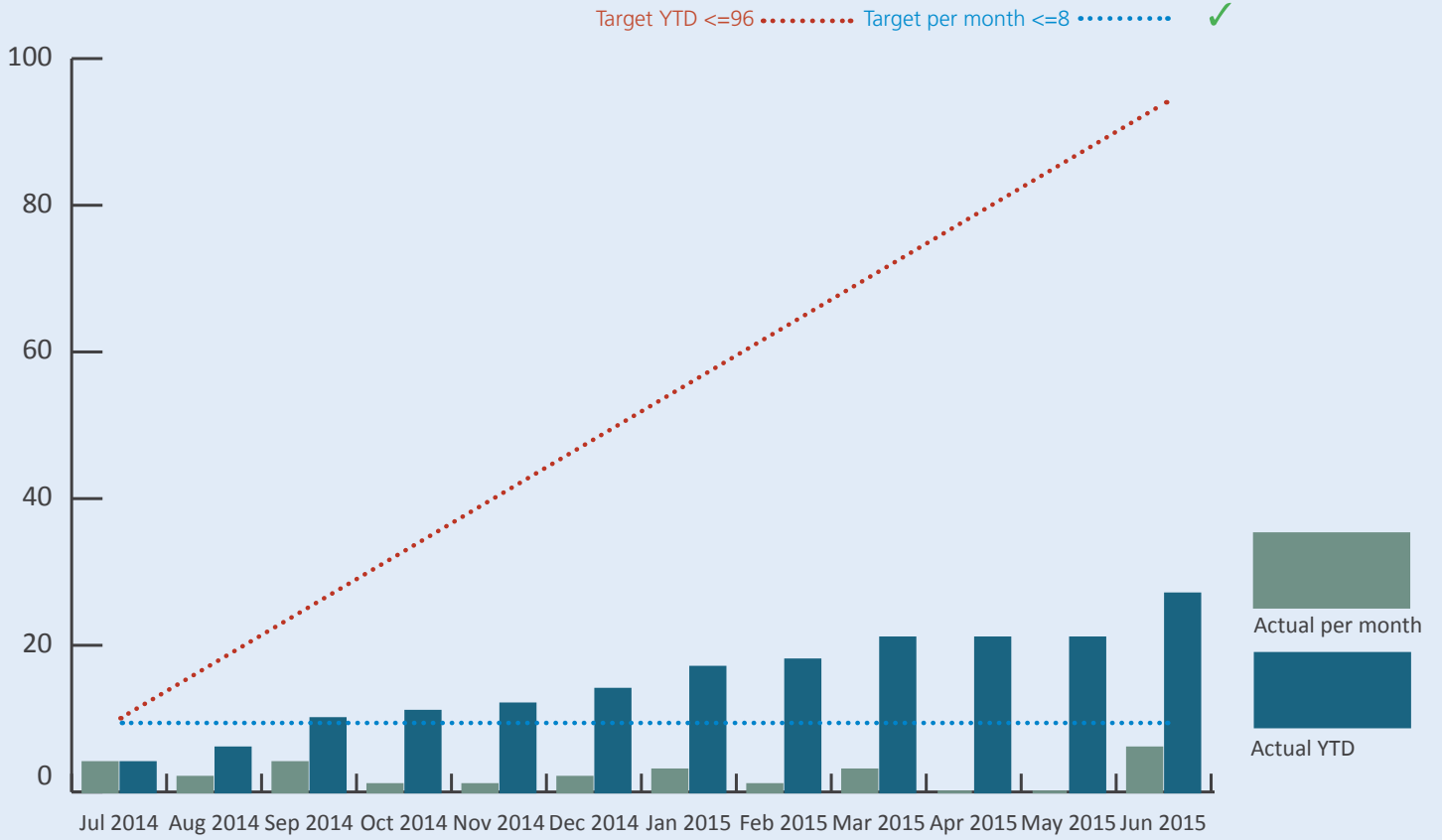
### % of water samples complying with ADWG



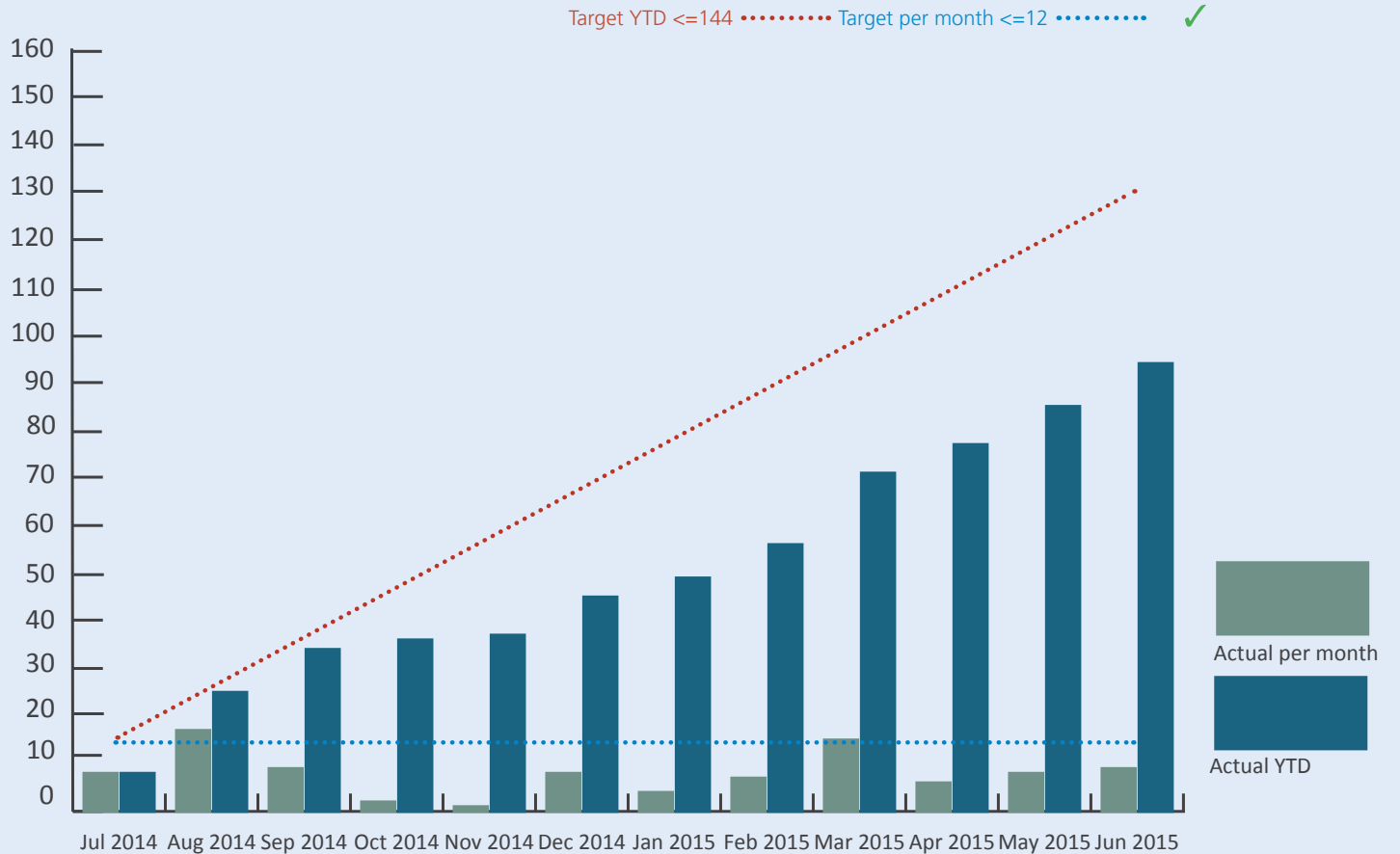
### % of unplanned water interruptions restored < 5 hrs



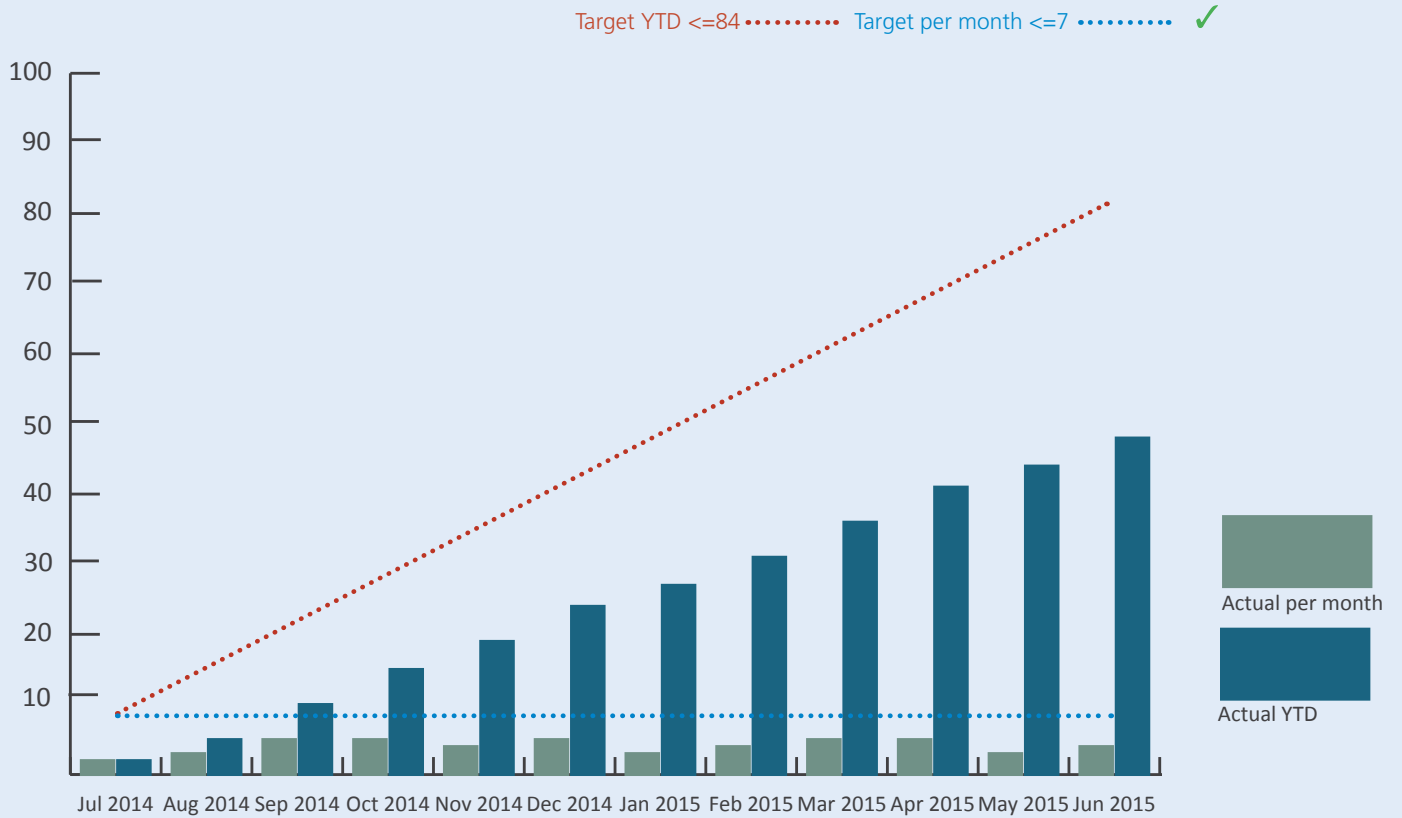
### Number of water main breaks and leaks



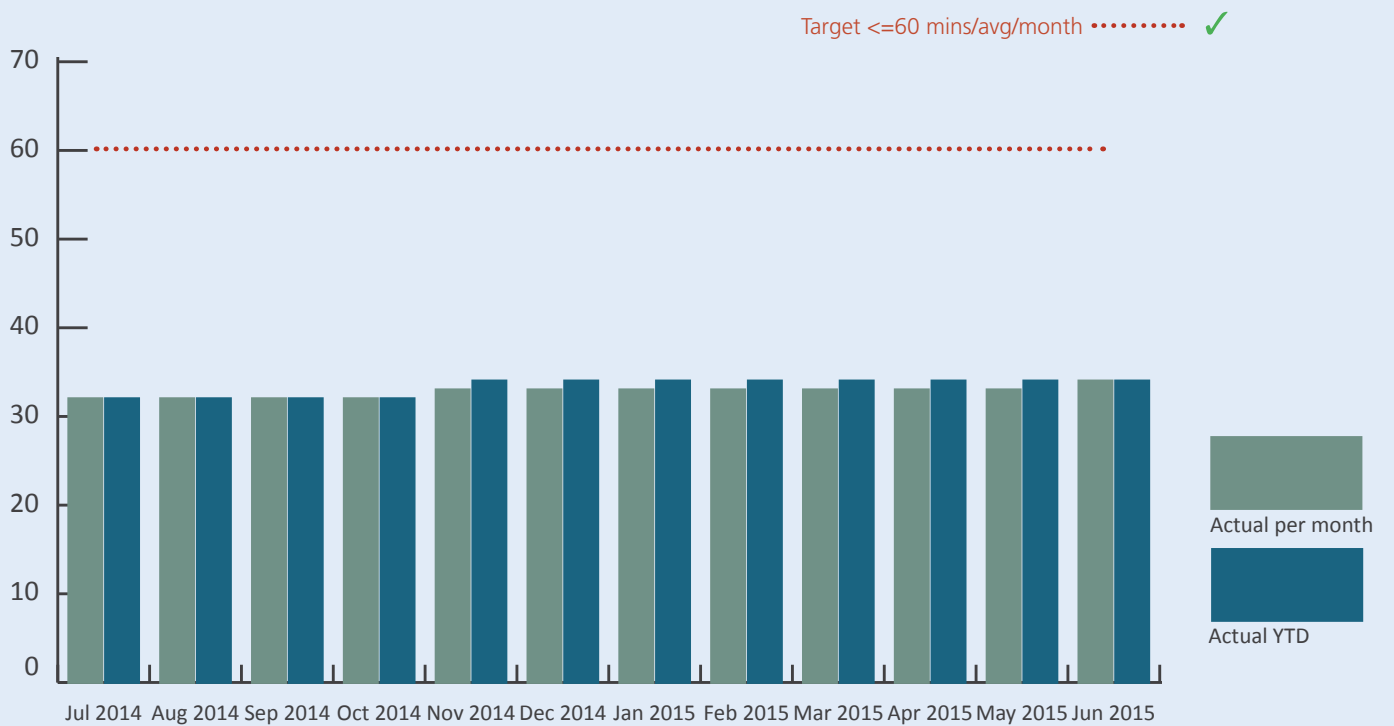
### Number of water quality incidents per month



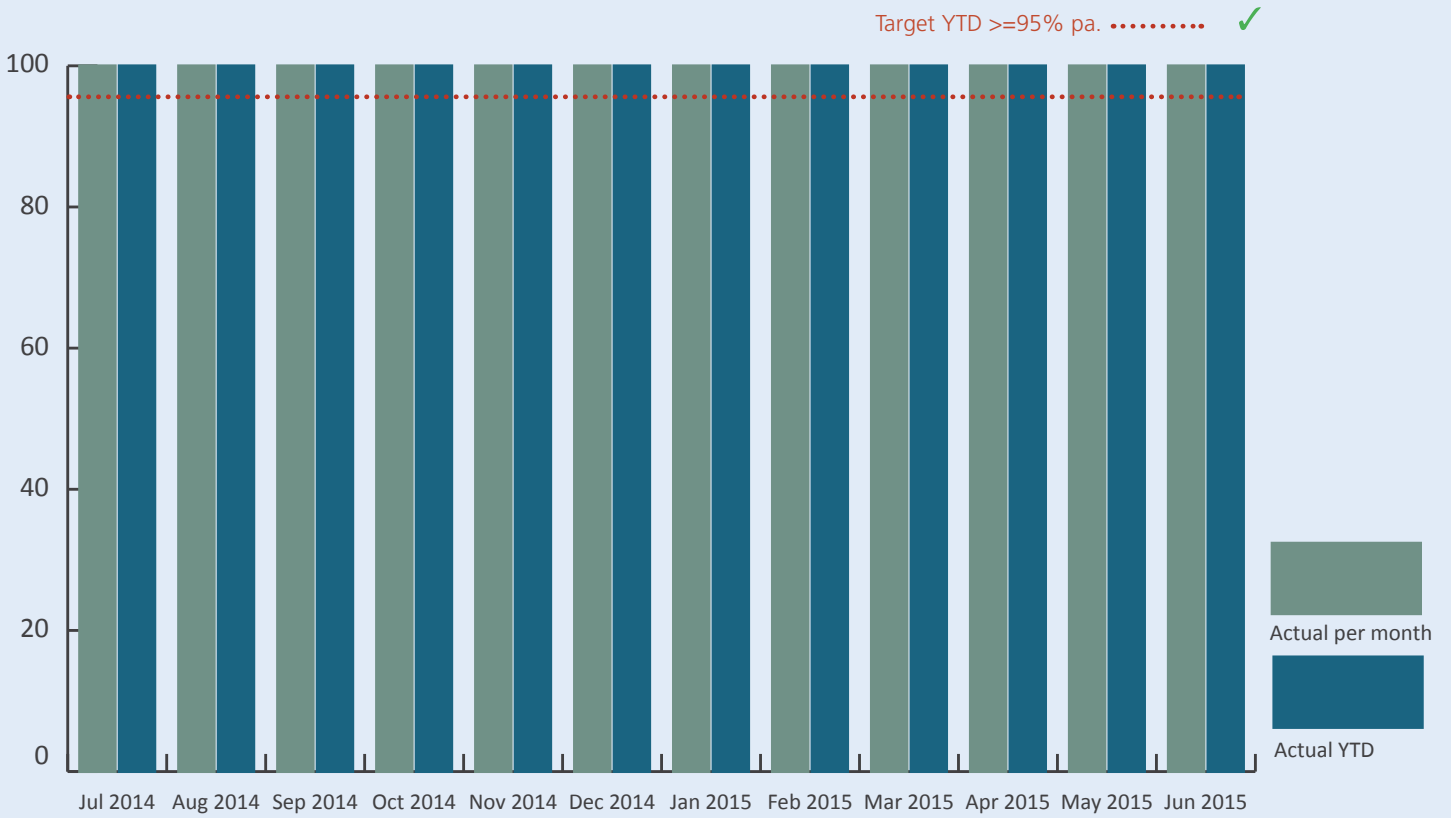
### Overall number of dry weather overflows



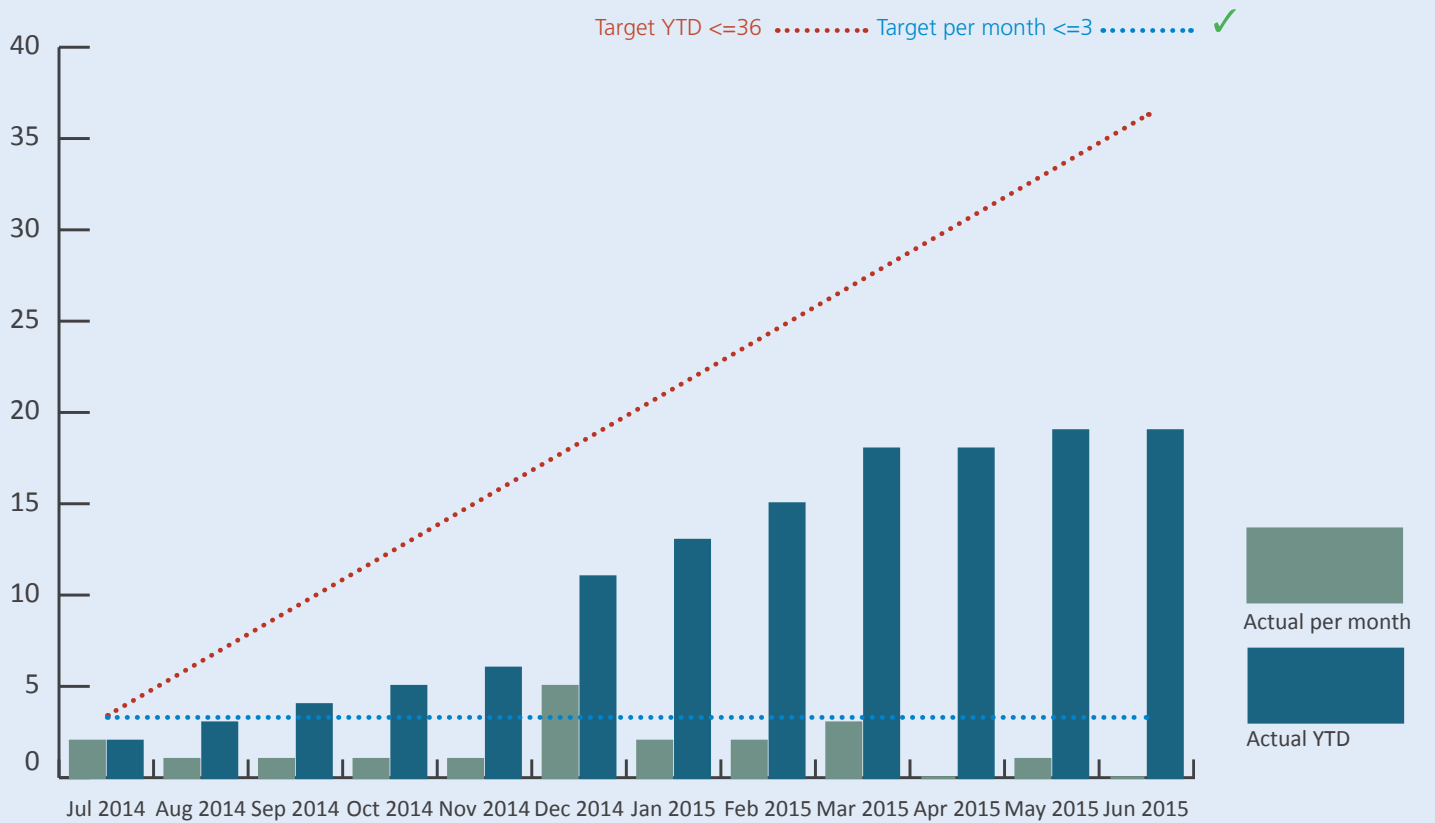
### Average response or reaction time to wastewater incident



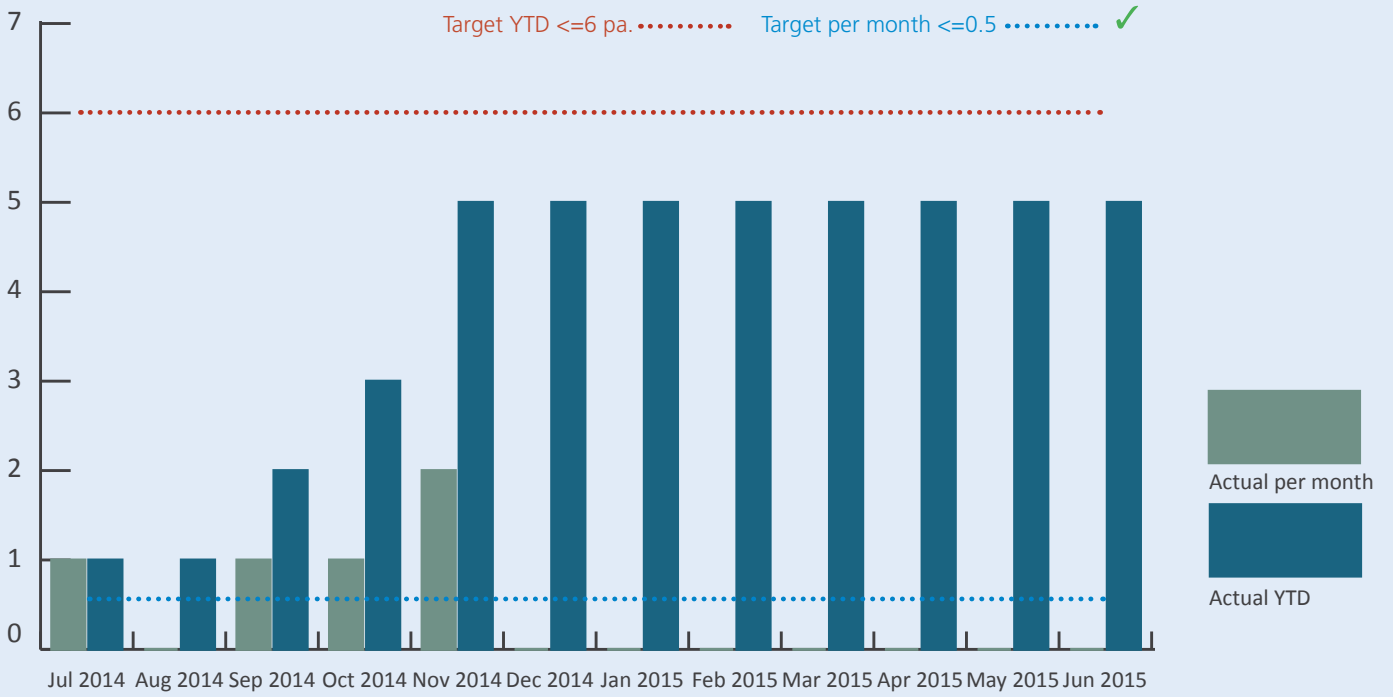
### % service interruptions restored within 5 hrs (wastewater)



### Number of wastewater odour complaints per month



### Number of WWTP non-conformances with EPA licence over compliance year





Water	
Reservoirs	5
Length of water main	1271 km
Water meters	54,643
Water connections including multiple properties per meter (MPPM), but excluding MPPM boundary meter	60,934
Water purchased	13,678 ML
Water supplied	10,678 ML
Total assets	\$246m

Wastewater	
Treatment plants	7
Pumping stations	135
Length of sewer main	1,155 km
Active services (excluding vacant land)	47,890
Wastewater treated (effluent)	11,385 ML
Sludge for re-use	100%(19,201T)
Recycled effluent for reuse	603.3 ML
Trade waste generators	771
Trade waste discharged to sewer	382 ML
Total assets	\$380m

## Our statutory duties

Under the *SEQ Water (Distribution and Retail Restructuring) Act*, Redland Water is required to prepare a Water Netserv Plan. This plan is now in place, including the required endorsement from the Deputy Premier that it is consistent with the SEQ Regional Plan.

Currently, Redland Water is required to report against its Drinking Water Quality Management Plan, which was reviewed on 27 May 2014 and approved by the Regulator on 16 June 2014. Further reviews are required to be completed every two years. The first regular audit of the plan must be conducted by 1 July 2016. Redland Water is required to provide the Regulator with regular audit reports in accordance with section 108 of the Act.

Redland Water is required to provide the Regulator with an annual report, pursuant to sections 141 and 142 of the *Water Supply (Safety & Reliability) Act 2008* in each financial year and this report must be made available to the public.

This report details Redland Water's performance for the 2014-15 financial year and fulfils the business unit's duties under the *Local Government Act 2009*, the *Water Act 2000* and the *SEQ Water (Distribution and Retail Restructuring) Act*.

## Environmental initiatives

Redland Water continued its focus on improving environmental performance of its wastewater treatment plants, pump stations and water and wastewater reticulation mains. Activities for 2014-15 included:

### Potable water

- Network augmentations were constructed on the mainland and at Point Lookout to improve network performance at both peak demand and during fire flow events.
- Unlined valves and fittings were replaced at Point Lookout to improve flow and pressure, provide greater network operational flexibility and improve water quality outcomes.

### Wastewater

- There was a continued focus on preventative maintenance of wastewater treatment plant assets, including preparation of asset management plans for wastewater treatment plants.
- New inlet screens were constructed and grit removed at Mount Cotton Wastewater Treatment Plant.
- Point Lookout and Cleveland pump stations were refurbished and received capacity upgrades.
- Generators were installed at South East Thornlands and Wellington Point.
- The Supervisory Control and Data Acquisition (SCADA) system was upgraded at Thorneside Wastewater Treatment Plant.
- 15 pump stations were renewed.
- There was 100% reuse of all bio-solids produced from the wastewater treatment plant via land application.
- Work continued on the licence application for Cleveland Wastewater Treatment Plant, including commencement of soil and groundwater monitoring programs and Receiving Environment Management Plan. A dechlorination trial was also undertaken to meet new standards associated with toxicity.
- The design was finalised for an additional area at the Dunwich sewer project and the construction of the remaining program.
- Department of Environment and Heritage compliance inspections were undertaken at Mount Cotton and Point Lookout Wastewater Treatment Plants.
- Site-based management plans were developed for all wastewater pump stations and wastewater treatment plant site-based management plans were updated.
- Odour control improvements were made to Point Lookout Wastewater Treatment Plant relating to the carbon filter.
- Inflow/infiltration pipe relining upgrades were completed in the Dunwich and Victoria Point catchments.

## Trade waste policy development

The following trade waste policies were amended for Council approval:

- POL-1234 Trade Waste Policy version 3
- POL-1235 Trade waste discharge charge remission for concealed water leaks version 2
- POL-3027 Application of Wastewater Charges version 3
- Trade Waste Environmental Management Plan version 5.

## Delivering on customer service

### Customer service standards

Customer service standards (CSS) describe and define the levels of service Redland Water commits to provide its customers for water and wastewater services.

Below is a summary of Redland Water's water and wastewater service standard key performance indicators (KPIs), targets and performance for 2014-15, as adopted by Council in the Redland Water Annual Performance Plan for water and wastewater services.

KPI	Measure	Target	Actual	Comment
Average residential water consumption per person a day	Litres per day per person – target 200	Max 200	Max 206	KPI not achieved
Nitrogen load from effluent discharge	Average kg per day	Max 110 kg per day	33.7-50.7	KPI achieved every month – results ranged from 50.7 in April 2014 to 33.7 in October 2014
Operating costs per megalitre of water treated	\$ per megalitre	\$3,014	\$2,964	KPI achieved
Operating costs per property serviced (wastewater)	\$ per month	Max \$368	\$344	KPI achieved
Operating performance (expenditure to budget)	%	+/-5%	2.03%	KPI achieved
Earnings before interest tax and depreciation	%	0-5%	-5.84%	KPI not achieved
% of water samples complying with Australian Drinking Water Guidelines	%	Max 98%	100%	KPI achieved every month with 100% result
Number of water main breaks and leaks	# per year	Max 96	27	KPI achieved
Unplanned water interruptions restored <5 hours	%	Min 95	100	KPI achieved
Average response or reaction time to water main breaks	#	Max 60	27	KPI achieved every month
Number of poor pressure complaints (deficient)	#	Max 36	2	KPI achieved
Number of water quality incidents caused by the distribution network	#	Max 144	94	KPI achieved
Number of dry weather overflows	#	Max 84	48	KPI achieved every month
Average response or reaction time to wastewater incidents	#	Max 60	34	KPI achieved every month
% wastewater service interruptions restored within 5 hours	%	Min 95	100	KPI achieved every month with 100% result
Number of wastewater odour complaints	#	Max 36	36	KPI achieved
Number of wastewater non-conformances with EPA licence over compliance year	#	Max 6	5	KPI achieved
% capital works program practical completion - % of planned project milestones achieved each quarter	%	Min 95	72	KPI not achieved
Lost time injury hours	#	Max 120	194	KPI not achieved – lost time injuries totalled 2

## Managing our assets

### Operational performance 2014-15

In fulfilling the duties of its performance plan, Redland Water provided all stated services and roles for:

- water supply to customers
- wastewater collection and treatment
- tradewaste.

Redland Water also:

- reported monthly on water and effluent quality, financial and capital project status
- complied with Council's Corporate Plan, policies and procedures, and integrated environmental management system (IEMS).

### Community service obligations

As required by Council, Redland Water provided several services to the community. Council paid back Redland Water the cost of providing these services known as community service obligations (CSOs).

For water and wastewater, this included:

- concealed water leak concessions and reduced water access and consumption charges for not-for-profit sporting and community organisations \$83,188
- reduced pedestal charges for not-for-profit sporting and community organisations \$325,682
- Total \$408,870

### Drinking water quality monitoring

Drinking water quality monitoring is undertaken through a verification monitoring program approved by the Regulator. Under the *Water Supply (Safety and Reliability) Act 2008* Section 102 and under the *Public Health Act 2005*, Redland Water must report to the Regulator any non-compliance with health guidelines or report an event that may impact public health. 100% compliance with Australian Drinking Water Guidelines was achieved in 2014-15 and there was no incident reported to the Regulator.

Redland Water is required to provide the Department of Energy and Water Supply with yearly reports within 120 business days of the end of the financial year.

## Snapshot of our financial performance

Water and wastewater services	
Financial performance	Actual 2014-15
Operating revenue	\$97,289,279
Operating expenses	\$81,251,895
Operating surplus/(deficit)	\$16,037,384
Dividend and tax to council	\$14,313,988
Capital works program	\$15,441,008
Financial ratios	
Economic rate of return	6.7%
Rate of return on operating assets	2.30%
Debt to debt and equity	36.48%

## Corporate governance

### Cross-subsidies

The Guidelines for Identification and Measurement of Cross-Subsidies issued by the Department of Environmental Resources Management were applied to determine any cross-subsidies for water and wastewater services for 2014-15.

Full cost pricing (FCP)	Water	Wastewater
Administration/operations/overheads	\$29,353,531	\$17,339,458
Depreciation	\$6,080,110	\$10,624,144
Competitive neutrality	\$28,312	\$42,468
Return on assets (includes tax and dividend)	\$19,182,747	\$27,872,518
Total FCP	\$54,644,701	\$55,878,588
Volume delivered to/ wastewater received from customers kL	13,001,248	11,385,000
Average cost per kL (FCP)	\$4.20	\$4.91

### Cross-subsidy reflecting revenue-cost divergence water supply 2014-15

Revenue sources	Domestic	Commercial	Other consumers	Total
Water charges	\$37,045,060	\$14,205,752	\$200,661	\$51,451,473
Other revenues	\$3,080,870	\$47,023	Nil	\$3,127,893
CSO	Nil	Nil	\$83,188	\$83,188
Headworks	\$2,803,982	Nil	Nil	\$2,803,982
Total revenue	\$42,929,912	\$14,252,775	\$283,849	\$57,466,536
kL used	\$9,242,588	\$3,713,156	\$45,504	\$13,001,248
\$/kL contribution	\$4.645	\$3.838	\$6.238	\$4.420
Difference per kL from FCP	\$0.442	-\$0.365	\$2.035	\$0.217
Cross-subsidy received	Nil	Nil	-\$2.035	Nil

### Cross-subsidy reflecting revenue-cost divergence wastewater supply 2014-15

Revenue sources	Domestic	Commercial	Other consumers	Total
Wastewater charges	\$36,166,718	\$3,590,420	\$630,040	\$40,387,178
Other revenues	\$1,529,989	\$10,842	Nil	\$1,540,831
CSO	Nil	Nil	\$325,682	\$325,682
Headworks	\$5,656,231	Nil	Nil	\$5,656,231
Total revenue	\$43,352,938	\$3,601,262	\$955,722	\$47,909,922
kL used	\$9,791,100	\$1,366,200	\$227,700	\$11,385,000
\$/kL contribution	\$4.428	\$2.636	\$4.197	\$4.208
Difference per kL from FCP	-\$0.480	-\$2.272	-\$0.711	-\$0.700
Cross-subsidy received	Nil	Nil	Nil	Nil

# Other statutory information

## Business activities

Under the *Local Government Act 2009*, Council must provide specific information about its operations and key policies. This section includes a large portion of the information required under the Act, with the remaining information in other sections of this annual report.

A full list of annual reporting requirements for councils required under the Act is provided on pages 57-59, along with directions on where to find the relevant information in this report.

## Business activities subject to the Code of Competitive Conduct

### Significant business activities

Redland Water is a commercial business unit of Redland City Council, responsible for water supply and wastewater treatment. You can find more information on Redland Water's activities in 2014-15 on pages 43-51.

RedWaste, which looks after Council's waste management activities, is also a significant business activity. You can find more information on RedWaste's activities in 2014-15 on pages 39-42.

### Prescribed business activities

Council also undertook the following business activities during the period:

- building certification
- Redland Performing Arts Centre

The competitive neutrality principle has been applied to all business activities above. There were no investigation notices given in 2014-15 under section 48 of the *Local Government Regulation 2012* for competitive neutrality complaints.

Under section 190 of the *Local Government Regulation 2012*:

1. A local government's annual report for a financial year must include an annual operations report for each commercial business unit.
2. An annual operations report for a commercial business unit means a document that contains the following information for the previous financial year:
  - a. information that allows an informed assessment of the unit's operations, including a comparison with the unit's annual performance plan
  - b. particulars of any changes made to the unit's annual performance plan
  - c. Particulars of the impact the changes had on the unit's:
    - (i) financial position
    - (ii) operating surplus or deficit
    - (iii) prospects
  - d. particulars of any directions the local government gave the unit.

## Overseas travel

There was no overseas travel by the Councillors, Mayor or staff in 2014-15.

## Services supplied by another government

There were no services provided by another government in 2014-15.

## Registers

Council maintains a number of registers which make information available to the public.

- Adopted Committee and Council meeting dates
- Assets
- Authorised Persons
- Beneficial Enterprise
- Business Activities
- Cat and Dog
- Complaints
- Corporate Gift
- Cost Recovery Fees
- Council Policies
- Delegations
- Contact with Lobbyists
- Local Laws and Subordinate Local Laws
- Mayor to CEO Directions
- Minutes of Local Government Meetings
- Personal Identification (in relation to animals)
- Regulated Dogs
- Regulatory Fees
- Roads
- Statement of Interests for
  - Councillors
  - Chief Executive Officer
  - senior contract employees
  - a person who is related to a Councillor, Chief Executive Officer, officer or senior contract employee



## **Tenders**

During 2014-15 there were changes to two tenders:

- Waste and Recycling Collections – Schedules B, C and D (Waste Collections, Recycling Collections and Greenwaste Collections)
- Resilience Hub – Addendum Notice 2 was for ‘reduction to the size of the building’.

The Project Delivery Group made no changes to Civil Construction tenders during the 2014-15 financial year.

## **Shareholder delegates**

There were no shareholder delegates for corporate entities.

## **Rates and concessions**

The *Local Government Regulation 2012* provides Council with the powers to grant concessions to individuals and classes of landowners. Council provides concessions to pensioners on rates and various other services Council provides to the community.

## **Pensioner concessions**

Pensioner concessions on general rates are provided to eligible pensioner ratepayers on the basis of Council’s Policy POL-2557. The concessions available to eligible pensioners on the General Rate for the 2014-15 financial year were:

- For ratepayers in receipt of a maximum pension \$330
- For ratepayers not in receipt of maximum pension \$165

# Community Financial Report

## Purpose

For the year ended 30 June 2015

This report summarises Council's financial position and results as at 30 June 2015.

During the financial year 2014-15, Council delivered a large program of operational and capital works while exceeding all of the seven key financial stability indicators. Council continued to meet all financial commitments and keep debt at low and very manageable levels.

## Summary of key financial stability and sustainability indicators

Financial stability indicators	Target	Actual performance	
Level of dependence on general rate revenue	< 37.5%	33.04%	✓
Ability to pay our bills - current ratio	1.1 to 4.1	3.70	✓
Ability to repay our debt - debt servicing ratio	≤ 10%	3.33%	✓
Cash balance	≥ \$40M	\$123.96M	✓
Cash balance - cash capacity in months	3 to 4 months	7.78	✓
Longer term financial stability - debt to assets ratio	≤ 10%	2.26%	✓
Operating performance	≥ 20%	20.63%	✓

Measures of Sustainability	Target	Actual performance	
Operating surplus ratio	0% to 10%	2.61%	✓
Net financial liabilities ratio*	< 60%	-22.96%	✓
Interest coverage ratio**	0% to 5%	-0.40%	✓
Asset sustainability ratio	> 90%	36.44%	✗
Asset consumption ratio	40% to 80%	69.35%	✓

\*This is calculated using net financial liabilities, i.e. total liabilities minus current assets. The negative number indicates that Council's current assets exceed the total liabilities. Therefore, Council has outperformed this target.

\*\* This is calculated using net interest expense, i.e. interest expense minus interest revenue. The negative number indicates that Council has earned more interest than it has spent on borrowings. Therefore, Council has outperformed this target.

The operating surplus ratio, the net financial liabilities ratio and the asset sustainability ratios have targets to be achieved on average over the long term (a period of at least 10 years) and are not necessarily expected to be met on a monthly or annual basis. Achieving the target for the asset sustainability ratio continues to be challenging,

however Council has committed to a long-term financial strategy that works towards meeting this goal. This is underpinned by the Capital Works Prioritisation Policy. During 2014-15, Council also approved a comprehensive asset management project to replace the current asset management process and system.

## Overview of Council's financial results

The audited financial statements of Council set out the financial performance, financial position and cash flows as well as changes in community equity for the financial year ended 30 June 2015. Below are Council's key financial performance highlights:

Information at a glance	2014-15 Revised budget \$ millions	2014-15 Actual \$ millions	2013-14 Actual \$ millions*
Operating income	\$237.61	\$239.77	\$228.84
Operating expenditure	\$228.94	\$233.52	\$214.27
<b>Net operating result/(deficit)</b>	<b>\$8.67</b>	<b>\$6.25</b>	<b>\$14.57</b>
Capital grants, subsidies and contributions	\$21.81	\$50.43	\$28.27
Other capital income/(expenditure)	\$0.84	\$(2.93)	\$(3.44)
<b>Net result</b>	<b>\$31.32</b>	<b>\$53.75</b>	<b>\$39.40</b>

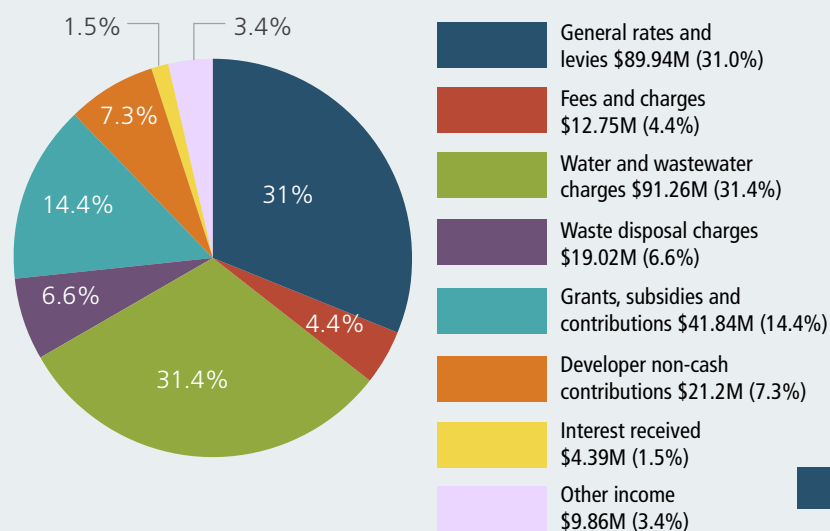
\* CPI adjustment included to ensure comparability

### What were our major sources of income?

(Statement of Comprehensive Income)

Total income received this year (operating income plus capital grants, subsidies and contributions) was \$290.27M, which was \$33.16M (CPI adjusted), or 12.90% greater than the 2013-14 financial year. Principal movements included:

- significant cash and non-cash contributions received from developers during the year due to increased development activity in city.
- timing of grant receipts resulted in higher amounts recognised in revenue.

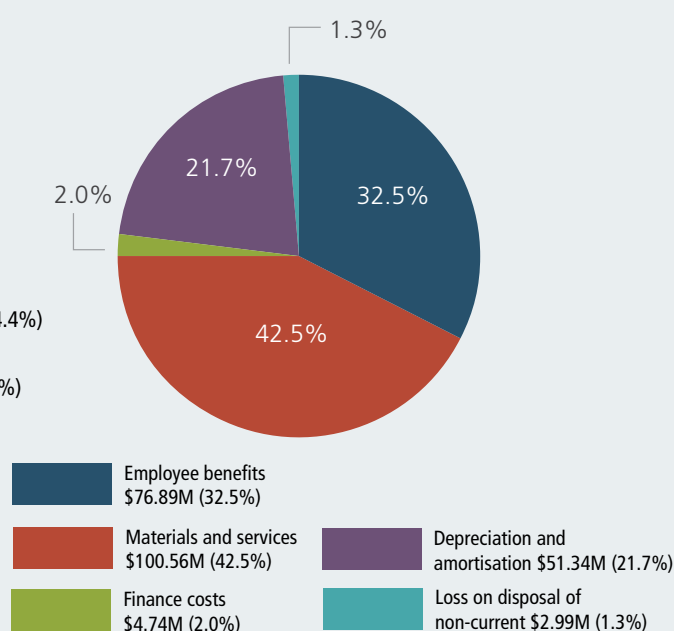


### Where was the money spent?

(Statement of Comprehensive Income)

Council's expenses for the 2014-15 financial year totalled \$236.52M, which is an increase of 8.6% compared to the previous year's expenses of \$217.71M (CPI adjusted).

Materials and services costs include Council's estimated cost of restoring landfill sites across the city. When the estimates change, it impacts the expense reported in this category. Council also experienced a 14% increase in bulk water consumption rates which contributed to the higher expenses for the 2014-15 financial year.



## What is the value of the net community assets in our care?

(Statement of Financial Position)

Value of community assets	2014-15 \$ millions	2013-14 \$ millions*	Change
Total assets	\$2,406.62	\$2,249.79	6.97%
Total liabilities	\$105.66	\$121.96	-13.37%
Net community assets (community equity)	\$2,300.96	\$2,127.83	8.14%

See Financial Statements 'Statement of Financial Position' for more information.

\* CPI adjustment included to ensure comparability.

The total value of all assets controlled by Council was \$2.41B at 30 June 2015, of which \$2.24B (92.9%) relates to property, plant and equipment and includes freehold land, buildings, roads, stormwater drainage, water, wastewater, waste, parks infrastructure and plant and equipment.

During the 2014-15 year, parks and other infrastructure assets were independently valued, together with adjustments made to land and building assets. The overall impact of the revaluations was an increase of \$158.73M in asset value.

The largest single debt Council owed at 30 June 2015 was to Queensland Treasury Corporation (QTC). QTC is the State Government-owned lending agency from which most local government and state authorities borrow to finance their large-scale infrastructure projects.

At the end of the financial year, Council owed QTC a total of \$54.45M, with \$4.48M payable in the next 12 months and \$49.97M due in subsequent years. During the year, Council made a decision to use existing cash balances as a priority over borrowings. As a result, there were no drawdowns from loans during the current financial year.

## What were the major sources of cash in and cash out?

(Statement of Cash Flows)

The table below compares the main sources of cash receipts and cash paid during the financial years ended 30 June 2014 and 30 June 2015.

Main sources of cash in and out	2014-15 \$ millions	2013-14 \$ millions*	Change
Net cash received from operations (excluding interest and borrowing costs)	\$48.71	\$43.63	11.64%
Purchase and construction of assets	\$(48.56)	\$(50.94)	-4.67%
Capital grants, subsidies and contributions	\$29.23	\$22.49	29.96%
Repayment of debt	\$(4.53)	\$(4.20)	7.86%

See Financial Statements 'Statement of Cash Flows' for more information.

\* CPI adjustment included to ensure comparability.

The cash flow statement is summarised into three activities:

- **Operating activities** - our normal day-to-day functions. These include receipts of rates, fees and charges and operating grants offset by payments for employee costs, materials and services and interest costs.
- **Investing activities** - include payments for the purchase and construction of property, plant and equipment and proceeds from the sale of surplus assets.
- **Financing activities** - are repayments of principal on our loans, as well as the inflows from new loans drawn down in the year.

Council started the 2014-15 financial year with \$96.24M cash in the bank and ended the year with \$123.96M exceeding the target for cash capacity in months.

## Summary

Redland City Council is once again in a strong financial position to deliver the planned program of projects and services for the next financial year and beyond.

# Index of statutory information

State Government legislation requires councils to include specific information in an Annual Report each year. The table below provides an index of where you can find that information throughout this report. In some instances, the 'provision' column summarises the Act requirements for the sake of space. For the full wording for each provision, please refer to the source legislation.

<i>Local Government Act 2009</i>			
<b>Requirement</b>	<b>Topic</b>	<b>Provision</b>	<b>Page/s</b>
Section 41	Beneficial enterprises	1. Must contain a list of all the beneficial enterprises that the local government conducted during the financial year	52
Section 45	Significant business activities	Must: a. Contain a list of all the business activities that the local government conducted during the financial year b. Identify the business activities that are significant business activities c. State whether or not the competitive neutrality principle was applied to the significant business activities, and if the principle was not applied, the reason why it was not applied d. State whether any of the significant business activities were not conducted in the preceding financial year, i.e. whether there are any new significant business activities	52
Section 201(1)	Remuneration	1. Must state: a. The total of all remuneration packages that are payable to the senior management of the local government b. The number of employees in senior management who are being paid each band of remuneration	25
<i>Local Government Regulation 2012</i>			
Section 182	Preparation of annual report	1. Prepare an annual report 2. Adopt within one month from Auditor-General's audit report on financial statements 3. Annual Report placed on Council website within two weeks after council adopting the Annual Report	
Section 183	Financial statements	a. General purpose financial statement, audited by the Auditor-General b. The current year financial sustainability statement for the financial year, audited by the auditor-general c. The long-term financial sustainability statement for the financial year d. Auditor-General's report about the general purpose financial statement and the current year financial sustainability statement	60
Section 184	Community financial report	1. Provide community financial report for the financial year	54
Section 185	Particular resolutions	a. Provide a copy of resolutions made under section 250(1) b. Provide a copy of resolutions made under section 206(2)	15



Section 186	Councillors	<ul style="list-style-type: none"> <li>a. For each Councillor, total remuneration (including superannuation contributions) paid to the Councillor for the year 14</li> <li>b. Expenses incurred by and facilities provided to each Councillor under the expenses reimbursement policy 14</li> <li>c. A copy of the local government's expenses reimbursement policy 15</li> <li>d. Number of local government meetings attended by each Councillor 14</li> <li>e. The number of: <ul style="list-style-type: none"> <li><i>i.</i> orders and recommendations made under section (180(2) or (4) of the Act 28</li> <li><i>ii.</i> orders made under section 181 of the Act</li> </ul> </li> <li>f. Each of the following: 28 <ul style="list-style-type: none"> <li><i>i.</i> name of each Councillor for whom order or recommendation made under Section 180 or 181 of the Act</li> <li><i>ii.</i> description of the misconduct in inappropriate conduct for each Councillor summary of order of recommendation made for each Councillor</li> <li><i>iii.</i> The number of: <ul style="list-style-type: none"> <li><i>i.</i> Complaints about conduct or performance for which no further action take under section 176C(2) of the Act</li> <li><i>ii.</i> complaints referred to the CEO under section 176C(3)(a) (i) of the Act</li> <li><i>iii.</i> complaints referred to the Mayor under section 176C(3) (a)(ii) or (b)(i) of the Act</li> <li><i>iv.</i> complaints referred to the CEO under section 176C(4) (a) of the Act</li> <li><i>v.</i> complaints assessed by the CEO as being about official misconduct</li> <li><i>vi.</i> complaints heard by a conduct review panel</li> <li><i>vii.</i> complaints heard by the tribunal</li> <li><i>viii.</i> complaints to which section 176C(6) of the Act applied</li> </ul> </li> </ul> </li> </ul>	
Section 187	Administration action complaints	<ul style="list-style-type: none"> <li>1. Must contain a statement about: (a) dealing fairly with administrative action complaints (b) how Council has implemented its complaints management process and assessing its performance in resolving complaints</li> <li>2. Must contain particulars of: <ul style="list-style-type: none"> <li>a. The number of: <ul style="list-style-type: none"> <li><i>i.</i> administrative action complaints made</li> <li><i>ii.</i> administrative action complaints resolved under the complaints management process</li> <li><i>iii.</i> administration action complaints not resolved</li> </ul> </li> <li>b. The number of administrative action complaints under paragraph (a)(iii) that were made in a previous financial year</li> </ul> </li> </ul>	28
Section 188	Overseas travel	<p>Must contain information about any overseas travel during the financial year:</p> <ul style="list-style-type: none"> <li>a. For a Councillor – the name of the Councillor</li> <li>b. For a local government employee – the name of, position held</li> <li>c. destination</li> <li>d. Purpose</li> <li>e. Cost</li> <li>f. Any other relevant information about the overseas travel the local government considers relevant</li> </ul>	52

Section 189	Expenditure on grants to community organisations	Summary of expenditure on grants to community organisations and expenditure from each councillor's discretionary fund, including <i>i.</i> the name of each community organisation which an amount was allocated from the fund <i>ii.</i> the amount and purpose of the allocation	43
Section 190	Other contents	<ol style="list-style-type: none"> <li>1. The annual report must contain <ol style="list-style-type: none"> <li>a. The Chief Executive Officer's assessment of the progress towards implementing its five-year corporate plan and annual operational plan</li> <li>b. Particulars of other issues relevant to making an informed assessment of the local government's operations and performance in the financial year</li> <li>c. An annual operations report for each commercial business unit</li> <li>d. Details of any action taken for, and expenditure on, a service, facility or activity: <i>i.</i> supplied by another local government under an agreement for conducting a joint government activity <i>ii.</i> for which the local government levied special rates or charges for the financial year</li> <li>e. The number of invitation to change tenders under section 228(7) during the financial year</li> <li>f. A list of the registers kept by the local government</li> <li>g. A summary of all concessions for rates and charges granted by the local government</li> <li>h. A report on the internal audit for the financial year (<i>i</i>) a statement about the local government's activities during the financial year to implement its plan for equal opportunity in employment</li> <li>i. A summary of investigation notices given in the financial year under section 49 for competitive neutrality complaints</li> <li>j. The local government's responses in the financial year of the QCA's recommendations on any competitive neutrality complaints under section 52(3)</li> </ol> </li> <li>2. In this section – annual operations report for a commercial business unit means a document that contains the following information for the previous financial year: <ol style="list-style-type: none"> <li>a. information that allows an informed assessment of the unit's operations, including a comparison with the unit's annual performance plan</li> <li>b. particulars of any changes made to the unit's annual performance plan for the previous financial year</li> <li>c. particulars of the impact the changes had on the unit's: <i>i</i> financial position <i>ii</i> operating surplus or deficit <i>iii</i> prospects</li> <li>d. particulars of any directions the local government gave the unit</li> </ol> </li> </ol>	<p>32-38</p> <p>39-51</p> <p>53</p> <p>52</p> <p>29</p> <p>52</p> <p>n/a</p> <p>39-56</p>
<i>Public Sector Ethics Act 1994</i>			
Section 23	Reporting	Must include an implementation statement giving details of the action taken during the reporting period to comply with: Section 15 (preparation of codes of conduct) Section 21 (education and training) Section 22 (procedures and practices of public sector entities)	21-25

# Financial Report

Consolidated financial statements for the  
year ended 30 June 2015

REDLAND CITY COUNCIL  
**ANNUAL CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

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## CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Income</b>					
<b>Recurrent revenue</b>					
Rates, levies and charges	4(a)	200,226	197,243	200,226	197,243
Fees and charges	4(b)	12,751	11,008	12,751	11,008
Rental income		835	898	835	898
Interest received		4,387	3,868	4,385	3,868
Sales revenue		4,103	3,659	4,103	3,659
Gain on sale of developed land	4(c)	1,300	-	-	-
Other income		3,562	1,049	3,699	1,049
Grants, subsidies and contributions	5(a)	12,610	6,887	12,610	6,887
<b>Total recurrent revenue</b>		<b>239,774</b>	<b>224,612</b>	<b>238,609</b>	<b>224,612</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	5(b)	29,232	22,078	29,232	22,078
Non-cash contributions	5(b)	21,200	5,669	21,200	5,669
Increase in investment property		63	-	63	-
<b>Total capital revenue</b>		<b>50,495</b>	<b>27,747</b>	<b>50,495</b>	<b>27,747</b>
<b>Total income</b>		<b>290,269</b>	<b>252,359</b>	<b>289,104</b>	<b>252,359</b>
<b>Expenses</b>					
<b>Recurrent expenses</b>					
Employee benefits	6	(76,888)	(71,026)	(76,888)	(71,026)
Materials and services	7	(100,555)	(86,282)	(100,489)	(86,282)
Finance costs	8	(4,740)	(5,038)	(4,740)	(5,038)
Depreciation and amortisation	9	(51,342)	(47,965)	(51,342)	(47,965)
<b>Total recurrent expenses</b>		<b>(233,525)</b>	<b>(210,311)</b>	<b>(233,459)</b>	<b>(210,311)</b>
<b>Capital expenses</b>					
Loss on disposal of non-current assets		(2,993)	(3,373)	(2,993)	(3,373)
<b>Total capital expenses</b>		<b>(2,993)</b>	<b>(3,373)</b>	<b>(2,993)</b>	<b>(3,373)</b>
<b>Total expenses</b>		<b>(236,518)</b>	<b>(213,684)</b>	<b>(236,452)</b>	<b>(213,684)</b>
<b>Net result</b>		<b>53,751</b>	<b>38,675</b>	<b>52,652</b>	<b>38,675</b>
<b>Other comprehensive income/(loss)</b>					
<b>Items that will not be reclassified to net result</b>					
Revaluation of property, plant and equipment	13	158,726	14,347	158,726	14,347
<b>Total comprehensive income/(loss) for the year</b>		<b>212,477</b>	<b>53,022</b>	<b>211,378</b>	<b>53,022</b>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.



REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
As at 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Current assets</b>					
Cash and cash equivalents	10	123,956	96,235	121,327	96,235
Trade and other receivables	11	24,674	26,139	25,017	26,139
Inventories	12	10,929	844	774	844
Non-current assets held-for-sale		57	354	10,212	354
Other current assets		1,104	1,114	1,104	1,114
<b>Total current assets</b>		<b>160,720</b>	<b>124,686</b>	<b>158,434</b>	<b>124,686</b>
<b>Non-current assets</b>					
Investment property		956	893	956	893
Property, plant and equipment	13	2,241,265	2,080,184	2,241,265	2,080,184
Intangible assets		3,606	2,360	3,606	2,360
Other financial assets		73	73	1,233	73
<b>Total non-current assets</b>		<b>2,245,900</b>	<b>2,083,510</b>	<b>2,247,060</b>	<b>2,083,510</b>
<b>Total assets</b>		<b>2,406,620</b>	<b>2,208,196</b>	<b>2,405,494</b>	<b>2,208,196</b>
<b>Current liabilities</b>					
Trade and other payables	14	21,615	21,224	21,603	21,224
Borrowings	15(a)	4,482	4,375	4,482	4,375
Provisions	16(a)	14,592	13,950	14,592	13,950
Other current liabilities		2,694	5,759	2,694	5,759
<b>Total current liabilities</b>		<b>43,383</b>	<b>45,308</b>	<b>43,371</b>	<b>45,308</b>
<b>Non-current liabilities</b>					
Borrowings	15(b)	49,973	54,608	49,973	54,608
Provisions	16(b)	12,300	19,793	12,285	19,793
<b>Total non-current liabilities</b>		<b>62,273</b>	<b>74,401</b>	<b>62,258</b>	<b>74,401</b>
<b>Total liabilities</b>		<b>105,656</b>	<b>119,709</b>	<b>105,629</b>	<b>119,709</b>
<b>Net community assets</b>		<b>2,300,964</b>	<b>2,088,487</b>	<b>2,299,865</b>	<b>2,088,487</b>
<b>Community equity</b>					
Asset revaluation surplus	17	827,411	668,685	827,411	668,685
Retained surplus		1,473,553	1,419,802	1,472,454	1,419,802
<b>Total community equity</b>		<b>2,300,964</b>	<b>2,088,487</b>	<b>2,299,865</b>	<b>2,088,487</b>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
For the year ended 30 June 2015

**Consolidated**

Opening balance as at 1 July 2014

Net result

Other comprehensive income for the year:

Increase/(decrease) in asset revaluation surplus

**Total comprehensive income for the year**

**Balance as at 30 June 2015**

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>
-	53,751	53,751
158,726	-	158,726
<b>158,726</b>	<b>53,751</b>	<b>212,477</b>
<b>827,411</b>	<b>1,473,553</b>	<b>2,300,964</b>

Opening balance as at 1 July 2013

Net result

Other comprehensive income for the year:

Increase/(decrease) in asset revaluation surplus

**Total comprehensive income for the year**

**Balance as at 30 June 2014**

<b>654,338</b>	<b>1,381,127</b>	<b>2,035,465</b>
-	38,675	38,675
14,347	-	14,347
<b>14,347</b>	<b>38,675</b>	<b>53,022</b>
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>

**Council**

Opening balance as at 1 July 2014

Net result

Other comprehensive income for the year:

Increase/(decrease) in asset revaluation surplus

**Total comprehensive income for the year**

**Balance as at 30 June 2015**

Asset Revaluation Surplus \$000	Retained Surplus \$000	Total Community Equity \$000
Note 13		
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>
-	52,652	52,652
158,726	-	158,726
<b>158,726</b>	<b>52,652</b>	<b>211,378</b>
<b>827,411</b>	<b>1,472,454</b>	<b>2,299,865</b>

Opening balance as at 1 July 2013

Net result

Other comprehensive income for the year:

Increase/(decrease) in asset revaluation surplus

**Total comprehensive income for the year**

**Balance as at 30 June 2014**

<b>654,338</b>	<b>1,381,127</b>	<b>2,035,465</b>
-	38,675	38,675
14,347	-	14,347
<b>14,347</b>	<b>38,675</b>	<b>53,022</b>
<b>668,685</b>	<b>1,419,802</b>	<b>2,088,487</b>

*The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.*

REDLAND CITY COUNCIL  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>Cash flows from operating activities</b>					
Receipts from customers		227,738	210,211	225,406	210,211
Payments to suppliers and employees		(187,733)	(173,641)	(187,688)	(173,641)
		<u>40,005</u>	<u>36,570</u>	<u>37,718</u>	<u>36,570</u>
Interest received		4,387	3,868	4,385	3,868
Non-capital grants and contributions		8,705	6,253	8,705	6,253
Borrowing costs		(3,424)	(3,839)	(3,424)	(3,839)
<b>Net cash inflow/(outflow) from operating activities</b>	22	<u><b>49,673</b></u>	<u><b>42,852</b></u>	<u><b>47,384</b></u>	<u><b>42,852</b></u>
<b>Cash flows from investing activities</b>					
Payments for property, plant and equipment		(46,630)	(48,235)	(46,630)	(48,235)
Cash investment in Redland Investment Corporation		-	-	(340)	-
Payments for intangible assets		(1,930)	(1,764)	(1,930)	(1,764)
Net movement in loans to community groups		-	9	-	9
Proceeds from sale of property, plant and equipment		1,904	2,819	1,904	2,819
Capital grants, subsidies and contributions		29,232	22,078	29,232	22,078
<b>Net cash inflow/(outflow) from investing activities</b>		<u><b>(17,424)</b></u>	<u><b>(25,093)</b></u>	<u><b>(17,764)</b></u>	<u><b>(25,093)</b></u>
<b>Cash flows from financing activities</b>					
Proceeds from borrowings		-	-	-	-
Repayment of borrowings	15	(4,528)	(4,119)	(4,528)	(4,119)
<b>Net cash inflow/(outflow) from financing activities</b>		<u><b>(4,528)</b></u>	<u><b>(4,119)</b></u>	<u><b>(4,528)</b></u>	<u><b>(4,119)</b></u>
<b>Net increase/(decrease) in cash and cash equivalents held</b>		<b>27,721</b>	<b>13,640</b>	<b>25,092</b>	<b>13,640</b>
Cash and cash equivalents at beginning of the financial year		96,235	82,595	96,235	82,595
<b>Cash and cash equivalents at end of the financial year</b>	10	<u><b>123,956</b></u>	<u><b>96,235</b></u>	<u><b>121,327</b></u>	<u><b>96,235</b></u>

The above statement should be read in conjunction with the accompanying notes and Significant accounting policies.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**1 Basis of preparation and compliance**

**1.a Basis of preparation**

These general purpose financial statements of Council are for the period 1 July 2014 to 30 June 2015 and have been prepared in compliance with the requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012*. Consequently, these financial statements have been prepared in accordance with all Australian Accounting Standards, Australian Accounting Interpretations and other authoritative pronouncements issued by the Australian Accounting Standards Board (AASB).

These financial statements have been prepared under the historical cost convention except for the revaluation of certain non-current assets, financial assets and financial liabilities.

**1.b Principles of consolidation**

The financial statements incorporate the assets and liabilities of all subsidiaries of the Redland City Council (parent entity) as at 30 June 2015, excluding Redheart Pty Ltd (refer note 23). Redland City Council (RCC) and its subsidiaries together are referred to in this financial report as the consolidated entity.

Subsidiaries are all entities (including structured entities) over which the group has control. Council controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the activities of the entity. Subsidiaries are fully consolidated from the date on which control is obtained and deconsolidated from the date that control ceases.

Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset.

**1.c Statement of compliance**

These general purpose financial statements comply with all accounting standards and interpretations issued by the Australian Accounting Standards Board that are relevant to Council's operations and effective for the current reporting period. As Council is a Not-For-Profit Entity and the Australian Accounting Standards include requirements for Not-For-Profit Entities which are inconsistent with International Financial Reporting Standards (IFRS), to the extent these inconsistencies are applied, these financial statements do not comply with IFRS. The main impacts are the offsetting of revaluation and impairment gains and losses within a class of assets, and the timing of the recognition of non-reciprocal grant revenue.

**1.d Constitution**

Redland City Council is constituted under the *Queensland Local Government Act 2009* and is domiciled in Australia. Council's subsidiaries are constituted under the *Corporations Act 2001* and are domiciled in Australia.

**1.e Date of authorisation**

The financial statements were authorised for issue on the date they were submitted to the Auditor-General for final signature. This is the date the management certificate was signed.

**1.f Currency**

Council uses the Australian dollar as its functional currency and its presentation currency.

**1.g Rounding and comparatives**

Amounts included in the consolidated financial statements have been rounded to the nearest \$1,000. Rounding adjustments are included in Inventories in the Consolidated Statement of Financial Position.

**1.h New and amended standards adopted by Council**

AASB 10 *Consolidated Financial Statements* was issued in August 2011 and replaces the guidance on control and consolidation in AASB 127 *Consolidated and Separate Financial Statements* and in Interpretation 112 *Consolidation - Special Purpose Entities*. AASB 10 as well as the other consolidation standards mentioned below are applicable to Council for the financial year ended 30 June 2015 with the incorporation of the Redland Investment Corporation Pty Ltd (RIC). AASB 12 *Disclosure of Interests in Other Entities* introduced additional disclosure requirements which have been added to the disclosures in these financial statements.

In addition to the standards described above, the following new standards and amendments are/could be relevant to Council and were adopted in the annual reporting period commencing 1 July 2014. The adoption of these standards did not have a significant impact on Council's financial statements:

Standard	Description
AASB 11	<i>Joint Arrangements</i>
AASB 127	<i>Separate Financial Statements</i>
AASB 128	<i>Investments in Associates and Joint Ventures</i>
AASB 2012-3	<i>Amendments to AAS - Offsetting Financial Assets and Financial Liabilities</i>
AASB 2013-3	<i>Amendments to AAS - Recoverable Amount Disclosures for Non-Financial Assets</i>
AASB 2013-8	<i>Amendments to AAS - Australian Implementation Guidance for Not-For-Profit Entities - Control and Structured Entities</i>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 1 Basis of preparation and compliance - continued

## 1.h New and amended standards adopted by Council - continued

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures for Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. The amendment provides relief from disclosures of quantitative information about significant unobservable inputs used in fair value measurements and of the sensitivity of certain fair value measurements to changes in unobservable inputs. Council has elected to adopt this standard early as it is of particular relevance to Council's assets valued under depreciated replacement cost methodology. The adoption of this standard has resulted in significantly reduced disclosure in note 24.

## 1.i New standards and interpretations not yet adopted

Certain new accounting standards and interpretations have been published that are not mandatory for 30 June 2015 reporting periods and have not been early adopted by Council or its subsidiaries. Council's assessment of the impact of these new standards and interpretations is set as follows:

Standard	Nature of change	Impact	Effective dates
AASB 9 <i>Financial Instruments</i> and related amendments to AAS arising from AASB 9	AASB 9 addresses the classification, measurement and derecognition of financial assets and liabilities. Under the new requirements the four current categories of financial assets stipulated in AASB 139 will be replaced with two measurement categories: fair value and amortised cost. Measurement at amortised cost will be allowed where very specific conditions are met.	There will be no significant impact on the financial balances currently reported as all of Council's financial assets are carried at amortised cost, fair value or at a carrying value which approximates fair value. Council's only "available-for-sale" financial assets are its investment in SEQ Recreational Facility Pty Ltd. This investment is in the form of unlisted securities and is carried at cost. The proposed amendments to other accounting standards as a result of AASB 9 and other amendments will be considered once it has been fully compiled.	1 January 2018
AASB 15 <i>Revenue from contracts with customers</i> and related amendments to AAS arising from AASB 15	Replaces the AASB 118 <i>Revenue</i> applied to reciprocal revenue transactions by Council. The measurement and recognition of revenue will be determined based on the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. AASB 15 will also introduce additional disclosure requirements to enable users to understand the nature, amount, timing and uncertainty of revenue and cash flows arising from contracts with customers.	AASB 15 will apply to contracts of Council that are reciprocal in nature. AASB 15 will be applicable to all the transactions entered into by the Redland Investment Corporation. Revenue from arrangements which create enforceable rights and obligations would need to be deferred until the performance obligations are satisfied. The proposed amendments to other accounting standards as a result of AASB 15 and other amendments will be considered once it has been fully compiled.	1 January 2017
AASB 2015-6 <i>Amendment to Australian Accounting Standards - Extending Related Party Disclosures to Not-For-Profit Public Sector Entities</i>	AASB issued an amendment to AASB 124 <i>Related Party Disclosures</i> in March 2015 to extend these disclosures to Not-For-Profit Public Sector Entities.	Council is currently considering the required processes for implementation to ensure complete and accurate information can be gathered for compliance with this amendment from 1 July 2016 onwards.	1 July 2016

There are no other standards that are not yet effective and that are expected to have a material impact on the entity in the current or future reporting periods and on foreseeable future transactions.

## 1.j Critical accounting judgements and key sources of estimation uncertainty

In the application of Council's accounting policies, management is required to make judgements, estimates and assumptions about carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates. The estimates and ongoing assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods as relevant.

Judgements, estimates and assumptions that have a potential significant effect are outlined in the following financial statements notes:

Valuation and depreciation of property, plant and equipment (Note 2.f and Note 24)  
 Long-term employee benefit obligations (Note 2.i and Note 16)  
 Restoration Provision (Note 2.k and Note 16)  
 Contingent liabilities and contingent assets (Note 19)  
 Events after the reporting period (Note 26)



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**2 Significant accounting policies**

**2.a Revenue**

Rates, levies, grants and other revenue are recognised as revenue on receipt of funds or earlier unconditional entitlement to the funds. Revenue is recognised for the major business activities as follows:

Rates and levies

Where rate monies are received prior to the commencement of the rating/levying period, the amount is recognised as revenue in the period in which they are received, otherwise rates are recognised at the commencement of the rating period.

Fees and charges

Fees and charges are recognised upon unconditional entitlement to the funds. Generally this is upon lodgement of the relevant applications or documents, issuing of the infringement notice or when the service is provided.

Sales revenue - Sale of developed land

Revenue is recognised when the risks and rewards have transferred and the consolidated entity does not retain either continuing managerial involvement to the degree usually associated with ownership, or effective control over the units sold. Due to the nature of the agreements entered into by the consolidated entity, this occurs on settlement. The revenue is measured at the amount receivable under the contract. It is discounted to present value if deferred payments have been agreed and the impact of discounting is material.

Grants and subsidies

Grants, subsidies and contributions that are non-reciprocal in nature are recognised as revenue upon receipt. Unspent, non-reciprocal grants are held in reserves (restricted funds).

Where grants are received that are reciprocal in nature, revenue is recognised as the various performance obligations under the funding agreement are fulfilled.

Non-cash contributions

Physical assets contributed to Council by developers in the form of road works, stormwater and park equipment are recognised as revenue when it is probable that the assets will be received by Council. Generally this is when the development becomes 'on-maintenance', i.e. Council becomes responsible for the maintenance of the asset. The revenue is recognised when there is sufficient data in the form of drawings and plans to determine the specifications and values of such assets. At year end, where plans are not yet available, an accrual is recognised based on an average rate per lot. All non-cash contributions are recognised at the fair value of the contribution received on the date of acquisition.

Cash contributions

Council receives cash contributions from property developers to construct assets such as roads and footpaths for new property developments in accordance with Council's planning scheme policies. These infrastructure charges are not within the scope of AASB Interpretation 18 *Transfer of Assets from Customers* because there is no performance obligation associated with them. Consequently, these cash contributions are recognised as income when received.

Recurrent/capital classification

Grants and contributions are to be classified as operating or capital depending on the purpose for which they were received. Capital revenue includes grants and contributions received which are tied to specific projects for the replacement or upgrade of existing non-current assets and/or investment in new assets. It also includes non-cash contributions which are usually infrastructure assets received from developers as well as gains associated with fixed assets. All other revenue is classified as recurrent.

**2.b Financial assets and financial liabilities**

Council recognises a financial asset or financial liability in its Consolidated Statement of Financial Position when, and only when, Council becomes a party to the contractual provisions of the instrument, i.e. the trade date.

Council's financial assets and financial liabilities are limited to:

Financial assets

Loans and advances - measured at amortised cost (Note 2.d)

Cash and cash equivalents (Note 2.c)

Trade and other receivables - measured at amortised cost (Note 2.d)

Other financial assets

Financial liabilities

Trade and other payables - measured at amortised cost (Note 2.h)

Borrowings and borrowing costs - measured at amortised cost (Note 2.j)

Financial assets and financial liabilities are presented separately from each other and offsetting has not been applied, except for Goods and Services Tax (GST), refer Note 2.i. Refer to note 24(a) for fair value measurement considerations in relation to financial assets and financial liabilities.

Redland City Council is exposed to various financial risks including credit risk, interest rate risk and liquidity risk.

REDLAND CITY COUNCIL  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
For the year ended 30 June 2015

2 Significant accounting policies - continued

2.b Financial assets and financial liabilities - continued

Exposure to financial risks is managed in accordance with Council approved policies on financial risk management. These policies focus on managing the volatility of financial markets and seek to minimise potential adverse effects on the financial performance of Council. Council minimises its exposure to financial risk as described below.

Investments in financial assets are only made where those assets are held with a bank or other financial institution in Australia. Council does not invest in derivatives or other high risk investments. Council has limited exposure risk through its investment in unlisted securities.

When Council borrows, it borrows from the Queensland Treasury Corporation. Borrowing by Council is constrained by the provisions of the *Statutory Bodies Financial Arrangements Act 1982*.

Council does not hold funds in foreign currency and so does not have exposure to currency risk.

Council measures risk exposure using a variety of methods as follows:

Risk exposure	Measurement
Credit risk	Ageing analysis
Liquidity risk	Maturity analysis
Interest rate risk	Sensitivity analysis

Council's objectives, policies and processes for managing risk and the methods used to measure the risk have been reviewed and not changed since 2009.

2.c Cash and cash equivalents

Cash and cash equivalents includes cash on hand, all cash and cheques receipted but not banked at the year end, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value, and bank overdrafts.

The following reserves are cash-backed reserves and represent funds that are accumulated within Council's cash balances to meet anticipated future needs. In each case the amount relates to a perceived future requirement which is not currently a liability. An identified amount is transferred from retained surplus into the relevant reserve. As expenditure is incurred on specific projects, the equivalent amount is transferred out of the relevant reserve and returned to retained surplus.

Constrained works reserve

This reserve includes all contributions of monetary revenue received during the reported and previous periods which are constrained for the purpose of funding specific expenditure. The closing balance reported at the year end represents amounts not yet expended and must be retained until expended in the manner specified by the contributor or relevant legislation.

Special projects reserve

This reserve holds funds identified for various projects and for funding specific expenditure.

Utilities reserve

This reserve holds funds set aside to meet future specific expenditure for the commercial business units (Water and Wastewater).

Separate charge reserve - Environment

This reserve was established to hold funds collected from the Environment Charge for ongoing maintenance and future capital expenditure for conservation maintenance and environmental land acquisitions.

Special charge reserve - Other

This reserve was established to hold funds collected from the Rural Fire Levy Special Charge and these funds are distributed to the respective Southern Moreton Bay Islands Rural Fire Brigades. This reserve also holds funds collected for Southern Moreton Bay Islands Translink Special Charge and these funds are distributed to the State Government to assist with transport service on the Bay Islands.

Special charge reserve - Canals

This reserve was established to hold funds collected from the Canal Special Charges and the Sovereign Waters Lake Special Charge for ongoing and future maintenance.

2.d Trade and other receivables

Trade receivables are recognised at the amounts due at the time of sale or service delivery, i.e. the agreed purchase price/contract price, at trade date. Settlement of these amounts is generally within 30 days from the invoice date.

The collectability of receivables is assessed periodically and if there is objective evidence that Council will not be able to collect all amounts due, the carrying amount is reduced for impairment. The loss is recognised in finance costs.

All known bad debts were written-off or provided for at 30 June 2015.

Council is empowered under the provisions of the *Local Government Act 2009* to sell an owner's property to recover outstanding rate debts, therefore Council generally does not impair rate receivables.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 2 Significant accounting policies - continued

## 2.e Inventories

Stores and raw materials

Stores and raw materials are valued at the lower of cost and net realisable value. Costs are assigned on the basis of weighted average cost.

Inventories held for distribution are:

- goods to be supplied at no or nominal charge, and
- goods to be used for the provision of services at no or nominal charge.

These goods are valued at cost, adjusted when applicable, for any loss of service potential.

Land held for development and resale

Land held for development and resale is stated at the lower of cost and net realisable value. Cost includes the cost of acquisition and the development of the land to its existing condition, ready for sale. These costs are assigned to subdivided land lots on a weighted average basis when the lots are sold. Net realisable value is determined on the basis of the market value or list price of similar assets available for sale, less the estimated selling expenses. Where difficult to determine the net realisable value it is assessed by an independent valuer against the cost to ensure compliance with AASB 102 *Inventories*.

## 2.f Fixed and intangible assets

Each class of property, plant and equipment is stated at cost or fair value less, where applicable, accumulated depreciation and accumulated impairment losses. Non-current asset thresholds for recognition purposes are as follows:

Land	\$1	Water & wastewater	\$5,000
Buildings	\$1	Parks	\$500
Plant & equipment (vehicles; plant)	\$500	Other infrastructure	\$5,000
Plant & equipment (office equipment; furniture)	\$200	Waste	\$1,000
Plant & equipment (computer hardware)	\$1,000	Work in progress	\$1
Plant & equipment (heritage & arts; library books)	\$1	Intangibles	\$1,000
Roads	\$5,000	Investment property	\$1
Stormwater drainage	\$5,000		

Acquisition of assets

Acquisitions of assets are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration such as cost of materials, direct labour and where relevant, the initial estimate of restoring the site on which the assets are located, plus costs incidental to the acquisition, including all costs incurred in preparing the assets for use.

Property, plant and equipment received in the form of contributions are recognised as assets and revenue at fair value (by Council valuation) where that value exceeds the recognition thresholds for the respective asset class. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

Capital and operating expenditure

Wages and material costs incurred in the acquisition or construction of assets are treated as capital expenditure. Routine operating maintenance, repair costs and minor renewals to maintain the operational capacity of non-current assets are expensed as incurred. Expenditure that relates to the replacement of a major component of an asset to maintain its service potential is capitalised.

Valuation

All asset categories are measured on the revaluation basis, at fair value, in accordance with AASB 116 *Property, Plant and Equipment* and AASB 13 *Fair Value Measurement*, except for plant and equipment and work in progress which are measured at cost.

Non-current physical assets measured at fair value are revalued, where required, so that the carrying amount of each class of asset does not materially differ from its fair value at the reporting date. This is achieved by comprehensively revaluing these assets at least once every five years by engaging either independent external valuers or suitably qualified internal staff. In interim years, valuations are performed using a suitable index where there has been a material variation in the index.

Any revaluation increment arising on the revaluation of an asset is credited to the appropriate class of the asset revaluation surplus, except to the extent it reverses a revaluation decrement for the class previously recognised as an expense. A decrease in the carrying amount on revaluation is charged as an expense, to the extent it exceeds the balance, if any, in the revaluation surplus of that asset class.

On revaluation, accumulated depreciation is restated proportionately with the change in the carrying amount of the asset and any change in the estimate of remaining useful life.

Separately identified components of assets are measured on the same basis as the assets to which they relate.

Details of valuers and methods of valuations are disclosed in Note 24.



## 2 Significant accounting policies - continued

### 2.f Fixed and intangible assets - continued

#### Investment property

Investment property is property held for the primary purpose of earning rental income and/or capital appreciation. Investment property is initially recognised at cost (including transaction costs) and subsequently revalued under the fair value model. Gains or losses arising from changes in fair value are recognised in the Consolidated Statement of Comprehensive Income for the period in which they arise.

#### Capital work in progress

The cost of property, plant and equipment being constructed by Council includes the cost of purchased services, materials, direct labour and an appropriate proportion of labour overheads.

#### Depreciation

Land, artwork and heritage assets are not depreciated as they have an unlimited useful life. Depreciation on other property, plant and equipment assets is calculated on a straight-line basis so as to write-off the net cost or revalued amount of each depreciable asset, less its estimated residual value, progressively over its estimated useful life to Council. Management believe that the straight-line basis appropriately reflects the pattern of consumption of all Council assets.

Assets are depreciated from the date of acquisition, or in respect of internally constructed assets, from the date an asset is completed and commissioned ready for use.

Where assets have separately identifiable components that are subject to regular replacement, these components are assigned useful lives distinct from the asset to which they relate. Any expenditure that increases the originally assessed capacity or service potential of an asset is capitalised and the new depreciable amount is depreciated over the remaining useful life of the asset to the Council.

Major spares purchased specifically for particular assets that are above the asset recognition threshold are capitalised and depreciated on the same basis as the asset to which they relate.

Depreciation methods and estimated useful lives of property, plant and equipment assets are reviewed at the end of each reporting period and adjusted, where necessary, to reflect any changes in the pattern of consumption, physical wear and tear, technical or commercial obsolescence, or management intentions. Assessments performed as part of the annual process for assets measured at depreciated current replacement cost are used to estimate the useful lives of these assets at each reporting date. Details of the range of estimated useful lives for each class of asset are shown in Note 13. Software has a finite life between 3 and 10 years. Straight line amortisation is used with no residual value.

All physical and intangible assets are assessed for indicators of impairment annually.

#### Land under roads

Land under roads acquired before 30 June 2008 is recognised as a non-current asset where Council holds title or a financial lease over the asset. Council currently does not have any such land holdings.

Land under the road network within the Council area that has been dedicated and opened for public use under the *Land Act 1994* or the *Land Title Act 1994* is not controlled by Council but is controlled by the State pursuant to the relevant legislation. Therefore this land is not recognised in these financial statements.

### 2.g Leases

All Council leases are of an operating nature where substantially all the risks and benefits remain with the lessor.

Payments made under operating leases are expensed in equal instalments over the accounting periods covered by the lease term, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased property.

### 2.h Trade and other payables

Trade creditors are recognised upon receipt of the goods or services ordered and are measured at the agreed purchase/contract price. Amounts owing are unsecured and are generally settled on 30 day terms.

### 2.i Liabilities - employee benefits

#### Salaries and Wages

A liability for salaries and wages is recognised and measured as the amount unpaid at reporting date at current pay rates in respect of employees' services up to that date. This liability represents an accrued expense and is reported in Note 14 as a payable.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**2 Significant accounting policies - continued**

**2.i Liabilities - employee benefits - continued**

Long-term employee benefit obligations

Liabilities for long service leave and annual leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore recognised in the provision for employee benefits and measured as the present value of the estimated future cash outflows to be made in respect of services provided by employees up to the end of the reporting period. Consideration is given to projected future increases in the current pay rates and includes related employee on-costs. The estimates are adjusted for the probability of the employee remaining in Council's employment or other associated employment which would result in Council being required to meet the liability. Adjustments are then made to allow for the proportion of the benefit earned to date, and the payments are discounted using market yields at the end of the reporting period of government bonds with terms and currencies that match, as closely as possible, the estimated future cash outflows. This liability is reported in Note 16 as a provision and re-measurements as a result of experience adjustments and changes in actuarial assumptions are recognised in profit or loss.

Annual Leave

A liability for annual leave is recognised. Amounts expected to be settled within 12 months are calculated on current wage and salary levels and includes related employee on-costs. Amounts not expected to be settled within 12 months are calculated on projected future wage and salary levels and related employee on-costs, and are discounted to present values.

Where council does not have an unconditional right to defer this liability beyond 12 months annual leave is classified as a current liability and is reported in Note 14 as a payable.

**2.j Borrowings and borrowing costs**

Borrowings are initially recognised at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these liabilities are measured at amortised cost.

All borrowing costs are expensed in the period in which they are incurred. No borrowing costs are capitalised on qualifying assets.

**2.k Restoration provision**

A provision is made for the cost of restoration in respect of landfills.

The provision represents the present value of the anticipated future costs associated with the closure of the landfill, decontamination and monitoring of historical residues and leaching on these sites. The calculation of this provision requires assumptions such as application of environmental legislation, available technologies and engineering cost estimates. These uncertainties may result in future actual expenditure differing from amounts currently provided. Due to the long-term nature of the liability, the most significant uncertainty in estimating the provision is the cost that will be incurred. The provision recognised for landfill sites is reviewed at least annually and updated based on the facts and circumstances available at the time.

**2.l Taxation**

Income of local authorities and public authorities is exempt from Commonwealth taxation except for Fringe Benefits Tax and GST. The net amount of GST recoverable from the Australian Taxation Office (ATO) or payable to the ATO is shown as an asset or liability respectively. Council pays Payroll Tax to the Queensland Government on certain activities.

Cash flows are included in the Consolidated Statement of Cash Flows on a gross basis. The GST components of cash flows arising from investing and financing activities, which are recoverable from, or payable to, the ATO, are classified as operating cash flows.



### 3. Statement of functions and activities

#### (a) Functions of the consolidated entity

Council's functions and activities have been determined based on service delivery. The activities of Council are categorised into the following broad functions:

##### **Corporate Governance**

The corporate governance function supports Council's vision of inclusive and ethical governance through ensuring open, accountable and transparent community outcomes. This function also provides quality leadership at all levels and includes strategic and operational planning, risk management, legal and administrative support. The Mayor, Councillors and Chief Executive Officer are included in this function.

##### **Water and Wastewater Services**

Council's water and wastewater services business unit is a commercially focussed business unit with the principal goals of providing safe drinking water and the collection of wastewater, including the treatment thereof and refuse disposal. It delivers these services through customer and water product quality management, maintenance of the water and wastewater network, asset management, as well as water infrastructure planning, delivery and development services. Additionally, its business goal is to maximise financial returns and cash flows to support Council's other operations.

##### **Waste Services**

The waste function is responsible for the collection and disposal of waste within the city through its kerbside collection service, household hazardous waste services, disposals at landfills and the operation and maintenance of its transfer stations. It also includes maintenance of closed landfill and environmental monitoring of current and former waste disposal facilities.

##### **Community Support, Recreation and Facilities**

This function supports the health and wellbeing of our community, promotes strong community spirit and extends to people of all ages, cultures, abilities and needs. The function is supported by a full range of services, programs, organisations and facilities, such as:

- library services;
- youth and aged care services;
- event management;
- community grant funding and sponsorships;
- disaster management and community safety;
- the animal shelter;
- parks, camping grounds, community halls and swimming pools; and
- the Redland Art Gallery and Performing Arts Centre

##### **Planning and Development**

This function delivers the careful management of population pressures and supports the sustainable use of land. It includes the recognition of environmental sensitivities and the distinctive character, heritage and atmosphere of our local communities. This function ensures the delivery of a well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems to support strong, healthy communities.

##### **Infrastructure Services**

This function is responsible for the sustainable management and maintenance of Council's infrastructure assets, as well as identifying, planning and delivering infrastructure to support the community and ensure a high standard of infrastructure in the Redlands. This function includes the delivery of a high quality and effective road network to facilitate pedestrian, cycle and vehicle transport as well as road and drainage infrastructure construction and rehabilitation.

##### **Corporate Services**

This function provides support to all of Council and includes administrative, internal audit, budget support, financial accounting, taxation and treasury, human resources, marketing and communication and information technology services. The goal of this function is to provide accurate, timely and appropriate information to support sound decision making and meet statutory requirements.

##### **Redland Investment Corporation**

During the financial year ended 30 June 2015 Council established a proprietary company, Redland Investment Corporation Pty Ltd, to identify alternative revenue sources and new business opportunities for the Redlands Community. The Corporation also manages some of Council's underutilised land with an objective to improve the use or gain best value for these assets that do not meet the Redland Open Space Strategy or the Redlands 2030 Community Plan. Redland Investment Corporation also has in place a Service Level Agreement with Council to act as the preferred commercial consultant for the Priority Development Area projects. Redland Investment Corporation is wholly-owned by Council and operates under the *Corporations Act 2001*, the *Auditor-General Act 2009*, the *Local Government Act (QLD) 2009* and the *Local Government Regulation 2012*.

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
 For the year ended 30 June 2015

**3. Statement of functions and activities - continued**

(b) Analysis of results by function

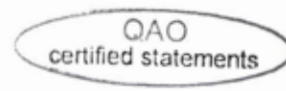
Income, expenses and assets defined between recurring and capital are attributed to the following functions:

Year ended 30 June 2015

Functions	Gross income						Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital		Other	Grants		Recurrent	Capital				
	Grants	Other	Grants	Other									
Corporate Governance	411	388	14	-	813	(15,302)	(1)	\$000	\$000	(15,303)	(14,503)	\$000	1,424
Water and Wastewater Services	30	94,660	-	14,690	109,380	(66,836)	(411)			(67,247)	27,854		658,605
Waste Services	-	20,650	-	-	20,650	(16,971)	(5)			(16,976)	3,679		12,280
Community Support, Recreation and Facilities	1,813	7,591	773	4,650	14,827	(60,126)	(445)			(60,571)	(50,722)		120,163
Planning and Development	12	9,924	-	-	9,936	(21,454)	792			(20,662)	(11,518)		5,020
Infrastructure Services	4,673	9,743	3,492	26,813	44,721	(43,188)	(2,312)			(45,500)	(28,772)		1,223,357
Corporate Services	5,183	83,531	-	63	88,777	(9,582)	(611)			(10,193)	79,132		384,845
<b>Total Council</b>	<b>12,122</b>	<b>226,487</b>	<b>4,279</b>	<b>46,216</b>	<b>289,104</b>	<b>(233,459)</b>	<b>(2,993)</b>			<b>(236,452)</b>	<b>5,150</b>		<b>2,405,494</b>
Redland Investment Corporation Pty Ltd (net of eliminations)	-	1,165	-	-	1,165	(66)	-			(66)	1,099		1,126
<b>Total Consolidated</b>	<b>12,122</b>	<b>227,652</b>	<b>4,279</b>	<b>46,216</b>	<b>290,269</b>	<b>(233,525)</b>	<b>(2,993)</b>			<b>(236,518)</b>	<b>6,249</b>		<b>2,406,620</b>

Year ended 30 June 2014

Functions	Gross income						Total Income	Gross expenses		Total Expenses	Net result from recurrent operations	Net Result	Total Assets
	Recurrent		Capital		Other	Grants		Recurrent	Capital				
	Grants	Other	Grants	Other									
Corporate Governance	119	41	-	-	160	(13,844)	-	\$000	\$000	(13,844)	(13,684)	\$000	748
Water and Wastewater Services	-	98,375	-	9,671	108,046	(48,817)	(418)			(49,235)	49,558		663,693
Waste Services	-	19,651	1	-	19,653	(18,397)	-			(18,397)	1,254		12,681
Community Support, Recreation and Facilities	1,583	6,178	970	3,639	12,370	(57,010)	(340)			(57,350)	(49,249)		111,551
Planning and Development	6	8,194	-	-	8,200	(20,843)	1,093			(19,750)	(12,643)		4,916
Infrastructure Services	1,513	5,266	5,959	7,506	20,244	(42,799)	(1,834)			(44,633)	(36,020)		1,038,583
Corporate Services	3,212	80,474	-	-	83,686	(8,602)	(1,873)			(10,475)	75,084		376,024
<b>Total Council</b>	<b>6,433</b>	<b>218,179</b>	<b>6,930</b>	<b>20,817</b>	<b>252,359</b>	<b>(210,312)</b>	<b>(3,372)</b>			<b>(213,684)</b>	<b>14,300</b>		<b>2,208,196</b>
Redland Investment Corporation Pty Ltd (net of eliminations)	-	-	-	-	-	-	-			-	-		-
<b>Total Consolidated</b>	<b>6,433</b>	<b>218,179</b>	<b>6,930</b>	<b>20,817</b>	<b>252,359</b>	<b>(210,312)</b>	<b>(3,372)</b>			<b>(213,684)</b>	<b>14,300</b>		<b>2,208,196</b>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>4 Revenue analysis</b>				
<b>(a) Rates, levies and charges</b>				
General rates	81,521	78,450	81,521	78,450
Special charges	3,800	3,223	3,800	3,223
Environment levy	9,848	8,274	9,848	8,274
Water access	17,289	16,977	17,289	16,977
Water consumption	34,163	37,250	34,163	37,250
Wastewater	38,360	36,232	38,360	36,232
Trade waste	2,027	1,411	2,027	1,411
Waste disposal	19,022	18,102	19,022	18,102
Total rates and utility charges	<u>206,030</u>	<u>199,919</u>	<u>206,030</u>	<u>199,919</u>
Less: Pensioner remissions and rebates	<u>(5,804)</u>	<u>(2,676)</u>	<u>(5,804)</u>	<u>(2,676)</u>
	<u>200,226</u>	<u>197,243</u>	<u>200,226</u>	<u>197,243</u>
<b>(b) Fees and charges</b>				
Fines and penalties	574	683	574	683
Mooring and parking fees	968	926	968	926
Search fees	907	1,155	907	1,155
Development and related application fees	5,365	4,610	5,365	4,610
License fees	1,517	1,396	1,517	1,396
Commercial collection fees	195	205	195	205
Operational works application fees	943	8	943	8
Other fees and charges	2,282	2,025	2,282	2,025
	<u>12,751</u>	<u>11,008</u>	<u>12,751</u>	<u>11,008</u>
<b>(c) Gain on sale of developed land</b>				
Proceeds on sale of developed land	2,120	-	-	-
Cost of goods sold	<u>(820)</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>1,300</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>5 Grants, subsidies and contributions</b>				
<b>(a) Recurrent</b>				
General purpose government grants	5,181	2,578	5,181	2,578
Government subsidies and grants	6,941	3,857	6,941	3,857
Contributions	488	452	488	452
	<u>12,610</u>	<u>6,887</u>	<u>12,610</u>	<u>6,887</u>
<b>(b) Capital</b>				
Government subsidies and grants	4,278	6,930	4,278	6,930
Contributions	24,954	15,148	24,954	15,148
	<u>29,232</u>	<u>22,078</u>	<u>29,232</u>	<u>22,078</u>
Non-cash contributions	<u>21,200</u>	<u>5,669</u>	<u>21,200</u>	<u>5,669</u>
<b>Conditions over contributions</b>				
Contributions and non-reciprocal grants which were recognised as income during the current reporting period and which were obtained on the condition that they be expended in a manner specified by the contributor but had not been expended at the reporting date:				
Transport infrastructure	10,112	4,376	10,112	4,376
Other infrastructure	5,984	3,614	5,984	3,614
Water and wastewater infrastructure	8,460	6,809	8,460	6,809
Grants and contributions	1,237	2,793	1,237	2,793
	<u>25,793</u>	<u>17,592</u>	<u>25,793</u>	<u>17,592</u>
Contributions and non-reciprocal grants which were recognised as income during a previous reporting period and were expended during the current reporting period in accordance with Council's obligations:				
Transport infrastructure	1,451	1,743	1,451	1,743
Other infrastructure	112	280	112	280
Water and wastewater infrastructure	4,371	3,946	4,371	3,946
Grants and contributions	3,888	5,253	3,888	5,253
	<u>9,822</u>	<u>11,222</u>	<u>9,822</u>	<u>11,222</u>



## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>6 Employee benefits</b>					
Total staff wages and salaries		60,846	58,720	60,846	58,720
Councillors' remuneration		1,272	1,217	1,272	1,217
Annual leave and long service leave entitlements		7,992	5,266	7,992	5,266
Superannuation		7,425	7,100	7,425	7,100
		<u>77,535</u>	<u>72,303</u>	<u>77,535</u>	<u>72,303</u>
Other employee related expenses		4,240	3,324	4,240	3,324
		<u>81,775</u>	<u>75,627</u>	<u>81,775</u>	<u>75,627</u>
Less: Capitalised employee expenses		(4,887)	(4,601)	(4,887)	(4,601)
		<u>76,888</u>	<u>71,026</u>	<u>76,888</u>	<u>71,026</u>

Councillor remuneration represents salary and superannuation paid in respect of carrying out their duties.

Total full-time equivalent Council employees:

Elected members		11	11	11	11
Administration and indoor staff		691	703	691	703
Outdoor staff		182	198	182	198
		<u>884</u>	<u>912</u>	<u>884</u>	<u>912</u>
Total full-time equivalent RCC employees		884	912	884	912
Total full-time equivalent RIC employees		3	-	-	-
Total full-time equivalent employees at the reporting date		<u>887</u>	<u>912</u>	<u>884</u>	<u>912</u>

**7 Materials and services**

Contractors		31,752	32,803	31,752	32,803
Consultants		2,751	2,757	2,751	2,757
Other Council outsourcing costs		14,951	10,854	14,951	10,854
Purchase of materials		35,392	30,758	35,392	30,758
Office administration costs		6,870	6,811	6,870	6,811
Electricity charges		5,929	5,435	5,929	5,435
Plant operations		4,541	6,387	4,541	6,387
Information technology resources		1,848	1,957	1,848	1,957
General insurance		1,506	1,483	1,506	1,483
Community assistance		1,667	1,394	1,667	1,394
Audit of annual financial statements by the Auditor-General of Queensland		125	133	125	133
Other material and service expenses		1,206	2,784	1,140	2,784
Remediation costs for landfill		(7,983)	(17,274)	(7,983)	(17,274)
		<u>100,555</u>	<u>86,282</u>	<u>100,489</u>	<u>86,282</u>

**8 Finance costs**

Finance costs charged by the Queensland Treasury Corporation		3,424	3,839	3,424	3,839
Bank charges		321	306	321	306
Bad debts		586	43	586	43
Landfill remediation		409	850	409	850
		<u>4,740</u>	<u>5,038</u>	<u>4,740</u>	<u>5,038</u>

**9 Depreciation and amortisation**

Depreciation of non-current assets	13	50,659	47,598	50,659	47,598
Amortisation of intangible assets		683	367	683	367
Total depreciation and amortisation		<u>51,342</u>	<u>47,965</u>	<u>51,342</u>	<u>47,965</u>

**10 Cash and cash equivalents**

Cash at bank		5,030	1,466	2,401	1,466
Cash on hand		15	17	15	17
Deposits at call		118,911	94,752	118,911	94,752
Total cash and cash equivalents		<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>10 Cash and cash equivalents - continued</b>					
Council's cash and cash equivalents are subject to a number of internal and external restrictions that limit amounts available for discretionary or future use. These include:					
Restricted funds:					
Special projects reserve		2,495	11,658	2,495	11,658
Utilities reserve		9,900	13,018	9,900	13,018
Constrained works reserve		47,702	31,731	47,702	31,731
Separate charge reserve - environment		8,608	8,441	8,608	8,441
Special charge reserve - other		2	3	2	3
Special charge reserve - canals		9,127	7,830	9,127	7,830
		<u>77,834</u>	<u>72,681</u>	<u>77,834</u>	<u>72,681</u>
Unrestricted funds		<u>46,122</u>	<u>23,554</u>	<u>43,493</u>	<u>23,554</u>
		<u>123,956</u>	<u>96,235</u>	<u>121,327</u>	<u>96,235</u>

Cash is held with the Australia and New Zealand Banking Group in a normal business cheque account. The bank currently has a short term credit rating of A-1+ and a long term credit rating of AA-. Deposits at call are held with Queensland Treasury Corporation which has a short term credit rating of A-1+ and a long term credit rating of AA+.

Cash is held at a floating interest rate. The weighted average interest rate is 3.4% (2014: 3.1%).

Council holds three facilities with the Australia and New Zealand Banking Group to facilitate its operational monetary requirements. Unrestricted access was available at balance date to these facilities and their associated values are:

Commercial Card	\$325,000
Electronic Payway	\$5,000,000
Varied Facility	\$5,050,000

**11 Trade and other receivables**

Rates and utility charges	20,258	22,743	20,258	22,743
Trade debtors	2,078	1,304	2,076	1,304
Other debtors	468	459	605	459
Infringement debtors	852	752	852	752
GST recoverable	1,597	954	1,805	954
Less: Allowance for impairment	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

Interest is charged on outstanding rates at a fixed rate of 11% (2014: 11%) per annum. No interest is charged on other debtors. There is no concentration of credit risk interest for rates and utility charges, fees and other receivables.

Trade and other receivables ageing analysis:

Fully performing	17,456	18,290	17,799	18,290
Past due but not impaired:				
31 - 60 days	2,831	162	2,831	162
61 - 90 days	35	3,189	35	3,189
> 90 days	4,931	4,571	4,931	4,571
Impaired	(579)	(73)	(579)	(73)
	<u>24,674</u>	<u>26,139</u>	<u>25,017</u>	<u>26,139</u>

**12 Inventories****Land held for development and resale**

Transfer (to)/from other non-current asset class	10,155	-	-	-
	<u>10,155</u>	<u>-</u>	<u>-</u>	<u>-</u>

Land held for development and resale is valued at the lower of cost and net realisable value.

<b>Inventories held for distribution</b>	774	844	774	844
Inventories held for distribution are measured at cost				
<b>Total inventories</b>	<u>10,929</u>	<u>844</u>	<u>774</u>	<u>844</u>



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

13 (a) Property, plant and equipment

Asset class	Land Fair value	Buildings Fair value	Plant and equipment Cost	Roads Fair value	Stormwater drainage Fair value	Water and wastewater Fair value	Parks Fair value	Other infrastructure Fair value	Waste Fair value	Work in progress Cost	Total
Basis of measurement											
Range of estimated useful life in years	n/a	10-75	3-10	10-120	20-150	10-134	16-80	15-100	5-70	n/a	
<b>Council - 30 June 2015</b>											
<b>Asset values</b>											
Opening gross value as at 1 July 2014	257,538	116,330	45,146	765,998	520,638	1,006,363	67,617	101,699	14,258	25,921	2,921,408
Work in progress expenditure	-	-	-	-	-	-	-	-	-	47,885	47,885
Transfers from work in progress	-	-	-	-	-	-	-	-	-	(42,693)	(42,693)
Additions	267	657	5,872	23,931	61	3,210	2,512	4,332	235	-	41,077
Contributed assets at valuation	-	19	-	6,101	8,635	6,230	215	-	-	-	21,200
Disposals	(691)	(181)	(4,835)	(5,078)	(80)	(1,012)	(1,367)	(123)	-	-	(13,367)
Revaluation adjustments	(18,631)	8,246	-	-	-	-	11,179	169,961	-	-	170,755
Transfers between asset classes	(10,256)	(1,788)	(167)	(408)	-	-	(41)	(15)	(160)	-	(12,835)
<b>Closing gross value at 30 June 2015</b>	<b>228,227</b>	<b>123,283</b>	<b>46,016</b>	<b>790,544</b>	<b>529,254</b>	<b>1,014,791</b>	<b>80,015</b>	<b>275,854</b>	<b>14,333</b>	<b>31,113</b>	<b>3,133,430</b>
<b>Accumulated depreciation</b>											
Opening balance as at 1 July 2014	-	53,384	23,440	198,885	123,302	371,367	31,663	34,406	4,777	-	841,224
Depreciation adjustments	-	-	-	(17)	(883)	14	(443)	215	-	-	(1,114)
Depreciation for the year	-	3,003	4,962	14,667	5,471	16,682	3,386	2,012	476	-	50,659
Depreciation on disposals	-	(152)	(4,134)	(2,868)	(12)	(602)	(1,014)	(28)	-	-	(8,810)
Depreciation on revaluation adjustments	-	3,979	-	-	-	-	3,934	4,116	-	-	12,029
Depreciation on transfers between asset classes	-	(1,452)	(129)	(141)	-	-	(19)	(13)	(69)	-	(1,823)
<b>Accumulated depreciation at 30 June 2015</b>	<b>-</b>	<b>58,762</b>	<b>24,139</b>	<b>210,526</b>	<b>127,878</b>	<b>387,461</b>	<b>37,507</b>	<b>40,708</b>	<b>5,184</b>	<b>-</b>	<b>892,165</b>
<b>Council book value as at 30 June 2015</b>	<b>228,227</b>	<b>64,521</b>	<b>21,877</b>	<b>580,018</b>	<b>401,376</b>	<b>627,330</b>	<b>42,508</b>	<b>235,146</b>	<b>9,149</b>	<b>31,113</b>	<b>2,241,265</b>

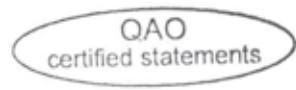
Redland Investment Corporation Pty Ltd held no Property, plant and equipment as at 30 June 2015 and had no movements during the year. As such, the results above are for both Council and the group.



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
 For the year ended 30 June 2015

13 (b) Property, plant and equipment - prior year comparative

Asset class	Land Fair value	Buildings Fair value	Plant and equipment Cost	Roads Fair value	Stormwater drainage Fair value	Water and wastewater Fair value	Parks Fair value	Other infrastructure Fair value	Waste Fair value	Work in progress		Total
										Cost	Cost	
Range of estimated useful life in years	n/a	10-75	3-10	10-100	20-150	10-134	16-60	15-100	5-70	n/a	n/a	
<b>Council - 30 June 2014</b>												
<b>Asset values</b>	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
<b>Opening gross value at 1 July 2013</b>	<b>243,095</b>	<b>115,843</b>	<b>43,883</b>	<b>743,242</b>	<b>516,560</b>	<b>1,000,694</b>	<b>65,848</b>	<b>104,092</b>	<b>14,524</b>	<b>19,630</b>	<b>19,630</b>	<b>2,867,311</b>
Work in progress expenditure	-	-	-	-	-	-	-	-	-	-	49,545	49,545
Transfer from WIP to non-current assets	-	-	-	-	-	-	-	-	-	-	(43,254)	(43,254)
Additions	1,773	610	6,962	18,944	2,747	4,065	2,226	4,475	204	-	-	42,006
Contributed assets at valuation	-	-	219	464	1,737	2,862	387	-	-	-	-	5,669
Disposals	(1,677)	(12)	(4,997)	(3,159)	(406)	(1,161)	(939)	(374)	(470)	-	-	(13,195)
Revaluation adjustments	14,347	-	-	-	-	-	-	-	-	-	-	14,347
Transfers between asset classes	-	(111)	(921)	6,507	-	3	(5)	(6,494)	-	-	-	(1,021)
<b>Closing gross value at 30 June 2014</b>	<b>257,538</b>	<b>116,330</b>	<b>45,146</b>	<b>765,998</b>	<b>520,638</b>	<b>1,006,363</b>	<b>67,517</b>	<b>101,699</b>	<b>14,258</b>	<b>25,921</b>	<b>25,921</b>	<b>2,921,408</b>
<b>Accumulated depreciation</b>												
<b>Opening balance at 1 July 2013</b>	-	<b>50,103</b>	<b>22,545</b>	<b>185,957</b>	<b>117,985</b>	<b>355,608</b>	<b>29,037</b>	<b>35,683</b>	<b>4,750</b>	-	-	<b>801,668</b>
Depreciation for the year	-	3,300	4,994	11,688	5,387	16,512	3,229	1,991	497	-	-	47,598
Depreciation on disposals	-	(8)	(3,405)	(1,928)	(70)	(753)	(603)	(107)	(470)	-	-	(7,344)
Depreciation on revaluation adjustments	-	-	-	-	-	-	-	-	-	-	-	-
Transfers between asset classes	-	(11)	(694)	3,168	-	-	-	(3,161)	-	-	-	(698)
<b>Accumulated depreciation at 30 June 2014</b>	-	<b>53,384</b>	<b>23,440</b>	<b>198,885</b>	<b>123,302</b>	<b>371,367</b>	<b>31,663</b>	<b>34,406</b>	<b>4,777</b>	-	-	<b>841,224</b>
<b>Council book value as at 30 June 2014</b>	<b>257,538</b>	<b>62,946</b>	<b>21,706</b>	<b>567,113</b>	<b>397,336</b>	<b>634,996</b>	<b>35,854</b>	<b>67,293</b>	<b>9,481</b>	<b>25,921</b>	<b>25,921</b>	<b>2,080,184</b>



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>14 Trade and other payables</b>				
Creditors and accruals	15,534	15,248	15,546	15,248
Annual leave	6,081	5,976	6,057	5,976
	<u>21,615</u>	<u>21,224</u>	<u>21,603</u>	<u>21,224</u>

Creditors and accruals are expected to be settled within 12 months.

Of the consolidated annual leave balance, \$4,929,338 is expected to be settled within 12 months from balance date and \$1,151,974 is expected to be settled after more than 12 months.

**15 Borrowings**

**(a) Current**

Loans - Queensland Treasury Corporation	4,482	4,375	4,482	4,375
	<u>4,482</u>	<u>4,375</u>	<u>4,482</u>	<u>4,375</u>

**(b) Non-current**

Loans - Queensland Treasury Corporation	49,973	54,608	49,973	54,608
	<u>49,973</u>	<u>54,608</u>	<u>49,973</u>	<u>54,608</u>

**Movement in loans - Queensland Treasury Corporation (QTC)**

Opening balance at 1 July	58,983	63,102	58,983	63,102
Loans raised	-	-	-	-
Principal repayments	(4,528)	(4,119)	(4,528)	(4,119)
Closing balance at 30 June	<u>54,455</u>	<u>58,983</u>	<u>54,455</u>	<u>58,983</u>

The market value of QTC loans at the reporting date was \$62.728m (2014: \$66.724m). This represents the value of debt if Council repaid it at that date. As it is the intention of Council to hold the debt for its term, no provision is required to be made in these accounts.

No assets have been pledged as security by the Council for any liabilities, however all loans are ultimately guaranteed by the Queensland Government.

Borrowings are in \$AUD denominated amounts and carried at amortised cost, interest is expensed as it accrues. This is at a fixed interest rate of 6.4%. No interest has been capitalised during the current or comparative reporting period.

Expected final repayment dates vary from 27 August 2022 to 31 January 2027. There have been no defaults or breaches of the loan agreement during the year. Principal and interest repayments were made quarterly in advance and interest applied at the end of each quarter.

The following details set out the liquidity risk in relation to borrowings held by Council and represents the remaining contractual cash flows of financial liabilities at the end of the reporting period:

Less than 1 year	7,953	7,952	7,953	7,952
1 to 5 years	31,810	31,810	31,810	31,810
Over 5 years	32,341	39,997	32,341	39,997
Total contractual cash flows	<u>72,104</u>	<u>79,759</u>	<u>72,104</u>	<u>79,759</u>
Carrying amount	54,455	58,983	54,455	58,983

REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

	Note	Consolidated		Council	
		2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>16 Provisions</b>					
<b>(a) Current</b>					
Landfill rehabilitation		6,092	6,491	6,092	6,491
Workers compensation		362	278	362	278
Long service leave		8,138	7,181	8,138	7,181
		<u>14,592</u>	<u>13,950</u>	<u>14,592</u>	<u>13,950</u>
<b>(b) Non-Current</b>					
Landfill rehabilitation		9,848	17,578	9,848	17,578
Workers compensation		433	478	433	478
Long service leave		2,019	1,737	2,004	1,737
		<u>12,300</u>	<u>19,793</u>	<u>12,285</u>	<u>19,793</u>

**Movements in provisions were as follows:**

Landfill rehabilitation

Opening balance at 1 July	24,069	39,673	24,069	39,673
Decrease in provision due to change in discount rate and costs	(6,300)	(11,436)	(6,300)	(11,436)
Provision utilised during the period	(2,388)	(4,431)	(2,388)	(4,431)
Unused amounts reversed during the period	150	(631)	150	(631)
Increase in provision due to passage of time - borrowing costs	409	894	409	894
Closing balance at 30 June	<u>15,940</u>	<u>24,069</u>	<u>15,940</u>	<u>24,069</u>

This is the present value of the estimated cost of restoring closed landfill sites across the city and is based on Council's 10 year program. The significant decrease in the closing balance is due to the reduction in interest and further revision of the program costs. The program is funded by a separate charge and interest free short term loan from Council.

Workers compensation

Opening balance at 1 July	756	1,320	756	1,320
Adjustment for period	39	(564)	39	(564)
Closing balance at 30 June	<u>795</u>	<u>756</u>	<u>795</u>	<u>756</u>

Long service leave

Opening balance at 1 July	8,918	10,099	8,918	10,099
Long service leave entitlement raised	2,435	(103)	2,420	(103)
Long service entitlement used/extinguished	(773)	(574)	(773)	(574)
Long service entitlement paid	(423)	(504)	(423)	(504)
Closing balance at 30 June	<u>10,157</u>	<u>8,918</u>	<u>10,142</u>	<u>8,918</u>

Of the total current long service leave balance, \$825,000 is expected to be settled within 12 months from balance date and \$7,313,000 is expected to be settled after more than 12 months. The non-current portion relates to employees who have not yet reached the required years of service to be entitled to take long service leave.

**17 Asset revaluation surplus**

**Asset revaluation surplus analysis:**

The closing balance of the asset revaluation surplus comprises the following asset categories:

Land	64,054	82,686	64,054	82,686
Buildings	31,409	27,142	31,409	27,142
Plant and equipment	105	105	105	105
Roads	277,199	277,199	277,199	277,199
Stormwater drainage	203,013	203,013	203,013	203,013
Parks	43,190	35,944	43,190	35,944
Other infrastructure	201,744	35,899	201,744	35,899
Waste	6,697	6,697	6,697	6,697
	<u>827,411</u>	<u>668,685</u>	<u>827,411</u>	<u>668,685</u>

Increases and decreases on revaluation are offset within a class of assets.



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
 For the year ended 30 June 2015

Consolidated		Council	
2015	2014	2015	2014
\$000	\$000	\$000	\$000

18 Commitments

**Operating leases**

Future minimum lease payments in relation to non-cancellable operating leases are payable as follows:

Within 1 year	982	1,088	982	1,088
1 to 5 years	2,513	2,872	2,513	2,872
Greater than 5 years	4,752	5,152	4,752	5,152
	<u>8,247</u>	<u>9,112</u>	<u>8,247</u>	<u>9,112</u>

**Operating contractual commitments**

Contractual commitments at end of financial year but not recognised in the financial statements are as follows:

Roadworks	1,223	390	1,223	390
Water and wastewater	1,158	3,122	1,158	3,122
Waste	46,940	40,340	46,940	40,340
Other	17,326	10,903	17,326	10,903
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

These expenditures are payable:

Within 1 year	32,850	27,667	32,850	27,667
1 to 5 years	33,797	23,267	33,797	23,267
Greater than 5 years	-	3,821	-	3,821
	<u>66,647</u>	<u>54,755</u>	<u>66,647</u>	<u>54,755</u>

**Capital contractual commitments**

Commitments for the construction of the following assets contracted for at year end but not recognised as liabilities are as follows and are payable within 1 year:

Roadworks	21	46	21	46
Water and wastewater	1,773	1,505	1,773	1,505
Waste	251	18	251	18
Other	11,643	5,502	11,643	5,502
	<u>13,688</u>	<u>7,071</u>	<u>13,688</u>	<u>7,071</u>

Note: All commitments are inclusive of GST.

19 Contingent liabilities and contingent assets

**Contingent liabilities:**

Details and estimates of maximum amounts of contingent liabilities are as follows:

WorkCover self-insurer liability

The estimated claims liability for Council as a self-insurer under the *Workers Compensation and Rehabilitation Act 2003* ('the Act') as at 30 June 2015 is \$838,000 (2014: \$897,000) where estimated claims liability is defined in Section 84 of the Act. The Actuary has recommended that a provision be recognised for \$795,000 (2014: \$756,000) for the total estimated claims liability. Council has in place a bank guarantee with the ANZ Banking Group Ltd for \$5,000,000 (2014: \$5,000,000).

Other claims

The Quandamooka-Redland City Council Indigenous Land Use Agreement (ILUA) sets out broad principles and mechanisms for how parties will work together and meet their respective responsibilities for mutual benefits in accordance with the *Native Title Act 1994*. The ILUA establishes native title validation and consultation for Council's projects and a framework for other policies, programmes and initiatives for the mutual benefit of parties and local community.

Landfill Remediation

Council has historically recognised, and continues to recognise, a provision for the remediation of former landfill sites throughout the city to ensure compliance with legal obligations. The legal obligation is broad and covered in a range of legislation such as the *Environmental Protection Act 1994*, *Petroleum and Gas Act 2004*, *Sustainable Planning Act 2009* and *Work Health and Safety Act 2011* plus subordinate legislation (such as various regulations and codes of practice) and other industry guidelines.

Council is taking a risk-based approach to justify and prioritise expenditure for managing these landfills with aftercare management plans under development for each site. There will be substantial expenditure in 2015-16 to finalise the closure of Council's largest landfill site at Birkdale, which was also the most recently closed landfill. Risks will continue to be reviewed and updated in line with relevant information from site inspections, detailed investigations, environmental monitoring results, asset owner feedback, site master plans and other service standards. Costs may change over time and at least annually, this program will be reviewed to reflect the dynamic circumstances against Council prudence and efficiency measures.

**Contingent assets:**

Council has no contingent assets at the date of this report.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the period ended 30 June 2015

**20 Superannuation**

Redland City Council contributes to the Local Government Superannuation Scheme (Qld) (the scheme). The scheme is a Multi-Employer Plan as defined in the Australian Accounting Standard AASB 119 *Employee Benefits*.

The Queensland Local Government Superannuation Board, the trustee of the scheme, advised that the local government superannuation scheme was a complying superannuation scheme for the purpose of the Commonwealth Superannuation Industry (Supervision) legislation.

The scheme has three elements, referred to as:

- City Defined Benefits Fund (CDBF) which covers former members of the City Super Defined Benefits Fund
- Regional Defined Benefits Fund (Regional DBF) which covers defined benefit fund members working for regional local governments (closed to new entrants from 1 July 1998)
- Accumulation Benefits Fund (ABF)

The ABF is a defined contribution scheme as defined in AASB 119. Council has no liability to or interest in, the ABF other than the payment of the statutory contributions as required by the *Local Government Act 2009*.

The Regional DBF is a defined benefit plan as defined in AASB 119. Council is not able to account for the Regional DBF as a defined benefit plan in accordance with AASB 119 because the scheme is unable to account to Council for its proportionate share of the defined benefit obligation, plan assets and costs.

Any amount by which either fund is over or under funded would only affect future benefits and contributions to the Regional DBF, and is not an asset or liability of Council. Accordingly there is no recognition in the financial statements of any over or under funding of the scheme.

As at the reporting date, the assets of the scheme are sufficient to meet the vested benefits.

The most recent actuarial assessment of the scheme was undertaken as at 1 July 2012. The actuary indicated that "the Regional DBF is currently in a satisfactory but modest financial position and remains vulnerable to adverse short and medium term experience".

Following the previous actuarial assessment in 2009, councils were advised by the trustee of the scheme, following advice from the scheme's actuary, that additional contributions may be imposed in the future at a level necessary to protect the entitlements of Regional DBF members. In the 2012 actuarial report the actuary has recommended no change to the employer contribution levels at this time.

Under the *Local Government Act 2009* the trustee of the scheme has the power to levy additional contributions on councils which have employees in the Regional DBF when the actuary advises such additional contributions are payable - normally when the assets of the DBF are insufficient to meet members' benefits.

There are currently 71 entities contributing to the Regional DBF plan and any changes in contribution rates would apply equally to all 71 entities. Redland City Council made less than 4% of the total contributions to the plan in the financial year ended 30 June 2015.

The next actuarial valuation will be conducted as at 1 July 2015.

	Consolidated		Council	
	2015	2014	2015	2014
	\$000	\$000	\$000	\$000
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of employees was:	7,396	7,070	7,396	7,070
The amount of superannuation contributions paid by Council to the scheme in this period for the benefit of councillors was:	136	130	136	130

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

Note	Consolidated		Council	
	2015 \$000	2014 \$000	2015 \$000	2014 \$000
<b>21 Trust funds</b>				
Monies collected or held on behalf of other entities	8,026	7,579	8,026	7,579
These funds relate to monies yet to be paid out to or on behalf of those entities and Council performs only a custodial role in respect of these monies. Council separately accounts for all trust funds through a dedicated trust ledger and within a separate account whereby balances are excluded from the Consolidated Statement of Financial Position.				
<b>22 Reconciliation of net result for the year to net cash flows from operating activities</b>				
<b>Net result</b>	<b>53,751</b>	<b>38,675</b>	<b>52,652</b>	<b>38,675</b>
<u>Non-cash operating items</u>				
Depreciation and amortisation	9	51,342	47,965	51,342
Prior years errors corrected in-year		(755)	-	(755)
Non-cash contributions	5(b)	(21,200)	(5,669)	(21,200)
Bad and doubtful debts		506	(18)	506
Cost of land sold - acquired as contributed equity		820	-	-
Land acquired in lieu of rates		(2)	(61)	(2)
Fair value adjustment - investment property		(63)	-	(63)
		<u>30,648</u>	<u>42,217</u>	<u>29,828</u>
				<u>42,217</u>
<u>Investing and development activities</u>				
Net loss on disposal of non-current assets		2,993	3,373	2,993
Capital grants, subsidies and contributions	5(b)	(29,232)	(22,078)	(29,232)
		<u>(26,239)</u>	<u>(18,705)</u>	<u>(26,239)</u>
				<u>(18,705)</u>
<u>Changes in operating assets and liabilities</u>				
(Increase)/decrease in trade and other receivables		575	(5,200)	616
(Increase)/decrease in other current assets and inventories		78	219	78
Increase/(decrease) in trade and other payables		751	4,267	379
Increase/(decrease) in provisions		(6,826)	(18,018)	(6,865)
Increase/(decrease) in other current liabilities		(3,065)	(603)	(3,065)
		<u>(8,487)</u>	<u>(19,335)</u>	<u>(8,857)</u>
				<u>(19,335)</u>
<b>Net cash inflow/(outflow) from operating activities</b>		<b><u>49,673</u></b>	<b><u>42,852</u></b>	<b><u>47,384</u></b>
				<b><u>42,852</u></b>

**23 Controlled entities**Redland Investment Corporation Pty Ltd (Consolidated)

Redland Investment Corporation Pty Ltd (RIC) was incorporated on 2 December 2014 and is limited by shares. Council has 100% ownership of RIC. This company was formed to support the commercial activities of Redland City Council to generate revenue in addition to the traditional fees, charges and rates revenue. This company will oversee the management of property developments across the city.

The financial results of controlled entities have been consolidated into these financial statements. Separate financial statements for the controlled entity have been prepared for the financial year ended 30 June 2015 and are audited by the Auditor-General of Queensland.

Redheart Pty Ltd (Not Consolidated)

As at 30 June 2015 Council had control over Redheart Pty Ltd, a company whose principle activity was to act as the holder of the mining lease pursuant to the *Mineral Resources Act 1989* in respect of Council's German Church Road quarry operations. As at 30 June 2015, the company had net assets of \$2 and remained dormant throughout the financial year.

As the transactions in this entity are not material, it has not been consolidated with Council's financial results.

## NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 30 June 2015

## 24 (a) Fair value measurements

Redland City Council measures the following assets at fair value on a recurring basis:

- Land
- Buildings
- Infrastructure assets including roads, stormwater, water and wastewater, parks, other infrastructure and waste
- Investment property

In accordance with AASB 13, fair value measurements are categorised on the following basis:

- Fair value based on quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Fair value based on inputs that are directly or indirectly observable for the asset or liability (Level 2)
- Fair value based on unobservable inputs for the asset and liability (Level 3)

All fair value measurements are recurrent and categorised as either Level 2 or Level 3. Council does not hold any assets valued using Level 1 inputs. Where all significant inputs used to value the asset are observable, the asset is valued at Level 2. However, if one or more of the significant inputs are unobservable, the asset is valued as Level 3.

Council's valuation policy and procedures are reviewed every three years. Annual reviews of depreciation, impairment, asset lives and asset balances are conducted by the Senior Management Team. Council's current policy for the recurrent valuation of property, plant and equipment is documented in Note 2.f. Non-recurring valuations are completed as necessary on reclassification. The valuation methodology maximises observable inputs. Details of valuation movements are shown in note 13.

## Recognised fair value measurements

The following table represents the material asset classes measured and recognised at fair value at 30 June 2015.

2015	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	228,227	228,227	12,506	215,721
Buildings	123,283	64,521	-	64,521
Roads	790,544	580,018	-	580,018
Stormwater drainage	529,254	401,376	-	401,376
Water and wastewater	1,014,791	627,330	-	627,330
Parks	80,016	42,509	-	42,509
Other infrastructure	275,854	235,146	-	235,146
Waste	14,333	9,149	-	9,149
	3,056,302	2,188,276	12,506	2,175,770

2014	Gross value	Written down value	Level 2 (Significant other observable inputs)	Level 3 (Significant unobservable inputs)
	\$000	\$000	\$000	\$000
Land	257,538	257,538	12,729	244,809
Buildings	116,330	62,946	-	62,946
Roads	765,998	567,113	-	567,113
Stormwater drainage	520,638	397,336	-	397,336
Water and wastewater	1,006,363	634,996	-	634,996
Parks	67,517	35,854	-	35,854
Other infrastructure	101,699	67,293	-	67,293
Waste	14,258	9,481	-	9,481
	2,850,341	2,032,557	12,729	2,019,828

There were no transfers between Level 2 and Level 3 during the year. Council's policy is to recognise transfers in and out of the fair value hierarchy levels (if any) at the end of the reporting period and is consistent with the previous year.

## Disclosed fair values of financial assets and liabilities

Council borrowings are measured at amortised cost with interest recognised in the Statement of Comprehensive Income when incurred. The fair value of borrowings is disclosed in Note 15 and is the market value of the debt as provided by Queensland Treasury Corporation. It represents the contractual undiscounted future cash flows at balance date based on prevailing market rates and represents the amount required to be repaid if this was to occur at balance date. As it is the intention of Council to hold its borrowings for their full term, no adjustment provision is made in these accounts.

The carrying amount of trade and other receivables and payables is assumed to approximate the value of the original transaction, less any allowance for impairment where relevant. The carrying value of cash and cash equivalents is a reasonable approximation of fair value and therefore separate disclosures of the fair values are not required.



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**24 (a) Fair value measurements - continued**

**Valuation techniques used to derive fair values**

The specific valuation techniques used to value Council's assets are documented below. Fair value represents the highest and best use of the assets having regard to the optimal financial, physical and legal use of the asset. Residual values have not been applied to any asset category.

Investments in 100% controlled entities and investments in other entities do not have a quoted market price in an active market and are valued at cost less any impairment. Shares in controlled entities have been eliminated on consolidation (refer note Controlled entities).

**Land**

All council freehold land was comprehensively valued as at 30 June 2011 by qualified independent external valuers, AssetVal Pty Ltd. Land re-transferred to Council from Allconnex Water was independently valued by qualified external valuers, AssetVal Pty Ltd, for determination of the fair value as at 1 July 2012.

The valuations were based on publicly available data on sales of similar land in nearby localities applying a direct comparison method. Where an active market exists and there are no unreasonable restrictions as to use and/or sale, the land was deemed to be valued as Level 2.

Where no active market existed, or there were restrictions on the use and/or sale, the land was assessed as Level 3. Land carrying a parkland zone, or land utilised for footpath or access restriction purposes, or due to its general characteristics, land that has no observable active market, has been assessed as Level 3. The most significant input to the determination of fair value is the value per square metre.

Subsequent desktop indexations were applied where the movement in land values across the city indicated a material adjustment.

**Buildings**

All buildings were valued as at 30 June 2011 by independently qualified external valuers AssetVal Pty Ltd. Due to the specialist nature of these assets and the absence of an active market, fair value was assessed to be depreciated replacement cost.

Replacement cost was determined by applying an abbreviated bill of quantities methodology. Reference was made to construction costing data contained in Rawlings Australia Construction Handbook and databases built from research by external valuers AssetVal Pty Ltd. Major buildings have been split into components, and these components were valued separately to reflect differing expectations of condition and useful life. Assessment of economic and remaining life was based on historical assessment of similar assets and drawing on experience of the valuer, and this was the basis for determining the depreciated value. Residual values have not been applied to the building assets.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition, expected useful life and remaining life and therefore these assets are considered to be valued as Level 3.

The movement in the Australian Bureau of Statistics Asset Valuation Non-residential Construction Index (March Quarter 2015), indicated a material movement since this valuation and as a result, indexation has been applied as at 30 June 2015.

**Road infrastructure assets**

Road assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs.

Unit rates were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia's Construction Handbook, and other published building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%). All roads are divided into segments and componentised into earthworks, base, sub-base and surface to reflect different lives to each component.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The expected lives of major culvert assets were reduced by 20% if located within 50m of the coast and 40% if located in poor soils. A review of the pavement rehabilitation history suggested longer base course useful lives for low traffic roads less than 20 years old and as a result longer lives were adopted for these assets.

Pavement condition was determined by Council officers assessing the following criteria: cracks, ravelling, potholes, roughness, rutting and SMEC Pavement Condition Index. Correlation between condition data and age could not be determined and therefore an age based model was adopted to determine remaining useful life and accumulated depreciation. Remaining life and therefore accumulated depreciation was determined on an age basis for all other roads assets.

The significant unobservable inputs used in the valuation of road infrastructure assets were: expected useful life, remaining life and condition.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**24 (a) Fair value measurements - continued**

**Stormwater drainage infrastructure assets**

Stormwater drainage assets were independently valued as at 1 July 2013 by Cardno (QLD) Pty Ltd. As these are specialist public service assets that are rarely independently sold, depreciated replacement cost was determined as the most appropriate valuation method. These assets were considered to have been valued using Level 3 inputs. Unit rates and replacement costs were determined with reference to recent Council construction data, Cardno developed databases and cost curves, Rawlinsons Australia Construction Handbook, and other building indexes. These rates were applied to the asset specifications including depth, length and width. Unit rates take into consideration material, labour, service and overhead costs (Survey 6%, Design 5%, Engineering supervision 3%, Project Management 6%).

Other cost factors considered when developing replacement costs for passive assets were soil and development type, economies of scale and asset depth. These factors together with the asset condition, expected useful life and remaining life are considered the significant unobservable inputs used in the valuation.

Useful lives were developed by Cardno with reference to common engineering and industry practice standards and Council's historical evidence. The lives of assets located within 50m of the coast or in poor soils were adjusted to reflect a varied life expectancy.

Condition assessments of Gross Pollutant Traps - Simple and Complex were conducted by Council officers with reference to predetermined condition criteria and remaining life was derived by application of a predetermined scale.

The remaining useful life of all other Stormwater assets was determined on an aged basis with reference to the total expected life of the asset and as a result the accumulated depreciation was calculated on a straight line basis. Assets are componentised to reflect varying expected lives and consumption patterns.

**Water and wastewater infrastructure assets**

Infrastructure assets re-transferred from Allconnex Water were valued as at 1 July 2012 by registered valuers GHD to determine their fair value for initial recognition. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as such were classified as being valued using Level 3 inputs. Significant components with differing expected useful lives and replacement costs were valued separately.

Replacement costs were based on the replacement of the assets with a modern, engineering equivalent with cost factor adjustments applied to reflect the location and site conditions likely on replacement. Costs of supply and install were derived from GHD's record of past construction projects, the Rawlinsons Australia Construction Handbook and GHD's infrastructure cost estimating database. These costs were verified against Redland City Council information where available and include 15% oncosts (Survey 3%, Design 5%, Construction supervision 4%, Project management 3%).

Cost factors taken into consideration when determining replacement cost of underground assets were soil and development type. An additional cost factor was applied to all assets located in island locations.

Remaining life of the assets was determined with consideration to the age and performance of the component assets with reference to design lives developed by GHD using common engineering and industry practice standards. Asset condition and performance were assessed by GHD and used to derive a Condition and Performance Factor.

The condition of underground assets was determined with reference to the age of the assets, while the condition of above ground assets was determined from visual inspection against predetermined condition criteria. Performance scores for above ground assets were based on data provided by RCC operator staff on current reliability and current loadings against design capability. Performance scores for passive assets was deemed to be 1.

Condition and performance scores were assessed against remaining economic life to calculate indicative remaining useful lives that were used to determine accumulated depreciation and fair value.

The significant unobservable inputs used in the valuation were soil, development and island factors; asset performance scores (active assets) and condition; and total expected life and remaining life.



REDLAND CITY COUNCIL  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended 30 June 2015

24 (a) Fair value measurements - continued

**Parks infrastructure assets**

Parks infrastructure assets were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold and as a result were considered to have been valued using Level 3 valuation inputs.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the Islands has been taken into consideration through the application of an island factor to these assets.

Asset condition was assessed by RCC internal experts and a sample confirmed as part of the valuation process by the valuer. Condition ratings were assigned based on the International Management Manual Condition Ratings (1 as new to 5 poor). Remaining lives were derived based on the condition of the assets including factors such as the age of the asset, overall condition as noted during inspection, economic and/or functional obsolescence.

The assets were depreciated with reference to expected useful lives determined through application of industry standard ranges (including Institute of Public Works Engineering Australia (IPWEA)), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd. The condition assessment directly translates to the level of the depreciation applied.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

**Other infrastructure assets**

These assets include marine, jetty facilities and seawalls and were independently valued as at 30 April 2015 by qualified external valuers Cardno (QLD) Pty Ltd. The valuation was applied to the accounts as at 30 June 2015 as no material movement since valuation was identified. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was determined with reference to Council's historical construction records, Cardno's own database of construction costs and other published cost guides. Transportation and other costs unique to work completed on the islands has been taken into consideration by applying an island factor to these assets.

Remaining lives were assigned based on physical assessment of the condition of the assets as noted by the Valuer during inspection including factors such as the age of the asset, overall condition, economic and/or functional obsolescence. The assets were depreciated with reference to expected useful lives determined through application of industry standards (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by Cardno (QLD) Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3.

The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

**Waste infrastructure assets**

All waste assets were independently valued as at 30 June 2011 by qualified external valuers AssetVal Pty Ltd. Depreciated replacement cost was determined as the most appropriate valuation method as these are specialist public service assets that are rarely independently sold.

Replacement cost was derived using an abbreviated bill of quantities methodology with reference to Rawlinsons Australia Construction Handbook and AssetVal Pty Ltd databases of building and site improvement costs built up through previous engagements.

Remaining lives were assigned based on physical assessment of the condition of the assets by the Valuer. The assets were depreciated on a straight line basis with reference to expected useful lives determined through application of industry standard ranges (including IPWEA), historic assessment of similar assets, and experience gained from similar valuations by AssetVal Pty Ltd.

Although some inputs would be considered as Level 2 (replacement cost valuation), significant assumptions were applied in the assessment of condition and remaining life and therefore these assets are considered to be valued as Level 3. The significant unobservable inputs used in the valuation were asset condition, total expected life and remaining life.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**24 (b) Fair value measurement movement**

Movements in asset categories fair valued using significant unobservable inputs (Level 3) are as per Note 13 for buildings, roads, stormwater, water and wastewater, parks, other infrastructure and waste.

Land is the only asset category fair valued using Level 3 and Level 2 inputs. The movement is as below:

Land asset values	Level 2	Level 3	Total
	\$000	\$000	\$000
<b>Opening balance 1 July 2014</b>	<b>12,729</b>	<b>244,809</b>	<b>257,538</b>
Additions	-	267	267
Contributed assets at valuation	-	-	-
Reclassifications	-	(10,256)	(10,256)
<u>Included in Profit and Loss</u>			
Disposals	-	(691)	(691)
<u>Included in Comprehensive Income</u>			
Net increase (decrease) in asset revaluation surplus	(223)	(18,408)	(18,631)
<b>Closing balance at 30 June 2015</b>	<b>12,506</b>	<b>215,721</b>	<b>228,227</b>

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the year ended 30 June 2015

**25 National Competition Policy****Code of Competitive Conduct****Business activities to which the code of competitive conduct is applied**

A government business activity is one which competes with private businesses and exceeds thresholds set by Department of Infrastructure, Local Government and Planning. In order to remove any advantages or disadvantages, the competitive neutrality principle must be applied.

The Code of Competitive Conduct seeks to ensure government businesses compete on the same basis as its competitors by:

- (a) the application of the competitive neutrality principle, by removing or taking into account any competitive advantage or disadvantage when deciding charges for goods or services;
- (b) applying full cost pricing when deciding charges for goods or services, or charging for commercial reasons;
- (c) treating the net cost of performing community service obligations as revenue, except for particular roads activities;
- (d) as part of a local government's financial reporting:
  - (i) that the local government's budget contains an estimated activity statement for each business activity; and
  - (ii) that the local government's annual financial statement contains an activity statement for each business activity.

The activity statement for each business activity must state:

- (a) the revenue from the business activity; and
- (b) the expenses for the business activity; and
- (c) the surplus or deficit for the financial year; and
- (d) if community service obligations were carried on:
  - (i) a description of the community service obligations; and
  - (ii) the cost of carrying out the community service obligations, minus the revenue from the community service obligations.

Council resolved to apply the Code of Competitive Conduct to the following business activities during the financial year ended 30 June 2015:

Water and wastewater  
Waste Management  
Building Certification  
Redland Performing Arts Centre (RPAC)

**Financial performance of activities subject to code of competitive conduct:**

Significant Business Activities	Water and wastewater	Waste Management	Building Certification	RPAC
	2015 \$000	2015 \$000	2015 \$000	2015 \$000
Revenue for services provided to Council	2,191	538	22	50
Revenue for services provided to external clients	94,690	20,650	290	535
Community service obligations	409	1,493	18	203
Contribution from general fund	-	-	73	1,709
	97,290	22,681	403	2,497
Less: Expenditure	81,252	17,881	403	2,497
Operating surplus/(deficit)	16,038	4,800	-	-

**Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities:**

Activities	CSO Description	Actual \$000
Water and wastewater	CSOs	
	Water not-for-profit	83
	Wastewater not-for-profit	326
		<b>409</b>

25 National Competition Policy - continued

Description of Community Service Obligations (CSOs) and Contribution from General Fund to business activities - continued:

Activities	CSO Description	Actual \$000
Waste Management	CSOs	
	Birkdale Sanitary Landfill - Gate Waiver Fees	7
	North Stradbroke Island Transfer Station	331
	Kerbside Recycling	26
	Kerbside Waste Collection	36
	Kerbside Greenwaste Collection	2
	Bulky Item Collection for HAS clients	18
	Russell Island Transfer Station	398
	Macleay Island Transfer Station	348
	Lamb Island Transfer Station	98
	Karragarra Island Transfer Station	93
Coochiemudlo Island Transfer Station	136	
	<b>1,493</b>	
Building Certification Services	CSOs	
	Delivery of professional advice at customer service points	18
	<i>Contribution from General Fund</i>	73
	<b>91</b>	
Redland Performing Arts Centre	CSOs	
	Discounts offered on commercial ticketing	203
	<i>Contribution from General Fund</i>	1,709
	Council's investment in the cultural life of the city and its community via: - developing performing arts practice for community organisations - providing a venue to enable growth in skills and performance capability - providing different artistic forms/genres to enhance access to performing arts - providing a focal place for the community to celebrate its diversity and undertake civic functions	
		<b>1,912</b>

**Anticipated changes to Business Activities**

It is expected that there will be no new Business Activities to which the Code of Competitive Conduct (CCC) will be applied for the financial year ending 30 June 2016.

For the financial year ending 30 June 2016, Council has determined to no longer classify Redland Performing Arts Centre as a business activity subject to the code of competitive conduct as it no longer meets the criteria.

26 Events after the reporting period

The AASB issued AASB 2015-7 *Amendments to Australian Accounting Standards - Fair Value Disclosures of Not-For-Profit Public Sector Entities* on 13 July 2015. The standard is effective for annual reporting periods beginning on or after 1 July 2016, however early adoption is permitted. Council elected to early adopt this accounting standard. Refer note 1.h for the impact on Council's consolidated financial statements.

Council resolved to transfer properties to Redland Investment Corporation Pty Ltd as at 1 July 2015 at book value \$10,155,000. These properties are reflected in Council's consolidated financial statements as non-current assets held-for-sale. For the purposes of the consolidated financial statements, these properties are disclosed as part of Inventories (note 12) to reflect the change in intention to the group.



**REDLAND CITY COUNCIL  
CONSOLIDATED FINANCIAL STATEMENTS  
For the year ended 30 June 2015**

**MANAGEMENT CERTIFICATE  
For the year ended 30 June 2015**

These general purpose financial statements have been prepared pursuant to Sections 176 and 177 of the *Local Government Regulation 2012* (the Regulation) and other prescribed requirements.

In accordance with Section 212(5) of the Regulation we certify that:

- (i) the prescribed requirements of the *Local Government Act 2009* and *Local Government Regulation 2012* for the establishment and keeping of accounts have been complied with in all material respects; and
- (ii) the general purpose financial statements present a true and fair view, in accordance with Australian Accounting Standards, of Council's and the consolidated entity's transactions for the financial year and financial position at the end of the year.

*K Williams*

**Mayor**  
Karen Williams

Date: 15 / 10 / 15

*W Ly*

**Chief Executive Officer**  
William Harold Lyon

Date: 15 / 10 / 15



## INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

### Report on the Financial Report

I have audited the accompanying financial report of Redland City Council, which comprises the statement of financial position as at 30 June 2015, the statement of comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information and certificates given by the Mayor and the Chief Executive Officer of the Council and the consolidated entity comprising the Council and the entities it controlled at the year's end and from time to time during the financial year.

#### *The Council's Responsibility for the Financial Report*

The Council is responsible for the preparation of the financial report that gives a true and fair view in accordance with prescribed accounting requirements identified in the *Local Government Act 2009* and *Local Government Regulation 2012*, including compliance with Australian Accounting Standards. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

My responsibility is to express an opinion on the financial report based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the financial report is free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial report that gives a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control, other than in expressing an opinion on compliance with prescribed requirements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the financial report.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.

## *Independence*

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

## *Auditor's Opinion*

In accordance with s.40 of the *Auditor-General Act 2009* –

- (a) I have received all the information and explanations which I have required; and
- (b) in my opinion -
  - (i) the prescribed requirements in respect of the establishment and keeping of accounts have been complied with in all material respects; and
  - (ii) the financial report presents a true and fair view, in accordance with the prescribed accounting standards, of the financial performance and cash flows of Redland City Council and the consolidated entity for the financial year 1 July 2014 to 30 June 2015 and of the financial position as at the end of that year.

## **Other Matters – Electronic Presentation of the Audited Financial Report**

Those viewing an electronic presentation of these financial statements should note that an audit does not provide assurance over the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA  
as Delegate of the Auditor-General of Queensland



Queensland Audit Office  
Brisbane

**REDLAND CITY COUNCIL**  
**MEASURES OF FINANCIAL SUSTAINABILITY**  
For the year ended 30 June 2015

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REDLAND CITY COUNCIL  
**CURRENT-YEAR FINANCIAL SUSTAINABILITY STATEMENT**  
 For the year ended 30 June 2015

Measures of Financial Sustainability

	How the measure is calculated	Actual	Target
Council's consolidated performance at 30 June 2015 against key financial ratios and targets:			
Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.61%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.96%	Below 60%

Council's performance at 30 June 2015 against key financial ratios and targets:

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	2.16%	Between 0% and 10%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	36.44%	Greater than 90%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	-22.13%	Below 60%

**Note 1 - Basis of Preparation**

The current year financial sustainability statement is a special purpose statement prepared in accordance with the requirements of the *Local Government Regulation 2012* and the *Financial Management (Sustainability) Guideline 2013*. The amounts used to calculate the three reported measures are prepared on an accrual basis and are drawn from the Council's audited consolidated general purpose financial statements for the year ended 30 June 2015. The asset sustainability ratio is calculated based on capital expenditure on replacement/renewal of infrastructure assets.

**Certificate of Accuracy**

For the year ended 30 June 2015

This current-year financial sustainability statement has been prepared pursuant to Section 178 of the *Local Government Regulation 2012* (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this current-year financial sustainability statement has been accurately calculated.



Mayor  
 Karen Williams

Date: 15, 10, 15

  
 Chief Executive Officer  
 William Harold Lyon

Date: 15, 10, 15

## INDEPENDENT AUDITOR'S REPORT

To the Mayor of Redland City Council

### **Report on the Current-Year Financial Sustainability Statement**

I have audited the accompanying current-year financial sustainability statement, which is a special purpose financial report of Redland City Council for the year ended 30 June 2015, comprising the statement and explanatory notes, and certificates given by the Mayor and Chief Executive Officer.

#### *The Council's Responsibility for the Current-Year Financial Sustainability Statement*

The Council is responsible for the preparation and fair presentation of the current-year financial sustainability statement in accordance with the *Local Government Regulation 2012*. The Council's responsibility also includes such internal control as the Council determines is necessary to enable the preparation and fair presentation of the statement that is accurately calculated and is free from material misstatement, whether due to fraud or error.

#### *Auditor's Responsibility*

My responsibility is to express an opinion on the current-year financial sustainability statement based on the audit. The audit was conducted in accordance with the *Auditor-General of Queensland Auditing Standards*, which incorporate the Australian Auditing Standards. Those standards require compliance with relevant ethical requirements relating to audit engagements and that the audit is planned and performed to obtain reasonable assurance about whether the statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the statement. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Council's preparation and fair presentation of the statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Council's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Council, as well as evaluating the overall presentation of the statement.

My responsibility is to form an opinion as to whether the statement has been accurately calculated based on the Council's general purpose financial report. My responsibility does not extend to forming an opinion on the appropriateness or relevance of the reported ratios, nor on the Council's future sustainability.

I believe that the audit evidence obtained is sufficient and appropriate to provide a basis for my audit opinion.



### *Independence*

The *Auditor-General Act 2009* promotes the independence of the Auditor-General and all authorised auditors. The Auditor-General is the auditor of all Queensland public sector entities and can be removed only by Parliament.

The Auditor-General may conduct an audit in any way considered appropriate and is not subject to direction by any person about the way in which audit powers are to be exercised. The Auditor-General has for the purposes of conducting an audit, access to all documents and property and can report to Parliament matters which in the Auditor-General's opinion are significant.

### *Opinion*

In accordance with s.212 of the *Local Government Regulation 2012*, in my opinion, in all material respects, the current-year financial sustainability statement of Redland City Council, for the year ended 30 June 2015, has been accurately calculated.

### *Emphasis of Matter – Basis of Accounting*

Without modifying my opinion, attention is drawn to Note 1 which describes the basis of accounting. The current-year financial sustainability statement has been prepared in accordance with the *Financial Management (Sustainability) Guideline 2013* for the purpose of fulfilling the Council's reporting responsibilities under the *Local Government Regulation 2012*. As a result, the statement may not be suitable for another purpose.

### **Other Matters - Electronic Presentation of the Audited Statement**

Those viewing an electronic presentation of this special purpose financial report should note that audit does not provide assurance on the integrity of the information presented electronically and does not provide an opinion on any information which may be hyperlinked to or from the financial statements. If users of the financial statements are concerned with the inherent risks arising from electronic presentation of information, they are advised to refer to the printed copy of the audited financial statements to confirm the accuracy of this electronically presented information.



J F Welsh FCPA  
as Delegate of the Auditor-General of Queensland



Queensland Audit Office  
Brisbane

**REDLAND CITY COUNCIL  
LONG-TERM FINANCIAL SUSTAINABILITY STATEMENT**  
Prepared as at 30 June 2015

**Measures of Financial Sustainability**

Measure	Target	Projected for the years ended									
		Actuals 30 June 2015	30 June 2016	30 June 2017	30 June 2018	30 June 2019	30 June 2020	30 June 2021	30 June 2022	30 June 2023	30 June 2024

**Council**

The long term measures of financial sustainability are presented for Council only. The latest Financial Strategy was adopted exclusive of Redland Investment Corporation Pty Ltd and therefore consolidated measures are not available.

Operating surplus ratio	Net result (excluding capital items) divided by total operating revenue (excluding capital items)	Between 0% and 10%	2.16%	0.04%	4.16%	3.36%	3.15%	2.41%	3.21%	3.38%	5.08%	6.54%
Asset sustainability ratio	Capital expenditure on replacement of infrastructure assets (renewals) divided by depreciation expense on infrastructure assets	Greater than 90%	36.44%	76.54%	67.92%	59.62%	60.38%	55.72%	65.35%	51.76%	58.31%	68.03%
Net financial liabilities ratio	Total liabilities less current assets divided by total operating revenue (excluding capital items)	Below 60%	-22.13%	-2.13%	-8.84%	-17.95%	-20.67%	-27.07%	-32.23%	-41.59%	-51.71%	-60.64%

**Council's Financial Management Strategy**

Council's Financial Strategy is underpinned by the Long Term Financial Forecast which is a ten year financial model. The model is reviewed following revised budget forecasts and is used to support resource allocation decision making. The financial forecast contains details of the assumptions used to estimate growth rates, price increases, general rates and charges increases, and also provides the financial outputs and financial sustainability measures for each of the ten years.

The ten year focus allows us to assess our financial sustainability over the period and to guide corporate decision-making. It is a living and breathing document, guiding our financial planning, revenue-raising and spending activities, while adapting to changing needs and requirements.

The Long Term Financial Forecast provides transparency into our financial performance and planning, giving the Community a view of how its services are being funded and where the money goes. It is a tool for validating and maintaining alignment with Corporate Plans and with legislative requirements. It reflects the efforts we are making to meet current and future community expectations and serves to signal the decisions and actions needed to ensure our future financial sustainability.

The projected results are per the adopted 2015-16 budget. It does not include any revisions based on actual results as at 30 June 2015.

**Certificate of Accuracy**

For the long-term financial sustainability statement prepared as at 30 June 2015


This long-term financial sustainability statement has been prepared pursuant to Section 178 of the Local Government Regulation 2012 (the Regulation).

In accordance with Section 212(5) of the Regulation we certify that this long-term financial sustainability statement has been accurately calculated.



Mayor  
Karen Williams

Date: 15/10/15

  
Chief Executive Officer  
William Harold Lyon

Date: 15/10/15





**Redland**  
CITY COUNCIL

**12.4 PORTFOLIO 4 (CR LANCE HEWLETT)****COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****12.4.1 REDLANDS YOUTH STRATEGY AND ACTION PLAN 2015-2020**

**Objective Reference:** A312284  
Reports and Attachments (Archives)

**Attachments:** [Redlands Youth Strategy and Action Plan 2015-2020](#)  
[Redlands Youth Strategy 2015-2020 Publication](#)

**Authorising Officer:**



**Louise Rusan**  
General Manager Community and Customer  
Services

**Responsible Officer:**

**Greg Jensen**  
Group Manager Community and Cultural  
Services

**Report Author:**

**Leanne Tu'ipulotu**  
Service Manager Strengthening Communities

---

**PURPOSE**

This report seeks adoption of the Redlands Youth Strategy and Action Plan 2015-2020.

**BACKGROUND**

Young people aged 12 – 24 years make up 17.6% of people living in the Redlands, which is almost a fifth of the Redlands total population.

Developing a Youth Strategy is a visible way for Redland City Council to recognise the important part young people play in the community and the unique contributions they make to community life. A Youth Strategy puts young people on Council's agenda and provides a reference point for assessing and responding to the needs and experiences of young people in Council's decision making and planning processes. It also provides a framework for working with young people effectively, developing good relationships, encouraging and supporting involvement of young people and celebrating their achievements.

Investing in young people is critical to the future of our society as they will become the leaders and decision makers of the future.

Young people are an inherent part of a dynamic changing culture, which sometimes poses challenges to Local Government in an environment of changing Government policies and service delivery practices.

Through encouragement, support and involvement young people are able to contribute in a positive way to the social, economic and cultural life of the community.

## ISSUES

Defining Council's role in youth affairs does not mean that Council will have to take on a whole new set of responsibilities. It is more about building youth needs and issues into existing strategic planning and funding priorities, and ensuring young people are listened to, heard and responded to as part of everyday Council business.

This five year strategy is grounded in Council's work with young people over the past 13 years, along with recent advice and feedback from consultation with some 500 young people, service providers and parents.

The Redlands Youth Strategy has been developed with five key commitments these are:

### ***Commitment 1: Safe spaces, safe places***

- Young people want the opportunity to come together and know they are safe in public and community spaces.

### ***Commitment 2: Things to do***

- Young people want free or affordable things to do.

### ***Commitment 3: Advocacy for young people in the Redlands***

- Make it Council business to know about the needs of young people and to actively advocate for those needs to be met.

### ***Commitment 4: Learning and earning opportunities***

- Young people want to be earning to pay their way.
- Improvements in youth employment opportunities in the Redlands are needed.

### ***Commitment 5: Participation and connection to community***

- Young people want to know about what Council is doing and how they can participate.

To deliver on these commitments an action plan has been developed in consultation with key stakeholders.

The detailed action plan contains some 47 actions with 53% of these actions being delivered now as busy as usual. To build on this good work a further 22 actions have been identified to be developed and implemented over the next 3 – 5 years.

## STRATEGIC IMPLICATIONS

### **Legislative Requirements**

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

### **Risk Management**

There are no risk management implications arising from this report.

### **Financial**

No additional budget is required, all work identified in the Youth Strategy Action Plan can be delivered within existing budget.



## People

There are no direct people implications arising from this report.

## Environmental

There are no environmental implications arising from this report.

## Social

Investing in young people is critical now and into the future as they will become the leaders and decision makers of the future.

## Alignment with Council's Policy and Plans

Relationship to the Corporate Plan:

### 7. Strong and connected communities

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

## CONSULTATION

External community consultation:

- 424 young people and 74 youth service providers and parents were engaged in the development of this youth strategy. Information was gathered through a multipronged approach including online survey, focus groups, vox pop interviews and input at the Young Leaders Forum.

Internal consultation:

- Service Manager Library Services.
- Group Manager, City Planning and Assessment.
- Acting Group Manager, City Infrastructure and Operations.
- Service Manager Creative Arts.
- Co-ordinator Community Development.
- Youth & Community Development Officer.
- Principal Advisor Strategic Economic Development.
- Principal Advisor Strategic Partnerships.
- Service Manager Environment and Education.
- Service Manager City Sport and Venues.
- Service Manager Public Place Projects.
- Service Manager Parks & Conservation.
- Group Manager Communication, Engagement & Tourism.
- Senior Organisational Development Adviser.
- Senior Adviser Strategic & Community Planning.
- Project Officer, Project Delivery Group.

## OPTIONS

1. That Council adopts the Redlands Youth Strategy and Action Plan 2015–2020.
2. That Council does not adopt the Redlands Youth Strategy and Action Plan 2015–2020.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr L Hewlett  
Seconded by: Cr M Edwards

**That Council resolves to adopt the Redlands Youth Strategy and Action Plan 2015–2020.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



# Redlands Youth Strategy and Action Plan

2015-2020

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# 1

## Introduction

Young people are defined as those being aged **12 – 24 years** of age.

Young people are an inherent part of a dynamic changing culture, which sometimes poses challenges for Local Government in an environment of changing Government policies and service delivery practices.

Council does have a direct effect on young people and likewise young people and their activities and interests impact on the community in which they live, study and work.

Through encouragement, support and involvement young people are able to contribute in a positive way to the social, economic and cultural life of the community, leading to a reduction in disconnection to society and lower rates of petty crime and anti-social behaviour.

Defining Council's role in youth affairs does not mean that Council will have to take on a whole new set of responsibilities. It is more about building youth needs and issues into existing strategic planning and funding priorities, and ensuring young people are listened to, heard and responded to as part of everyday Council business.

Developing a Youth Strategy is a visible way for Redland City Council to recognise the important part young people play in the community and the unique contributions they make to community life.

A Youth Strategy puts young people on Council's agenda and provides a reference point for assessing and responding to the needs and experiences of young people in Council's decision making and planning processes. It also provides a framework for working with young people effectively, developing good relationships, encouraging and supporting involvement of young people and celebrating their achievements.

Investing in young people is critical to the future of our society as they will become the leaders and decision makers of the future.

# 2

## Our Commitment

Redland City Council commits to involving young people, listening to them and making the Redlands a place where they want to be. We will play our part to help young people feel safe and respected. We will keep young people in mind as we create and care for our special places that make life memorable and meaningful – from skate parks and swimming pools to our beautiful coastlines and bushland.



Whether our young people are up-and-coming leaders, quiet achievers, or facing personal challenges, we will work with our Redland communities to offer connections and support to help them on their way.

In years to come we hope today's young people will remember growing up in the Redlands as a time when they felt connected, valued and supported in their community. Young people are not just citizens of the future; they are our young citizens right now, at one of the most exciting and vital stages of their lives!

### 3

## Our Strategy

Our strategy sets out our plan for making our Youth Strategy Commitments work. It makes what we're trying to do clear to everyone.

Council is counting on young people, *all* areas of Council *and* our many community partners to jump on board to make this happen – we can't do it alone.

Young people make up 17.6% of people living in the Redlands and are aged 12 to 24 years.<sup>1</sup> That is almost a fifth of our population, so it makes a lot of sense to focus on how to fulfil our Corporate Plan objective of *Strong and Connected Communities*<sup>2</sup> for young people.

This five year strategy is grounded in Council's work with young people over the past 13 years, along with extra advice and feedback from consultations in the first half of 2015, so we are confident it is relevant and worthwhile.

### 4

## Youth Strategy Commitments

Safe spaces,  
safe places

Things to do

Advocacy for  
young people in  
the Redlands

Learning and  
earning  
opportunities

Participation and  
connection to  
community

<sup>1</sup> ABS 2011, Census of Population and Housing

<sup>2</sup> Redland City Council Corporate Plan 2015-2020

## **Commitment 1    Safe spaces, safe places**

Young people tell us that being together in groups is one of the things they love, but they usually don't own their homes or cars or have lots of money to do it easily. The opportunity to get together, know you're safe and not have to pay for the privilege is really important. It happens in school and tertiary education and it happens in some homes, but it needs to be able to happen in public and community spaces too. Council has a big part to play in creating a public realm that can be used in this way.

Footpath seating, sports fields, skate parks, performance spaces, parks, picnic areas and shade plantings, foreshores and natural bushland: these are all places that young people could use for informal or organised activities.

Council commits to take into account that one in five users of Redlands public and community spaces are young people, so their needs and ideas will help shape the way we locate, design and manage spaces and places.

## **Commitment 2    Things to do**

Young people are artists, musicians, writers, adventurers, sportsmen and women, environmentalists and volunteers to mention a few. Council commits to encourage, broker deals and partner with others to provide activities, events and opportunities to create and volunteer. We will play our part to make the Redlands an attractive and easy place to offer affordable and free activities.

These opportunities need to be broad-based reflecting the diversity of young people – they include the arts, sports, the environment, community services, animal welfare and all the richness of community life in the Redlands.

When Council itself provides things for young people to do, or provides grants for this purpose, we commit to involving young people in planning, choosing and presenting our events and activities. We hope this experience of active citizenship remains a life-long passion for young people – at the ballot box, as committee members, as workers or carers or environmental and social champions. It's what makes our communities tick.

### **Commitment 3      Advocacy for young people in the Redlands**

Council plays a vital role in building strong and connected communities, but we acknowledge we are just one player of many. Council doesn't manage transport for example, or supply energy or telecommunications. We're not experts in those things, but we *are* experts in the Redlands communities. For example, we know we need increased support for young people experiencing or at risk of youth homelessness; we know there are some gaps in Internet service coverage; we know that we need more user-friendly public transport.

Council commits to make it our business to know about the needs of young people in the Redlands and to advocate for those needs to be met. We commit to do this in a planned and purposeful way, in partnership with others so that we reach our goals.

We will also work with community and government service providers to make it easy for them to network and have access to news and information that strengthens their ability to plan and deliver their vital work together in the Redlands.

### **Commitment 4      Learning and earning opportunities**

Many young people are working or want to be earning to pay their way. Our globalised economy, the fluctuating value of the dollar and our relatively small population all make creating local jobs challenging. In some parts of the Redlands, youth unemployment is above the Queensland average.

Council is committed to improve youth employment opportunities, through our own economic development framework, through partnerships and through advocacy.

### **Commitment 5      Participation and connection to community**

Young people have told us they want to know more about what Council is doing and how they can participate. We welcome this interest and will support young people's involvement with Council as well as community-led opportunities to participate.

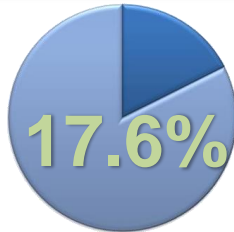
With dramatic changes in technology and the way we live, Council needs to stay on top of the communication game.

Council is committed to learning what works best for communicating with young people. This commitment supports each of the other four commitment areas. If we are not communicating with young people, we are still at square one!

# 5

## Young People in the Redlands – A snapshot

### Proportion of young people



of the total population of Redlands (or 24,343 persons) are aged between 12 to 24 years old.

Source: ABS Census 2011

### Gender breakdown of young people



Source: ABS Census 2011

### Top 5 suburbs with the most number of young people in 2011

- Capalaba
- Alexandra Hills
- Birkdale
- Victoria Point
- Cleveland



Source: ABS Census 2011

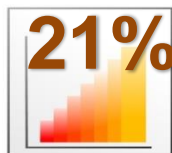
### Top 3 suburbs with the largest change in the number of young people between 2006- 2011

- Redland Bay (-646 people)
- Alexandra Hills (+341 people)
- Thornlands (-323 people)

Source: ABS Census 2011

### Population Projections

By 2036, the number of Redland residents aged 0 to 24 years old will increase by



Source: QSGO

### Aboriginal and Torres Strait Islander Youth Population

720



young people in the Redlands aged 12 to 24 years old identified themselves as Aboriginal or Torres Strait Islander

1.9% (or 2621 people) of the total Redland population identified themselves as Aboriginal or Torres Strait Islander

Source: ABS Census 2011

### Need for assistance and carers

558



young people in the Redlands in 2011 indicated that they needed help in their day-to-day activities due to disability

In 2011, 743 young people aged 15-24 provided unpaid assistance to someone with a disability in 2011

Source: ABS Census 2011

### Young volunteers

More than 1 in 10



of young people (or 11.5%) aged 12 to 24 years old participate in volunteer activities

### SEIFA (Socio - Economic Index for Areas)

Redland scored **1,094.4** on the SEIFA index of disadvantage. While the whole city fared well, Southern Moreton Bay Islands (SMBI) and North Stradbroke Island (NSI) scored **823.1** and **924.4** respectively. These mean that there are pockets of high disadvantage in the city particularly the island communities.

The **Redland City Youth Strategy and Action Plan 2015-2020** has been developed in consideration of, and aims to leverage from, the following;

### 6.1 National and State Legislation and Policy

The following National and State Legislation and Policies are deemed to have the most relevance:

- National Strategy for Young Australians 2010
- Local Government Act 2009
- Queensland Youth Strategy
- Child Protection Act 1999
- Commission for Children and Young People and Child Guardianship Act 2000
- Juvenile Justice Act 1992
- Anti-Discrimination Act 1991
- Strategic Policy for Youth, Department of Communities

National and State policies strongly point to the Government's commitment to young people being based in empowerment. The vision outlined in the National Strategy for Young Australians (2010), highlights the commitment to ensure "all young people grow up safe, healthy, happy and resilient and to have the opportunities and skills they need to learn, work, engage in community life and influence decisions that affect them".

Values for young people are captured in the Department of Communities Strategic policy for youth 2007-2011 where the key policy objective for the department is building communities in which young people are valued, respected and supported to achieve their potential (Department of Communities 2007).

### 6.2 Redland City Council Corporate and Strategic Documents

Under the Local Government Act (2009) each Council is required to develop a Corporate Plan that ensures Council has a clear direction to guide the allocation of resources over a five year period.

Redland City Council's vision for a strong and connected community is set out in **Outcome 7** of the Corporate Plan;

*"Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, culture, abilities and needs."*



The **Redlands 2030 Community Plan** and the **Redland City Council Corporate Plan 2015-2020** outlines Council's commitment to cater for the needs of a diverse community , and how Council, through the planning, provision and advocacy for essential infrastructure will support community wellbeing.

**Social Infrastructure Policy** (2007) indicates Council is committed to building safe, strong and self-reliant communities with good access to social infrastructure including social services, community facilities, housing options, open spaces, movement networks, cultural activities, sport and recreation and educational and employment opportunities.

**Strong Communities Policy** (2007) further articulates Council's commitment to supporting a strong community which can be recognised as: a connected community with access to the full range of options required for a rich community life and an active attachment to place.

Community Precincts section of **Community Halls and Precincts Policy** (Corporate POL-3155) has particular relevance. The policy objective is to develop multi-purpose community hubs and precincts around facilities, or groups of facilities, such as community halls, commercial centres and public spaces, provide spaces for delivery of programs and services, venues for social enterprise, community events and celebrations, and support recreation, cultural and learning activities.

**Other Key Council Documents include:**

- Redland City Plan 2015 (Draft)
- Our City Our Culture
- Cultural Policy (POL 2706)
- Social Infrastructure Strategy
- Child and Youth Friendly Redlands (POL 3113)
- Redland Youth Engagement Policy (POL 3021)
- Indigenous Community Policy (POL3081)
- Redlands Open Space Strategy
- Physical Activity Strategy
- Community Engagement Policy (POL3053)
- Library Services Strategy
- Community Safety Strategy
- Community Safety Policy (POL3034)
- Economic Development Framework

The above documents are inclusive of all our community. Young people are integral to our community and need to be seen as important and valuable members of our society and not portrayed in negative terms as often happens through media.

### **6.3 Council's Role and Responsibility**

Council's role and responsibility with regard to young people is based in values of equity and opportunities for all; social sustainability; community involvement and partnerships and community wellbeing and social cohesion. Council recognises and values young people for their positive contributions to our community. Council will continue to work in partnership with

all levels of government, non-government agencies, the community and young people to build a resilient youth population and provide opportunities for them to reach their full potential.

Council is well-placed to respond to the needs of young people, it is the level of government which is closest to the people and has knowledge of the community. Council also has a significant impact on community design, development, and operation and has a range of existing facilities, services and resources. It is important for Council to have an influential role in youth affairs in the region and in ensuring young people's needs and issues are considered into the existing functions of Council. Council has the responsibility to improve the lives of its young citizens through the provision of facilities, services, programmes and information. Some of the services currently provided by Council include:

- Libraries
- Skate Parks
- Youth development initiatives
- Skill development programmes
- Cycle ways
- Swimming Pools
- Lifeguards
- Creative arts initiatives
- Art Galleries
- Redlands Performing Arts Centre
- Environmental education
- Sport fields
- Parks
- Traineeships and apprenticeships
- Volunteering

In addition Council also undertakes to;

- Build capacity and partnerships through creative programs and community development initiatives
- Promote safety, accessibility and inclusiveness
- Advocate for resources and support for young people within the city
- Facilitate communication, information sharing, networking for service providers and community groups.

## 7

## Youth Strategy Principles

Everything in this plan is based on some important principles. They are:

- **Fairness**

What we do has to be open to any young person in the Redlands no matter what their background or circumstances. Sometimes we will need to be creative about making it easy to join in for those who usually miss out.

- **Respect**

This means we talk to young people about ideas, designs or projects up front and whenever practicable, we do things with young people as part of the action. This is a two-way street, we expect young people to show respect too.

- **Safety**

We won't tolerate bullying and violence in our activities, events and facilities. Feeling safe is needed for individual confidence, community spirit and a sense of belonging. We will work Council-wide and with anyone in our communities who plays a part in keeping young people safe.

- **Proof**

We won't get side-tracked with ideas that sound good but don't work. We will take the time to do research and look at the evidence before committing to actions and resources.

## 8

## Participation and Consultation

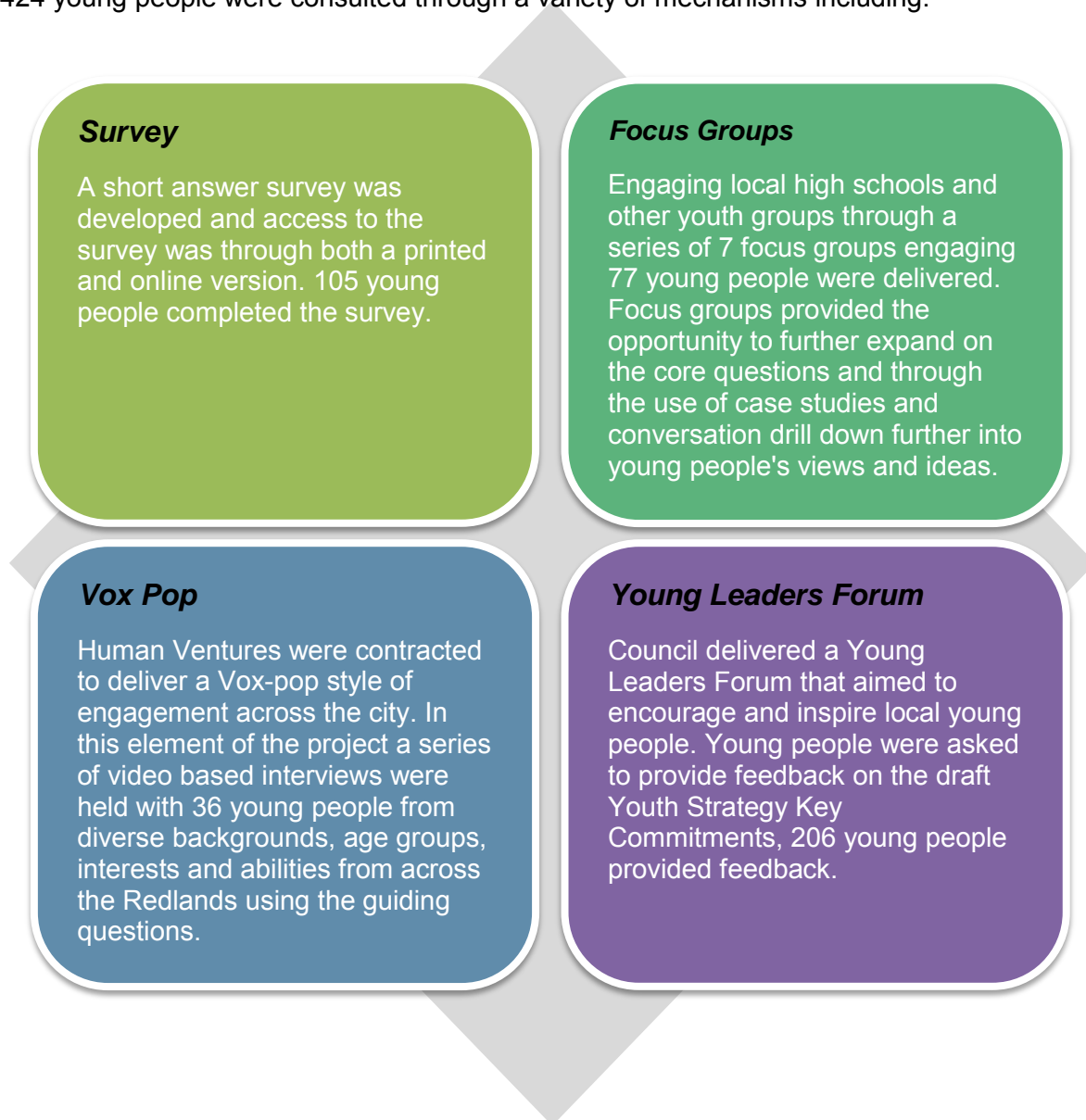
It was imperative to the development of the Youth Strategy that this work was grounded in real information. Given the diversity of young people in the Redlands, a multi-pronged approach to consultation was adopted enabling multiple avenues for engagement.

Between February and April of 2015 some 500 young people, their families, carers and guardians, youth organisations, and advocates for young people were consulted. The consultation was based on the following topics:

- Having a voice
- Communication
- Places and spaces
- Health and wellbeing
- Participation
- Retention of young people in the Redlands

## 8.1 Youth Consultation

424 young people were consulted through a variety of mechanisms including:



## 8.2 Service Providers Consultation

In addition to the voice of young people opportunities were also offered to youth service providers, parents and other youth advocates to have input into the strategy development. 17 youth service providers participated in a focus group and 12 participated in a follow up workshop to provide feedback on the draft strategy. 45 youth workers, parents and other youth advocates responded to the survey.

## 8.3 Summary of Consultation Findings

Across each of the consultations a strong consistency in responses were received indicating legitimacy of the findings and providing some valuable insights into young people's views and ideas.

The findings from these consultations have been broken down into six key themes with further cross over between the themes as each impact on another. This report considers the data gathered against these key themes.

### ***Having a Voice***

- Young people’s understanding of Council’s role in the community
- The things Council does that are important to young people and what they would like to be consulted on

### ***Communication***

- How young people hear about the opportunities available to them
- How young people believe Council can best communicate with them

### ***Places and Space***

- The places and spaces that are important to young people

### ***Health and Wellbeing***

- What are the main issues that are important to young people

### ***Participation***

- How can Council better recognize the contribution of young people in our community and further assist young people to be active participants / citizens in the local community

### ***Retention of Young People in the Redlands***

- What is young people’s perception on why many of our young people leave the Redlands upon completion of their schooling

The following table is a summary of the key findings in response to these themes. The issues are those identified by consultation participants and where possible solutions were identified by participants, these have been included as part of the summary.

### ***Summary of Key Finding from Community Consultation***

<b>Theme</b>	<b>Issues</b>	<b>Suggested Responses</b>
<b>Having a voice</b>	<p>Young people do want to have a say in their community and are willing to actively participate in consultations and decision making opportunities and activities. Key topics of interest to young people were events / activities / workshops, local infrastructure (places and spaces – equipment in parks, parks, recreational areas etc); environment (including preservation and development) and Service Provision.</p> <p>Overall young people were aware of Council’s key deliverables of roads, parks, rubbish removal and physical</p>	<p>Greater publicity of Council services for young people, through use of social media and other formats.</p> <p>Look for opportunities to include young people in decision making when developing open spaces and conducting works in parks.</p> <p>Ensure community consultations have youth friendly elements to encourage young people to</p>

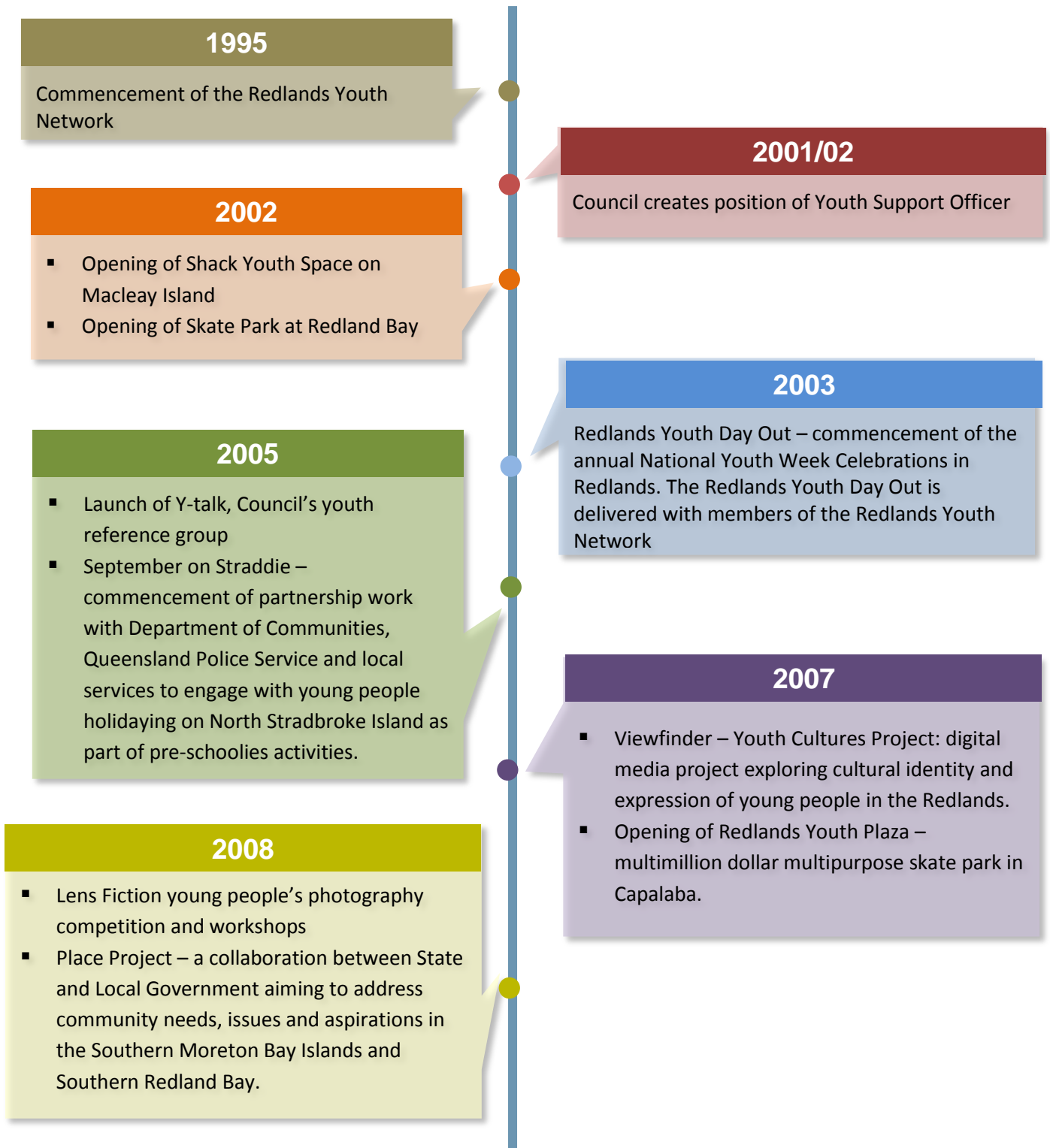


<b>Theme</b>	<b>Issues</b>	<b>Suggested Responses</b>
	<p>infrastructure. Many young people were also very aware of Council's role in skate parks and libraries.</p> <p>Of the responses it was evident that young people were not as clear about other services Council provides. Some young people thought Council is responsible for public transport and police.</p>	<p>have a say and feel included.</p>
<b>Communication</b>	<p>Overall many young people were unaware of Council's programs and activities for young people. Opportunities exist to improve communication and promotion targeting young people.</p> <p>Social media in particular Facebook, through schools and greater use of flyers and posters was identified as preferred means of communication for young people from Council.</p>	<p>Greater use of social media and promotion of social media avenues for young people to communicate with Council</p> <p>Develop stronger relationships with schools to promote Council services events and activities</p> <p>Greater use of flyers</p>
<b>Places &amp; Spaces</b>	<p>Places of significance for young people across the Redlands included parks, libraries, beaches and foreshore parks, skate parks, shopping centres and movie cinemas.</p> <p>Improving internet access was also important to young people for social, education and entertainment needs.</p>	<p>Ensure young people's needs are considered when developing or making changes to open spaces</p> <p>Advocate to developers and business to ensure young people's needs are considered in the community</p> <p>Development of youth friendly spaces in design, places that encourage use by young people and not deter young people.</p>
<b>Health &amp; Wellbeing</b>	<p>Social and personal functioning issues were identified as a high priority by some specific groups of young people. Both service providers and young people identified the need for social / emotional and resource support for some young people to assist them to effectively participate in education and employment activities.</p> <p>Stress and busyness, with high expectations, competitiveness and multiple demands on their lives – work, study, expectations and pressure to succeed</p> <p>Community issues, such as the changing environment, global warming and concerns about local habitat and native animal</p>	<p>Actively advocate for wrap around service provision for young people</p> <p>Work with community groups and service providers to seek creative ways of meeting needs not covered under current funding.</p> <p>Encourage avenues for young people to get involved in issues important to them.</p> <p>Promote a positive image of all young people in our community. Work with local press to encourage a positive</p>

Theme	Issues	Suggested Responses
	<p>protection.</p> <p>Struggle for inclusion, participation and finding meaning in their lives.</p> <p>Feeling stigmatised because of their age, excluded from political processes and feeling disempowered in their lives.</p> <p>One significant variation in the data was in response to what issues concern young people. Those consulted through main stream schooling avenues placed greater importance on education and entertainment whilst those consulted through non-main stream schooling avenues were more likely to identify social support needs relating to alcohol and other drugs, mental health, unemployment, safety and violence in the community. These results were also reflected in the responses received from service providers.</p>	<p>portrayal of young people in our community.</p> <p>Create opportunities for intergeneration connections</p> <p>Greater promotion of service provision in the Redlands that young people can access</p>
<b>Participation</b>	<p>Young people expressed a desire to be active citizens in their community and identified the need for:</p> <ul style="list-style-type: none"> <li>- Youth focused events and activities.</li> <li>- Opportunities to be involved in the development of activities and events for young people</li> <li>- Opportunities to volunteer and learn new skills</li> </ul> <p>Young people saw a lack of information as a barrier to participation.</p> <p>Public transport, both the cost of and lack of was seen as a barrier to young people's participation.</p>	<p>Incentives could be used to encourage young people to be more involved in the local community. Incentives identified included acknowledging young people's involvement in the planning or ideas; receiving credit either through school or other avenues for volunteering, the use of prizes. Greater promotion through social media, school and posters at key locations as critical to engagement.</p>

Theme	Issues
Other key Issues	<p><b>Employment</b>  Across the data unemployment and the need for employment options for young people was identified through various means. Non-school based young people stating that this was of high importance to them; school-based young people and parents identifying limited employment options as a significant reason young people leave the Redlands.</p> <p><b>Public Transport</b>  Public transport issues were also identified through a number of means. Poor transport options was identified as a barrier to participation, employment and education. It was identified as a reason for young people leaving the Redlands as access to further education or employment outside of the Redlands through public transport either was not possible, too expensive or too long a commute with no direct linkages to places they need to go.</p> <p><b>Cost of Living and Education</b>  Cost of living and education, was another issue for young people. This was identified as a reason for young people leaving the area as they wish to move out of home but struggle to find affordable housing options which is further compounded by cost of and limited transport options. For young people experiencing unemployment rental affordability threatens their ability to maintain their accommodation.</p> <p><b>Activities and Events</b>  Across young people, service providers and parents/carers there is a common desire to see more activities and events for young people. Ideas included music festivals and concerts</p>

Since the founding of Redland City (previously Redland Shire) in 1949 from the amalgamation of Cleveland Shire and the northern parts of Tingalpa Shire, the role of local government has changed dramatically. Council's *Youth Strategy* is built on decades of work by former Mayors, Councillors, Council officers, community groups and young leaders. Some of the more recent highlights are presented on the timeline below.



## 2009

- Redlands Young People and Public Space Survey – over 2000 young people participated in the Council survey exploring young people’s sense of safety and experiences in public spaces across the Redlands.
- Thornlands Dam Wall Aerosol Art Mural – youth arts project
- Delivery of the 2030 Young Leaders Forum working with local high schools to gain young people’s input into the Redlands 2030 Community Plan
- Soapbox – 2030 youth festival

## 2011

Thru My Lens photography project for young people on the Southern Moreton Bay Islands

## 2012

- Off the Wall – youth aerosol art battle
- Island Life youth music and digital media project for the Southern Moreton Bays Islands
- Redlands Amazing Race
- Participation in the Redlands Youth Change Driver Group and development of the report on Youth Homelessness and Experience of Domestic Violence in

## 2014

- The Cutting Edge – 12 month youth arts project partnering with local youth arts group The Art Crowd.
- The Happiness Cycle working with the Bicycle Network and providing 200 local young people with free bikes.

## 2010

- Launch of the Their Space, My Space, Our Space Report on the Young people and public space survey.
- Development of the Young People and Public Space Citywide protocols guiding work with young people in public spaces across the city.
- Opening of The Hut youth space on Russell Island
- Opening of The Cage Youth Space in Capalaba after successfully gaining funding through the Attorney General’s Department
- Y-Redlands Youth Information card was developed providing young people with access to information about support services available to them
- Council joins social media and opens our own Youth Facebook page – Redland City Youth - Qld

## 2011/12

Young People and Public Space – Victoria Point youth outreach

## 2013

Participation in the Redlands Youth Crisis Housing and Support Project – a reference group which worked together to develop a business plan for the development of crisis accommodation services for the Redlands

## 2015

- Young Leaders Forum – A forum to encourage and inspire young people
- Redlands Youth Strategy



- Priority Key**
- Plan – do now
  - Maintain – do always
  - Enhance and build - do next

## Commitment 1 Safe spaces, Safe places

Actions	Department with lead responsibility	Priority
1. Maintain, enhance and add to the Redlands' skate facilities over the next five years.	Public Place Projects Parks and Conservation	Do now Do next
2. Encourage at least one fifth of lessors and licensees of Council's community facilities offer youth-relevant activities.	Strengthening Communities City Sport and Venues	Do now and always
3. Empower young people to keep safe through access to information that is relevant to the risks they report and the SEQ crime data.	Strengthening Communities	Do next
4. Work with key stakeholders to improve community safety outcomes for young people.	Strengthening Communities	Do always
5. Engage with young people to improve the safety and ongoing activation and maintenance of public spaces.	Strengthening Communities Parks and Conservation	Do next
6. Ensure that all works undertaken in public spaces incorporate CPTED design principles and the needs of young people.	Infrastructure and Operations PDG Public Place Projects	Do always
7. Ensure that the needs of young people are considered in planning for both public and private open spaces through consultation and inclusion of youth friendly areas e.g., shopping centres, through the Local Government Infrastructure Plan, planning scheme and development assessment.	City Planning and Assessment	Do always

## Commitment 2 Things to do

Actions	Department with lead responsibility	Priority
1. Encourage one fifth of Council's community grants to benefit young people in the Redlands.	Strengthening Communities	Do now and always

<b>Actions</b>	<b>Department with lead responsibility</b>	<b>Priority</b>
2. Ensure Council's cultural event calendar appeals to young people for at least one fifth of the events.	Creative Arts Library Services	Do next
3. Consult with young people living in Island communities to identify small and large improvements that increase their access to services and activities.	Strengthening Communities	Do always
4. Partner with local service providers and community groups to develop activities, events and opportunities for and with young people.	Strengthening Communities Creative Arts Library Services City Sport and Venues	Do now and always
5. Ensure transport and accessibility considerations are made when developing and delivering programs and activities relevant to young people.	Strengthening Communities Communication Engagement and Tourism City Sport and Venues	Do always
6. Work across Council to increase access to information on existing and new programs and activities available to young people.	Strengthening Communities Communication Engagement and Tourism Library Services Creative Arts City Sport and Venues	Do now and always
7. Support youth week initiatives that align well with Council's Youth Strategy commitments.	Strengthening Communities Library Services Creative Arts	Do now and always
8. Provide free internet, Wi-Fi and computer access in Libraries.	Library Services	Do always
9. Maintain and enhance young people's participation in a diverse range of sporting activities in the Redlands.	City Sport and Venues	Do always
10. Encourages that at least one fifth of the wildlife and environmental programs engage with young people.	Environment and Education	Do now and always
11. Explore options for young people to volunteer with Indigiscapes Centre and Nursery.	Environment and Education	Do next
12. Explore options for young people to participate in the gathering of information about the Redlands flora and fauna e.g., Citizen Science.	Environment and Education	Do next

## Commitment 3 Advocacy for young people in the Redlands

Actions	Department with lead responsibility	Priority
1. Work closely with the community youth services sector to identify the high priority youth needs that require collaborative efforts to address.	Strengthening Communities	Do now and always
2. Lead or work with sector leaders to advocate for evidence-based solutions to key issues like homelessness, misuse of alcohol and other drugs and social isolation. Set shared strategies for action, goals and timeframes.	Strengthening Communities	Do next
3. Partner with State and Federal Government agencies and Non-Government Organisations (NGO's) and Community Groups to promote health and well-being programs to young people.	Strengthening Communities	Do next
4. Continue to facilitate the Redlands Youth Network allowing for service level information sharing, networking and advocacy opportunities.	Strengthening Communities	Do now and always
5. Work with NGO's and community groups in the region to advocate for improved youth support services.	Strengthening Communities	Do next
6. Build strong relationships with Department of Education and Training and Registered Training Organisations to advocate for increased flexible education and training options for young people in the Redlands, including tertiary education options.	Strengthening Communities Economic Sustainability & Major Projects	Do now Do next
7. Advocate for improved transport options	City Infrastructure	Do next
8. Continue to advocate for, and advise on, improved and affordable broadband coverage where needed.	Economic Sustainability & Major Projects	Do next

## Commitment 4 Learning and earning opportunities

Actions	Department with lead responsibility	Priority
1. Monitor youth employment across the Redlands to identify areas for targeted attention. Through: <ul style="list-style-type: none"> <li>• Supportive planning environment</li> <li>• Industry partnerships and</li> <li>• Targeted advocacy to State and Federal Government</li> </ul>	Economic Sustainability & Major Projects	Do next
2. Seek improved outcomes in sectors that support employment and training outcomes for young people in the Redlands.	Economic Sustainability & Major Projects	Do next
3. Develop and support Council-wide work experience for young people. Evaluate results for continuous improvement opportunities.	Human Resources	Do next
4. Continue to offer targeted youth employment opportunities, apprenticeships and traineeships as part of Councils employment policy	Human Resources	Do always
5. Facilitate partnerships to address gaps in available information for young people on employment; training and career opportunities e.g. continue to support the annual Careers Expo.	Economic Sustainability & Major Projects Strengthening Communities	Do now
6. Work with community organisations and the business sector to encourage youth enterprises.	Creative Arts Strengthening Communities Economic Sustainability & Major Projects	Do next
7. Support initiatives for young people to develop as artists and performers.	Strengthening Communities Creative Arts	Do always
8. Explore and advocate for a range of higher education options delivered in the Redlands	Economic Sustainability & Major Projects Strengthening Communities	Do next
9. Create opportunities for young people to increase their knowledge through information provision and learning from others e.g. Redlands Youth Forum.	Strengthening Communities	Do now

## Commitment 5 Participation and connection to community

<b>Actions</b>	<b>Department with lead responsibility</b>	<b>Priority</b>
1. Investigate ways to improve our use of Facebook and other forms of social media to engage with young people. Evaluate progressively.	Strengthening Communities Communication, Engagement and Tourism	Do now
2. Work with all Redlands secondary schools to find a workable way to inform young people about Redlands youth-related activities and events. Evaluate results after six, then twelve months.	Strengthening Communities	Do now
3. Investigate how to use appropriate communication channels to give young people news and updates on relevant activities.	Communication, Engagement and Tourism	Do next
4. Consult with young people on cultural and library programs.	Creative Arts Library Services Strengthening Communities	Do now and do always
5. Work with young people to understand the demand for volunteering opportunities.	Strengthening Communities Corporate Governance	Do next
6. Increase the range of volunteering and leadership opportunities for young people progressively until 2020.	Strengthening Communities Corporate Governance	Do next
7. As Council works with stakeholders to progress our youth strategy, report back to young people so they can see how their voices have had an impact.	Strengthening Communities	Do next
8. Provide increased on-line, face to face opportunities and engagement tools / resources targeting young people to allow them greater opportunity to engage in dialogue with Council and to comment on planning and policy issues.	Communication, Engagement and Tourism Strengthening Communities	Do next
9. Include young people through consultation in the design process for public spaces including place making ventures, skate and sporting facilities.	Strengthening Communities Public Place Projects	Do always
10. Create opportunities for young people to be informed about environmental issues in the Redlands and to have input into management of environmental issues, e.g. habitat restoration	Environment and Education	Do next





# Redlands Youth Strategy

2015-2020

## **Our commitment**

To involve and listen to young people, and make the Redlands a place they want to be. We will do our part to help young people feel safe and respected and make sure we keep young people in mind as we create and care for meaningful places in the Redlands, from skate parks and swimming pools to beautiful coastlines and bushland. Whether our young people are up-and-coming leaders, quiet achievers, or facing personal challenges, we will help our Redlands' communities offer connections and support to help them on their way.

## **Our strategy**

The Youth Strategy is made up of five key commitments. Council is counting on young people, all areas of Council and our many community partners to jump on board to make this happen – we can't do it alone.



**Redland**  
CITY COUNCIL



# Redlands Youth Strategy

2015-2020



**Commitments**  
The youth strategy has five areas of commitment.



## Commitment 1 Safe spaces, safe places

Young people tell us that being together in groups is one of the things they love, but they usually don't own their homes or cars, or have lots of money to do it easily. The opportunity to get together, know you're safe and not have to pay for the privilege is really important. Council has a big part to play in creating public and community spaces that fulfil this need. Council commits to taking into account that around one in five users of Redlands public and community spaces, are young people, so their needs and ideas will help shape the way we locate, design and manage our spaces and places.



## Commitment 2 Things to do

Young people are artists, musicians, writers, adventurers, sportsmen and women, environmentalists and volunteers, to name a few. Council commits to encourage, broker deals and partner with others to provide activities, events and opportunities that are broad-based to foster the diverse interests of our young people. Council commits to involving young people in planning, choosing and presenting our activities and events to encourage life-long active citizenship and a sense of community.



## Commitment 3 Advocacy for young people in the Redlands

Council plays a vital role in building strong and connected communities, we acknowledge we are just one of many players. Council commits to make it our business to know about the needs of young people in the Redlands and to advocate for those needs to be met. We commit to do this in a planned and purposeful way, in partnership with community and government service providers and others so that we reach our goals.



## Commitment 4 Learning and earning opportunities

Many young people are working or want to be earning to pay their way. Our globalised economy, the fluctuating value of the dollar and our relatively small population all make creating jobs challenging. In some parts of the Redlands, youth unemployment is above the Queensland average. Council commits to improve youth employment opportunities, through our own economic development strategy, through partnerships and through advocacy.

*Team members of the Australian Government's Green Army programme restoring natural and cultural significant landscapes on North Stradbroke Island. This programme was coordinated by Conservation Volunteers Australia, SEQ Catchments and Quandamooka Yoolooburrabee Aboriginal Corporation*



## Commitment 5 Participation and connection to community

Young people have told us they want to know more about what Council is doing and how they can participate. To support young people's involvement with Council as well as community-led opportunities to participate, Council needs to stay on top of the communication game. Council commits to learning what works best for communicating with young people. This commitment supports each of the other four commitment areas. If we are not communicating with young people, we are still at square one!



**Redland**  
CITY COUNCIL





## Mayor's message

Almost one in five Redlanders (17.6%) are aged 12 to 24 years, so it makes sense for Council to focus on how we fulfil our Corporate Plan objective of Strong and Connected Communities for young people.

Our Redland's Youth Strategy 2015-2020 is grounded in Council's work with young people over the past 13 years, along with extra advice and feedback from consultations in the first half of 2015, so we know it is relevant and confident it is worthwhile. The strategy's five areas of commitment outlined in this summary document are based on four key principles: fairness, respect, safety and proof. Everything we do with our young people is with these four values in mind.

In years to come we hope our young people will remember growing up in the Redlands as the best of times, in a special place, with awesome people. Young people are not just citizens of the future; they are our young citizens right now, at one of the most exciting and vital stages of their lives!

## Principles

- **Fairness.** What we do has to be open to any young person in the Redlands no matter what their background or circumstances.
- **Respect.** We will talk to young people about ideas, designs or projects up front and whenever practicable, we do things with young people as part of the action too.
- **Safety.** We won't tolerate bullying and violence in our activities, events and facilities, and we'll work Council-wide and with anyone in our communities who plays a part in keeping young people safe.
- **Proof.** We won't get side-tracked with ideas that sound good but don't work. We'll take the time to do research and look at the evidence before committing to actions and resources.





**12.5 PORTFOLIO 5 (CR PAUL GLEESON)****INFRASTRUCTURE & OPERATIONS****12.5.1 MOUNT COTTON COMMUNITY PARK SKATE PARK**

**Objective Reference:** A269638  
Reports and Attachments (Archives)

**Attachment:** [Site Plan](#)

**Authorising Officer:**



**Gary Soutar**  
General Manager Infrastructure and Operations

**Responsible Officer:** David Katavic  
Acting Group Manager City Spaces

**Report Author:** Allison Fergusson  
Team Leader - Asset Management

**PURPOSE**

To inform Council of the requirement to remove the existing skate park located in Mount Cotton Community Park and seek approval for the funding to demolish the existing skate park and construct a new skate park.

**BACKGROUND**

During the 1990s, stages of the Mount Cotton residential estate were being constructed and released. At this time, there was a limited amount of area being supplied for recreational facilities. The Divisional Councillor then initiated discussions with the developer's representative to secure an outcome for a public open space area.

Lot 504 RP884613 (Attachment 1 – site plan) was examined by the developer, Councillor and Council officers. It was resolved onsite that a section of this lot below the existing shopping centre footprint and car park would be nominated as public open space for the installation of park infrastructure under the management and ownership of Council. Subsequently, the site was surveyed and pegged and Council proceeded to install existing park infrastructure including the skate park with the understanding that the land would be handed to Council.

Over a period of several years, it became evident that this section of Lot 504 RP884613 had not appeared on Council's land database as Council owned land. Ownership of this land has since changed hands and any attempts to resolve this matter of securing tenure over this section of lot have been unsuccessful.

In more recent years (late 2013 – to present), the developer has informed Council of their intentions to extend their shopping centre development (Stage 2) out on this lot where the skate park currently exists and therefore will, at some point, require Council to remove the skate park.

In Public Place Projects Unit's latest meeting with the developer in July 2015, the developer gave Council confirmation that the skate park is required to be demolished in March 2016. The developer advised Council officers that they would not be contributing towards the costs of demolition of the skate park.

## **ISSUES**

### **Community expectation management**

Council officers need to inform the community that the skate park will be demolished and advise if a new skate park will be developed in an alternate location and timeframes.

The skate park at Mount Cotton Community Park is highly used by the youth of the southern part of the city.

### **Location of new skate park**

A location study of Council land surrounding Mount Cotton Community Park has been undertaken with various sites considered, however, were deemed not suitable due to the following reasons:

- highly vegetated/conservation area;
- poor casual surveillance;
- flood prone and drainage constrained land; and/or
- outside residential areas.

The preferred location of the new skate park is within the Mount Cotton Community Park as this would have the least impact on the users of the skate park. Mount Cotton Community Park is affected by the Flood Prone, Storm Tide and Drainage Constrained Land Overlay, where the majority of the park is affected by the 1 in 100-year average reoccurrence interval (ARI) storm event.

Subsequently, the design of the new skate park will have constraints; however, recent discussions with the Roads & Stormwater Unit have indicated that the design and construction of the skate park at this location is possible, if there is no worsening to flood levels by utilising compensatory earthworks.

Another consideration of this location is that the new skate park facility will be subject to periodic inundation.

The location of the new skate park will be situated in an area that is easily accessible and have natural surveillance.

Consultation with various internal Council groups has taken place and a new location for the skate park has been proposed as seen in Attachment 1 – site plan.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

This recommendation does not have legislative requirements.

### **Risk Management**

No risks have been identified.



## Financial

### 1. Operational budget required - \$40,000

The operational budget is required to demolish existing skate park and associated infrastructure.

### 2. Capital budget required - \$500,000

### 3. The capital budget is required for the design and construction of a new skate park.

### 4. Funding options:

- a. Council approves budget of \$500,000 by drawing down from General Revenue; or
- b. Council do not seek capital funding for the skate park and decide not to replace the skate park at Mount Cotton Community Park.

A funding application is being prepared for the Local Government Subsidy Scheme which, if successful, could contribute to Option 2a above.

## People

This recommendation does not have Council staff implications.

## Environmental

The proposed location of the skate park (Attachment 1 – Site Plan) is situated within the Flood Prone, Storm Tide and Drainage Constrained Land Overlay, where the majority of the park is affected by the 1 in 100-year ARI storm event. The design of the new skate park will have its constraints, however is possible if there is no worsening to flood levels by utilising compensatory earthworks.

## Social

Building a new skate park facility within Mount Cotton Community Park will continue to provide the community with this specialised physical activity. Some of the social benefits of a skate park include:

- interaction with peers;
- learn to cooperate and take turns;
- learn new skills; and
- face new challenges.

## Alignment with Council's Policy and Plans

Corporate Plan Outcomes 2015-2020

### 5.0 Wise Planning and Design:

5.3 An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.

### 6.0 Supportive and vibrant economy

6.1 Council supports infrastructure that encourages business and tourism growth.

6.2 Redland City delivers events, activities and performances that bring economic and social benefits to the community.

## 7.0 Strong and connected communities

7.1 Festivals, events and activities bring together and support greater connectivity between cross-sections of the community.

7.2 Council maximises community benefit from the use of its parklands and facilities by improving access to and the quality and shared use of, public spaces and facilities by groups for sporting, recreational and community activities.

7.3 Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.

## 8.0 Inclusive and ethical governance

8.5 Council uses meaningful tools to engage with the community on diverse issues so that the community is well informed and can contribute to decision making.

## CONSULTATION

- Senior Advisor Landscape Design;
- Advisor Public Place Design;
- Service Manager Public Place Projects;
- Service Manager Parks and Conservation;
- Principal Engineer City Infrastructure;
- Senior Accountant Commercial Business;
- Group Manager City Spaces;
- Business & Infrastructure Finance team.

## OPTIONS

### Option 1

That Council resolves to:

1. Replace the skate park at Mount Cotton Community Park and the budget required is drawn down from capital budget of \$500,000 from General Revenue; and
2. Refer the operational expenditure of \$40,000 to the next budget review for approval.

### Option 2

That Council do not seek capital funding for the skate park and decide not to replace the skate park at Mount Cotton Community Park. However, operational funds will still be required in this instance to remove the existing skate park as per Financial Implication 1 above:

- Operational budget required: \$40,000.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson  
Seconded by: Cr J Talty

That Council resolves to:

1. Replace the skate park at Mount Cotton Community Park by drawing down the required capital budget of \$500,000 from General Revenue; and
2. Refer the operational expenditure of \$40,000 to the next budget review for approval.

**PROPOSED AMENDMENT MOTION**

Moved by: Cr W Boglary  
Seconded by: Cr C Ogilvie

That the words 'General Revenue' from dot point 1 be replaced with the following words:

to be included in the 2015/16 budget process;

LOST 4/7

Crs Bishop, Boglary, Elliott and Ogilvie, voted FOR the motion

Crs Gleeson, Beard, Talty, Edwards, Hewlett, Hardman and Williams voted AGAINST the motion

Cr Gleeson's motion was put to the vote and **CARRIED 9/2**

Crs Bishop, Gleeson, Beard, Talty, Elliott, Edwards, Hewlett, Hardman and Williams voted FOR the motion.

Crs Ogilvie and Boglary voted AGAINST the motion

Attachment 1 – Site Plan





**12.5.2 TRADE WASTE DOCUMENTS AMENDMENT – POL-1234 AND POL-1235**

**Objective Reference:** A202444  
Reports and Attachments (Archives)

**Attachments:** [POL-1234 Trade Waste Policy](#)  
[POL-1235 Trade Waste Discharge Charge Remission for Concealed Water Leaks](#)  
[TWMP Trade Waste Management Plan](#)

**Authorising Officer:**   
Gary Soutar  
General Manager Infrastructure & Operations

**Responsible Officer:** Bradley Taylor  
Group Manager Water & Waste Infrastructure

**Report Author:** Helen Walker  
Senior Trade Waste Officer

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**PURPOSE**

This report presents information about proposed amendments to POL-1234 Trade Waste and the Trade Waste Environmental Management Plan as well as POL-1235 Trade Waste Discharge Charge Remission for Concealed Water Leaks.

**BACKGROUND**

There are currently two policies: POL-1234 Trade Waste and POL-1235 Trade Waste Discharge Charge Remission for Concealed Leaks, relating to the management of trade waste, with each policy containing significant procedural detail. It is considered that Council objectives are better served by a single over-arching policy.

In addition, amendments to the management plan are required to ensure practices are fair and consistent, and meet legislative requirements.

**ISSUES****1. POL-1234 - Trade Waste Policy**

POL-1234 provides Council with a process for the management of trade waste. The proposed changes ensure it serves Council as an effective over-arching policy document.

- 1.1 Section 22 has been removed from the Environment Protection (Water) Policy 2009 and this and related documents no longer require a trade waste environmental management plan. Therefore references to this and to the *Environmental Protection Act* are removed.
  - 1.2 The South-east Queensland Water (Distribution & Retail Restructuring) Act 2009 is not applicable to Redland City Council (RCC) and has been removed as head of power.
  - 1.3 The Australian Sewage Quality Management Guidelines is the current nationally recognised document describing the management of sewage and has been included as a head of power.
-



- 1.4 The policy objective has been amended to better align with legislation and the Australian Sewage Quality Management Guidelines and to remove procedural detail.
- 1.5 The policy statement has been summarised as 3 over-arching principles and with procedural detail transferred to the management plan.

## **2. POL-1235 - Trade Waste Charge Discharge Remission for Concealed Water Leaks**

POL-1235 describes the process for providing remissions to customers when a concealed leak is found and repaired on a property. However, this is now embodied within the amended POL-1234 policy under the principle of applying a fair, consistent and transparent trade waste charging methodology.

Therefore, it is proposed to cancel this policy as a separate document and to ensure that all aspects of trade waste management are covered under POL-1234, the management plan and related procedures.

## **3. Trade waste environmental management plan**

The management plan provides guidelines for the day-to-day management of trade waste in accordance with POL-1234 - trade waste policy. Proposed changes ensure that the management plan complies with regulatory and legislative requirements, provides a fair and consistent methodology and includes all detail removed from the policies. The amended plan will be registered in Council's document system as the primary guideline document for POL-1234. Some formatting and structural changes have been made to ensure it conforms to the guideline template.

### *Significant amendments:*

- 3.1 Page 10 - delegations and appointments required by staff have been included to ensure they have the powers required for the work.
- 3.2 Page 11 - the Act describes the rights and responsibilities of the trade waste approval holder but does not further define this term. To ensure clarity and consistency, Council proposes to define the approval holder as the property owner, in the first instance, since this is our first point of contact. The business owner has responsibilities under any lease agreement and the legislation.
- 3.3 Page 12 - the scope of a trade waste approval and the definition of a business are included to ensure consistency in the application of the guidelines and the charging methodology. Following inspections and audits it has been identified that there are properties where separate businesses are operating but without having separate trade waste approvals.
- 3.4 Page 19 - macerators are used in nursing homes to pulverise disposable sanitary items. Previously they have not been allowed within RCC since they posed a risk of blockage of the sewer system. Several new aged care facilities are planned for the city and, following a request from a customer, review of their use was conducted. As a result it is proposed to allow the installation of macerators provided they meet certain technical requirements.

- 3.5 Pages 20-23 - required pre-treatment requirements and typical trade waste category for particular industries are now included. This provides clear and consistent guidelines for both Council staff and customers.
- 3.6 Page 31 - in certain circumstances, Council provides remissions on trade waste charges. Procedural detail has been transferred from POL-1235. Additional detail has been included regarding the situations in which a remission may be allowed and the approval process. This provides consistency and financial accountability to the trade waste remission process.
- 3.7 Page 32-33 - for large customers, Council requires routine laboratory testing of trade waste discharge used for compliance monitoring and charging. Detail has been included regarding the handling of statistically outlying data. This provides consistency and fairness in situations where unrepresentative results are recorded.
- 3.8 Page 35 - details of Council's legislated powers have been included to assist the development of further procedures in managing trade waste compliance.

*Minor amendments*

- 3.9 Page 1 - the current title is no longer used within the relevant Water Supply (Safety & Reliability) Act 2008 (the Act) and is changed.
- 3.10 Page 5 - changes to the scope and purpose ensure it is consistent with the policy and the Council guidelines template.
- 3.11 Page 11 - additional detail for the trade waste approval process is included.
- 3.12 Page 14 - references to environmental legislation have been removed.
- 3.13 Page 30 - the charging methodology used for community service organisations is included, being transferred unchanged from POL-1234.
- 3.14 Pages 41 - references and document control information has been updated.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The *Local Government Act 2009* contains legislative requirements and powers for Council:

- S125 to 137 describe the powers and requirements of an authorised person (Item 3.1).

The *Water Supply (Safety & Reliability) Act 2008* contains legislative requirements relating to trade waste:

- S180 lists requirements for issuing approvals, including reference to a trade waste plan (Item 3.9);
- S34 describes the powers to direct remedial work. (Items 3.1, 3.8);
- S182-185 describes the rights and responsibilities of the approval holder (Item 3.2);

- S193 describes offences and penalties relating to the discharge of particular substances to sewer (Item 3.8).

**Risk Management**

Clarity of legal powers and definitions provides the opportunity to manage trade waste compliance more effectively.

**Financial**

Not applicable.

**People**

Not applicable.

**Environmental**

Not applicable.

**Social**

Not applicable.

**Alignment with Council's Policy and Plans**

There is no known non-alignment with Council's policy and plans.

**CONSULTATION**

Internal consultation regarding these changes has occurred between:

- Senior Trade Waste Officer;
- Scientific Services Manager;
- Group Manager Water & Waste Infrastructure;
- General Manager Infrastructure & Operations;
- Business & Infrastructure Finance team; and
- Redland City Councillors, including portfolio chair Cr Paul Gleeson.

Other South-East Queensland utilities have been consulted regarding:

- delegations, appointments and legal processes;
- definition of a business;
- use of macerators;
- pre-treatment requirements;
- handling of quality data.

In addition, Council staff have consulted several nursing homes and suppliers regarding the use of macerators.

**OPTIONS****Option 1**

That Council resolves to:

1. Declare obsolete POL-1235 Trade Waste Discharge Remission of Concealed Leaks;
2. Adopt the revised POL-1234 – Trade Waste Policy; and
3. Accept the proposed changes to the Trade Waste Management Plan (now GL-1234-001) as discussed in this report, without further amendment.

**Option 2**

That Council resolves to accept changes with some further amendment.

**Option 3**

That Council resolves to reject all changes but this may limit the effectiveness of the trade waste management plan and lead to inconsistencies in how it is applied.

**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson  
Seconded by: Cr A Beard

That Council resolves to:

1. **Declare POL-1235 Trade Waste Discharge Remission for Concealed Water Leaks obsolete;**
2. **Adopt the revised POL-1234 – Trade Waste Policy; and**
3. **Accept the proposed changes to the Trade Waste Management Plan (now GL-1234-001) as discussed in this report without further amendment.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

### Trade waste

#### [Version Information](#)

#### Head of Power

The *Local Government Act 2009* allows for the levying of utility charges and general charges.

The *Water Supply (Safety & Reliability) Act 2008* includes powers for regulating trade waste discharges to sewerage systems.

The Australian Sewage Quality Management Guidelines provide a framework for managing sewage to a sewerage system.

#### Policy Objective

To ensure the effective management of commercial and industrial sewage discharged to the sewerage system which is in accordance with the principles of environmental sustainability and is in a manner which safeguards public health and employee safety and is consistent with council's legal responsibilities and obligations.

To establish the framework for applying charges determined at the annual budget meeting.

#### Policy Statement

Council is committed through Redland Water to:

- developing, implementing and adequately resourcing the administration and enforcement of a trade waste management plan which:
  - is prepared in accordance with the *Water Supply (Safety and Reliability) Act 2008* and fulfils all council's legal requirements and obligations under this Act;
  - establishes adequate controls, systems, objectives, policy instruments and discharge standards consistent with the Australian Sewage Quality Management Guidelines; and
  - minimises its environmental liability.
- recovering the cost of services to commerce and industry, including the cost of conveyance, treatment and any damage to the wastewater system; and
- applying a fair, consistent and transparent trade waste charging methodology which is in accordance with the *Local Government Act 2009*, the Australian Sewage Quality Management Guidelines and council pricing models.

#### Version Information

Version No.	Date	Key Changes
3	November 2015	<ul style="list-style-type: none"><li>Change to Head of Power</li><li>Removal of procedural detail</li></ul>

#### [Back to Top](#)



### Trade waste discharge charge remission for concealed water leaks

#### [Version Information](#)

#### Head of Power

The *Environmental Protection Act 1994*

The *Local Government Act 2009* allows for the levying of utility charges and general charges.

The *Water Supply (Safety & Reliability) Act 2008* includes powers for regulating trade waste discharges to sewerage systems.

*South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

#### Policy Objective

To allow a remission for trade waste discharge charges in circumstances where a concealed water leak has accelerated metered water consumption used to calculate discharge charges for trade waste generators.

All water that does not enter the sewer system is not transported and treated and therefore does not attract a trade waste discharge charge.

#### Policy Statement

Council will commit to:

Allowing a remission for trade waste discharge charges for discharge water that does not enter the sewer system due to a concealed water leak on the property whilst maintaining the owner's responsibility for maintenance of the internal water service and conservation of water.

Evidence must be received from a licensed plumber that the leak was concealed and has been fixed. Evidence can be in the form of a report or plumber's invoice.

Trade waste discharge will be re-calculated either by previous water meter consumption averages or by customer supplied water meter reads after the leak was fixed.

Only one (1) remission every three (3) years will be allowed per property, for each property owner, unless extenuating circumstances exist.

Trade waste discharge charge remission calculations must be signed off by the relevant Service Manager/Group Manager.

In accordance with the *Water Supply (Safety and Reliability) Act 2008* Chapter 2 Infrastructure and service Part 6 Trade waste and seepage water approvals, RCC reserves the right to amend, suspend and cancel trade waste approvals as outlined in the Act.

#### Version Information

Version No.	Date	Key Changes
1	May 2014	• New policy

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**Redland**  
CITY COUNCIL

# **TRADE WASTE MANAGEMENT PLAN**

**GL-1234-001**

Approved By:	General Manager Infrastructure & Operations
Approved Holder:	Senior Trade Waste Officer



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# guideline document



**GL-1234-001**

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## SCOPE

This plan has been developed to provide information for business and industry on trade waste management methodology and requirements. It is applicable across Redland City Council (RCC).

## PURPOSE

To ensure the effective management of commercial and industrial sewage discharged to the sewerage system which is in accordance with the principles of environmental sustainability and is in a manner which safeguards public health and employee safety and is consistent with Council's legal responsibilities and obligations.

## DEFINITIONS

Act	Act means the <i>Water Supply (Safety &amp; Reliability) Act 2008</i> and any other Act or Regulation attached to it pertinent to trade waste.
Additional charge	A charge for an additional load to the sewerage system.
Additional load	A waste discharge that exceeds the Sewer Admission Limits Agreement - see "Trade waste agreement".
Allowance	A factor that is determined by council and which is subject to change when required.
Annual charge	A utility charge for a category of trade waste for the cost to council of: administration of the trade waste service; and audit inspection and testing of premises.
Approval / Approved	Means approved by council.
Arrestor waste	Refer "Regulated waste".
Arrestor	An apparatus designed to intercept and retain silt, sand, oil, grease, sludge and other substances in a waste discharge.
BCCMA	<i>Body Corporate and Community Management Act 1997</i>
Biosolids	The treated solids (sludge), mainly organic, produced by sewage treatment.
BOD	Biochemical oxygen demand. Test to determine oxygen requirement for biochemical degradation of organic and inorganic material.
BUGTA	<i>Building Units and Group Titles Act 1980</i>
Cleaner production	Methods used to remove pollutants before they can enter the trade waste stream. For example, pre cleaning plates with paper towels before washing.
COD	Chemical oxygen demand. Test to determine organic and inorganic material that is subject to oxidation by a strong chemical oxidant.
Council	In this plan a reference to council means RW acting on behalf of RCC or any person appointed or authorised by RCC to act on behalf of council as the case may require.
Deemed to comply	Deemed to comply to sewer admission limits.
Domestic sewage	The liquid or liquid borne waste discharged to sewer from a toilet, shower, sink, bath, or similar fixtures designed for use in private dwellings.

Effluent	The liquid discharged following a wastewater treatment process.
Generator	Refer "Trade waste generator".
Generator identification number	On application by a person on the approved form, RW must assign the person a generator identification number.
Grease trap waste	Refer "Regulated waste".
Grease trap	Refer "Arrestor".
Human wastes	Human faecal substances and urine.
Inspection chamber	An access constructed in a drainage system to facilitate inspecting, testing or the clearance of obstructions.
Interceptor trap	Refer "Arrestor".
Interceptor waste	Refer "Regulated waste".
Owner	As defined in the <i>Local Government Act 2009</i> .
Premises	A lot as defined in section 1.3.5 of the <i>Integrated Planning Act 1997</i> , or for a lot under <i>BCCMA</i> or <i>BUGTA</i> – the common property for the lot.
Premises group	The land comprised in 2 or more premises, all the owners of which have mutual rights and obligations under <i>BCCMA</i> or <i>BUGTA</i> for the purpose of their respective ownerships, and includes the common property forming part of: (a) if the premises are lots included in a community titles scheme under <i>BCCMA</i> – the scheme land for the scheme; or (b) if the premises are lots under <i>BUGTA</i> – the parcel of which the premises form part.
Prohibited substances	Any object or substance that is not approved by RCC, in writing, that is thrown, deposited or discharged into the sewer or an opening, pipe or receptacle connected to sewer, other than domestic sewage.
RCC	Redland City Council
Redland Water	A commercial business unit of RCC responsible for water distribution and sewerage management.
Regulated waste	Non-domestic waste as mentioned in Schedule 7 of the <i>Environmental Protection Regulation 1998</i> (whether or not it has been treated or immobilised) and includes; (a) for an element – any chemical compound containing the element and (b) anything that has contained the waste.
RW	Redland Water
Sewage	Wastewater from the community including all faecal matter, urine, household and commercial wastewater that contains human waste.
Sewerage or sewerage system	Infrastructure used to receive, transport and treat sewage or effluent, and consisting of some or all of the following; (a) sewers (b) access chambers (c) vents (d) engines (e) pumps (f) structures (g) machinery (h) outfalls (i) works not mentioned in (a) to (h).
Stormwater drainage	A drain, channel, pipe, chamber, structure, outfall or other work used to receive, store, transport or treat stormwater.

Surfactants	The key ingredient of detergents, soaps, emulsifiers, wetting agents and penetrants. Anionic surfactants react with a chemical called methylene blue to form a blue-chloroform-soluble complex; the intense colour is proportional to concentration.
Trade waste	The water-borne waste from business, trade or manufacturing premises, other than: (a) waste that is a prohibited substance; or (b) human waste; or (c) stormwater.
Trade waste approval	Written approval by RCC for a person to discharge trade waste to RCC's wastewater system. It states the terms and conditions to be met by the trade waste generator and the owner/authorised agent with respect to the discharge of trade waste into RCC's wastewater system.
Trade waste generator	Any person, owner, occupier, company or body whose activity produces or has the potential to produce trade waste.
Trade Waste Officer	Trade Waste Officer means a person holding appointment as a trade waste officer of RCC.

## ACTIONS AND RESPONSIBILITIES

### 1. Trade waste policy and management framework

#### 1.1 Introduction

This plan details the minimum requirements for pre-treatment equipment and includes recommendations on cleaning requirements and cleaner production to help:

- safeguard public health and the environment;
- prevent harm or injury to sewerage employees;
- exclude harmful substances that could compromise the integrity of the sewerage system;
- equitably recover the cost of trade waste services to commerce and industry;
- provide operational data on the volume and composition of industrial and commercial effluent;
- encourage waste minimisation and cleaner production;
- promote water conservation;
- assist RCC meet its statutory obligations;
- conform with the Australian Sewage Quality Management Guidelines.

Trade waste is defined as: “*any liquid waste other than domestic waste discharged to sewer*”.

Liquid wastes are produced by a variety of industrial, commercial and domestic activities. *The Environmental Protection Act 1994* provides a general prohibition against the pollution of the environment by the discharge of such wastes, except where the person or agency holds an environmental authority permitting such discharge. All discharges to receiving waters require treatment to a standard that will maintain or enhance receiving water quality and environmental values.

Liquid waste generated by industry, small business and commercial enterprises is referred to as trade waste. *The Water Supply (Safety & Reliability) Act 2008* prohibits the unauthorised discharge of wastes, other than domestic sewage, into the sewerage system. The options for producers of trade waste are to have it treated at an approved treatment facility, obtain approval from RCC to discharge to the sewerage system or to obtain an environmental authority under the *Environmental Protection Act 1994* to treat the waste themselves before discharge to the environment.

A person must not discharge trade waste into (a) stormwater drainage; or (b) sewerage other than under a permit or approval issued or given by a local government under the *Local Government Act 2009*.

RCC provides a sewerage system primarily for the transport and treatment of domestic sewage. RW, a commercial business unit of RCC, is responsible for sewerage management. Payment for this service is collected through wastewater charges on each rateable property. This system may also be used, with the approval of Council, for the acceptance and treatment of trade waste. As trade waste imposes an additional load on the sewerage system, trade waste charges are applied as an additional wastewater charge.

RCC is required to meet the conditions of the environmental authority (licence), issued by Environment & Heritage Protection for its sewerage system including the disposal and reuse of treated effluent and biosolids. RCC is also required by the *Water Supply (Safety & Reliability)*

*Act 2008* and the *Environmental Protection (Water) Policy 1997* to fully assess the effect of trade waste on the sewerage system and the environment before issuing a trade waste approval.

Under the *Environmental Protection Act*, RCC is held responsible for any pollution from stormwater outfalls under its control. The discharge of trade waste to stormwater drainage is prohibited under the *Local Government Act 2009*. It would also be a failure of the person's general environmental duty under the *Environmental Protection Act*. The stormwater system must only be used for the disposal of uncontaminated stormwater runoff.

A person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm.

Domestic sewage consists mostly of water which, after treatment to reduce biodegradable material, suspended solids and nutrients, can be disposed of in accordance with its environmental authority requirements. RCC is actively seeking opportunities to reuse and recycle treated effluent and biosolids.

Trade waste may have an organic strength many times that of domestic sewage and may overload the treatment facility. Trade waste may also contain a variety of other substances such as high levels of fats and grease, heavy metals, organic solvents and chlorinated organic substances which sewerage systems are not designed to treat. These substances may:

- pose a serious risk to the safety and health of sewerage workers;
- damage the infrastructure of the sewerage system;
- inhibit biological processes at the treatment plant;
- accumulate in biosolids, making their reuse difficult or impracticable; or
- pass through the plant untreated resulting in environmental contamination.

To ensure the continued protection of our environment and waterways, RCC'S policy is to accept, subject to conditions, biodegradable waste into the sewerage system provided that:

- the system is of adequate capacity to effectively collect, transport and treat the waste; and
- all practicable waste minimisation, recycling and reuse options have been applied by the trade waste generator.

Discharge of waste containing substances in amounts liable to be toxic or hazardous to the sewerage system, treatment process, personnel or the environment is prohibited. RCC may consider the acceptance of trade waste containing toxic or hazardous substances and non-degradable pollutants to sewer only after the waste has been pre-treated by on-site "best practicable treatment" to ensure sewer admission limits are not exceeded.

In order to maintain community confidence in RCC's wastewater operations, and in line with national practice, trade waste approvals are available for public scrutiny. Commercially confidential details will be withheld.



## 1.2 Objectives

- To safeguard public health and the environment.
- To prevent harm or injury to sewerage employees.
- To safeguard the sewerage system against damage, blockage or surcharging.
- To exclude non-biodegradable and potentially harmful substances that may:
  - lead to non-compliance with the conditions of RCC's environmental authority issued by the Department of Environment Heritage & Protection;
  - cause the treatment process to fail;
  - render effluent or biosolids unacceptable for reuse or disposal;
  - cause physical damage to infrastructure; or
  - cause any other detriment to the environment.
- To equitably recover the cost of services to commerce and industry, including the cost of conveyance, treatment and disposal and maintenance and repair of damage to the sewerage system.
- To provide operational data on the volume and composition of industrial and commercial effluent to assist in the operation of the sewerage system, the design of augmentations or new sewerage systems, and waste management reporting.
- To encourage waste minimisation and cleaner production, including waste prevention, recycling, and pre-treatment.
- To promote water conservation.
- To assist RCC meet its statutory obligations.
- To conform with the Australian Sewage Quality Management Guidelines 2012, Acceptance of Trade Wastes (industrial wastes), Agriculture and Resource Management Council of Australia and New Zealand and Australian and New Zealand Environment and Conservation Council, November 1994.

## 1.3 Process

RCC aims to achieve these objectives by a process which is transparent, equitable, accountable, abreast of best practice, and responsive to changing community needs and concerns.

## 1.4 Policy instruments

The objectives will be achieved using a combination of policy instruments, including:

- sewer admission limits (acceptable concentration limits for sewerable wastes);
- conditional trade waste approvals;
- "user pays" pricing; and
- effluent improvement programs.

A list of legislation relevant to trade waste control and acceptance to sewer is given in Associated Documents. This is not, nor is it intended to be, a complete listing of all legislation pertaining to the control of trade waste.

## **1.5 Delegations and Appointments**

1.5.1 The Service Manager, Group Manager and General Manager have:

- financial delegation for the approval of expenditure;
- delegation to issue and administer a notice under section 34 of the *Water Supply (Safety and Reliability) Act 2008*.

1.5.2 Each trade waste officer has appointment as an authorised person under the *Local Government Act 2009*.

## **2. Trade waste control**

### **2.1 Application and approval process**

It is an offence to discharge trade waste to the sewer unless a trade waste approval has been issued (*Water Supply (Safety & Reliability) Act 2008*). A sewerage service provider may give a person approval to discharge trade waste into the sewerage infrastructure; (see section 180).

A trade waste approval is a written approval stating the requirements and conditions under which a discharge is allowed and is approved by the Service Manager. Two types of approvals are referred to in this plan – category 1 and category 2 wastes. Trade waste generators are classified as either category 1 or 2 depending on the waste load imposed on the sewer.

Any person or business wishing to discharge trade waste to sewer must make written application for an approval to discharge. Applicants should contact RCC's trade waste office for advice on the type of application required and the procedures for obtaining approval (Appendix 2).

Applications should be lodged prior to commencement of trading. Examples of appropriate times for lodging applications may include:

- during the processing of a building application for new premises or extensions intended for industrial and/or commercial usage;
- change in tenancy of such premises;
- change of ownership of such premises;
- shop fit-outs of such premises;
- during the processing of an application to strata title such premises;
- existing premises where trade waste is generated and no trade waste approval has been issued; or
- where a change in process technology occurs.

Liquid waste disposal contractors wishing to discharge septic tank, portable toilet waste or other approved holding tank or liquid waste to the sewer or wastewater treatment plant must be licensed (section 13) and must apply for an approval.

An application form and advice on how to complete the form may be obtained in person from RCC or at [www.redland.qld.gov.au](http://www.redland.qld.gov.au).

Failure to provide all required information will result in delays in approvals.

Any plumbing and drainage work associated with the installation of any treatment process shall be in accordance with the *Plumbing and Drainage Act 2002*, *Standard Plumbing and Drainage Regulation 2003*, National Plumbing and Drainage Code (AS/NZS 3500), and all work must be carried out by a licensed plumber and drainer.

General advice on treatment and disposal options for non-sewerable waste may be obtained from RCC, however advice should also be sought from appropriately licensed liquid waste disposal contractors and private consultants.

A trade waste approval is specific to the property and business and copies are issued to both the property owner and the business owner. The property owner is the approval holder and is the primary point of contact regarding the approval and responsible for the payment of charges.

Where several businesses generating trade waste operate on a property, a separate application must be submitted for each business.

Separate businesses are identified as ones which are operating:

- at separate locations on the property or under separate lease agreements with the property owner; and
- under different business names.

Separate businesses typically have separate staff structures, financial structures and operational activities. However they may have the same business owner.

An area within the premises of one business which is sub-leased to another business is not regarded as a separate trade waste generator. The major lease holder must accept final responsibility for the trade waste activities of the sub-leased area.

## 2.2 Discharge categories

All trade waste accepted to sewer will be classified according to the following 2 categories for the purposes of a trade waste approval and charging.

Parameter	Category 1 low strength and volume	Category 2 high strength and volume
Biochemical oxygen demand (BOD <sub>5</sub> ), mg/L	<600	>600
Chemical oxygen demand (COD), mg/L	<1500	>1500
Suspended solids, mg/L	<600	>600
Total oil & grease mg/L	<200	>200
Total Nitrogen, mg/L N	<150	>150
Total Phosphorus, mg/L P	<50	>50
Volume, kL/annum	Subject to approved drainage design.	Subject to approved drainage design.
Charges	See section 7.1.1.	See section 7.1.1.

Acceptance of any waste is conditional on compliance with the sewer admission limits or unless otherwise approved. It is the responsibility of the trade waste generator to ensure limits are not exceeded.

In the event of any significant change in discharges by a category 1 generator, the waste will be treated as a category 2 waste for the purposes of charging and monitoring.

### **2.3 Approval category 1 and 2**

A trade waste generator producing waste assessed as suitable for sewer discharge and classified as Category 1 or 2 may be issued with a trade waste approval and shall remain in force for the specified period unless cancelled. Trade waste approvals are not transferable.

The approval states the terms and conditions the holder of the approval must observe to discharge trade waste to Council's sewerage. These may include, but are not limited to:

- expiry/renewal date;
- generator identification number;
- the location of the premises and nature of the occupancy;
- the type and composition of trade waste that may be discharged;
- a statement that the quality of waste shall comply with the sewer admission limits as specified in Appendix 1 and details of any allowed variations;
- additional charges in accordance with 7.1.3;
- the quantity of trade waste that may be discharged;
- the rate of discharge, including maximum rate of discharge;
- the time when trade waste may be discharged;
- the period for which trade waste may be discharged;
- the method for estimation or measurement of discharge volume;
- provisions for measurement and sampling of discharge prior to entry to sewer;
- details of any pre-treatment required;
- conditions for maintenance of, and removal of waste from, pre-treatment equipment including the frequency of cleaning;
- records to be kept concerning the cleaning and maintenance of pre-treatment equipment;
- a statement that trade waste charges apply and shall be paid in accordance with section 7, and
- any other conditions considered by council to be appropriate.

When the trade waste applicant is not the owner of the premises, a copy of the approval will also be supplied to the owner because of the owner's responsibilities for payment of trade waste charges.

### **2.4 Approval category 2 – separately metered**

A very large trade waste generator producing waste assessed as suitable for sewer discharge and classified as category 2 will be issued with a written trade waste approval. The approval shall remain in force for the specified period unless cancelled. Trade waste approvals are not transferable.

The approval states the terms and conditions the holder of the agreement must observe to discharge trade waste to sewerage. These include the above approval conditions with additional conditions, if required, as follows:

- details of self regulation monitoring program including:
  - sampling point;
  - frequency of sampling;
  - method of sample collection and type of sample to be collected;
  - analyses required;
  - methods of analyses;
  - requirement for a NATA-accredited laboratory, data transfer and availability to Council;
- type, design and location of flow measuring equipment and requirements for calibration;
- methods to be used for estimation of data lost due to failure of sampling program or flow measurement instrumentation;
- provision for measurement and sampling of discharge prior to entry to sewer;
- records to be kept concerning the cleaning and maintenance of pre-treatment equipment and disposal of waste;
- the obligation of the trade waste generator concerning any variations to operation or treatment processes that may affect discharge quantity or quality including change of business type.

When the trade waste generator is not the owner of the property, a copy of the approval will also be forwarded to the owner because of the owner's responsibility to pay trade waste charges. Commercial confidential details will be withheld.

### 2.5 Suspension or cancellation of trade waste approval

Council reserves the right to amend, suspend and cancel trade waste approvals as outlined in section 182 of the *Water Supply (Safety & Reliability) Act 2008*.

Terms and conditions of a trade waste approval in respect of any matter occurring before the suspension or cancellation, including the payment of charges owing, shall continue to have force and effect after the suspension or cancellation of the trade waste approval.

### 2.6 Penalties and recovery of costs

RCC may prosecute any person who commits a breach of the *Water Supply (Safety & Reliability) Act 2008* or the *Local Government Act 2009* and its subordinate legislation, or who refuses or neglects to comply with any direction or requirement pursuant to the above legislation, or other relevant legislation. Penalties are set out in the above legislation, and include substantial fines.

RCC may recover costs of repairing the damaged sewerage system from anyone causing damage to the sewerage system by discharging unauthorised material, making an unauthorised connection or interfering with infrastructure.



## **3. General requirements for trade waste generators**

### **3.1 Sewer admission limits**

Any waste discharged to RCC's sewer shall comply at all times with the trade waste sewer admission limits as set out in Appendix 1 unless otherwise specified in the trade waste approval. These limits are subject to periodic review.

The sewer admission limits, unless otherwise specified in the trade waste approval, are absolute maximums.

Trade waste streams that are not compatible in character may not be combined. The trade waste stream and domestic waste stream should, wherever practicable, discharge separately to the sewer. Where there is a common sanitary drain, allowance for the domestic component will be made to estimate the actual trade waste component strength.

Trade waste generators are encouraged to implement waste minimisation practices and install best practice pre-treatment processes to reduce both the volume and the contaminant load of wastes discharged to sewer.

The dilution of trade waste with water to achieve compliance with the sewer admission limits is prohibited. RCC has obligations to avoid sewer overflows and consequently may impose an additional charge or limit for additional discharges to sewer.

### **3.2 Effluent improvement programs**

For Category 1 waste, an approved pre-treatment system and maintenance program should provide a satisfactory effluent to comply with sewer admission limits.

RCC, at its discretion, may reach agreement with a Category 2 trade waste generator for the acceptance of waste to sewerage that exceeds the sewer admission limits. Additional charges (section 7.1.2) may apply for such parameters.

Where such an agreement is made, the trade waste generator is to prepare an effluent improvement program for approval. This program would include:

- a description of the effluent quantity and quality;
- provision for monitoring and reporting waste quantity and quality;
- an examination of waste prevention and recycling options;
- an examination of options for the conservation of water;
- a program involving the development of waste reduction and pre-treatment aimed at reducing contaminant levels over a period of not more than 3 years to the prescribed admission limits. An action program must be provided, including expected outcomes, timelines and milestones;
- preparation of a report for Council, including a summary of achievements and options.

Existing category 2 trade waste generators required to develop an effluent improvement program will be advised of this requirement in writing. If the generator has not completed a satisfactory effluent improvement program, the generator is required to show cause and request an extension of time with reasons. RW may issue a new trade waste approval, subject to conditions that:

- (a) a satisfactory effluent improvement program be submitted within 28 days; and
- (b) that the trade waste approval may be varied after submission of the effluent improvement program as necessary to enforce the implementation of the program.

### 3.3 Cleaner production

Category	Benefit
Financial	<ul style="list-style-type: none"> <li>• Reduction in waste treatment, raw materials and other operating costs.</li> <li>• Reduction in potential environmental liabilities and avoidance of statutory compliance costs.</li> <li>• May lead to insurance savings/improved credit rating as a result of reduction in risks and liabilities.</li> <li>• May provide enhanced access to capital from financial institutions and lenders.</li> <li>• Will often find low capital projects that provide significant return, many projects will pay back within short time frames.</li> </ul>
Legal	<ul style="list-style-type: none"> <li>• Ability to meet statutory obligations.</li> <li>• Provide evidence of due diligence.</li> </ul>
Organisational	<ul style="list-style-type: none"> <li>• Protection of public and employee health and safety.</li> <li>• Increased productivity.</li> <li>• Increased staff motivation via employee participation in idea generation and implementation.</li> <li>• Support of employees, communities, customers and the public.</li> </ul>
Technical	<ul style="list-style-type: none"> <li>• Increased process efficiency.</li> <li>• It may encourage innovation in design.</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Assists a company to meet the requirement being increasingly demanded of industry by the community, that industry should accept environmental responsibility and, in return, the community is likely to grant industry "right to operate".</li> </ul>
Market based/promotional	<ul style="list-style-type: none"> <li>• Reduces consumer risks associated with products containing hazardous materials.</li> <li>• Demonstrates a company is willing to accept the challenge of continuous improvement and to operate in an ecologically sustainable manner.</li> <li>• Better public image and ability to have credible "green marketing".</li> <li>• Potential for increased share price and market share.</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• Efficient use of resources.</li> <li>• Reduction in waste emissions.</li> </ul>

## 4. Pre-treatment processes and equipment

### 4.1 Arrestors

Where arrestor installations are required to pre-treat waste before discharging to sewer, they must be of an approved design and capacity. Trade waste drainage and wastepipes are to be installed using trade waste approved materials (AS/NZS 3500.2:2003 – Section 2.4).

Maintenance and cleaning of arrestors shall be carried out at least every 3 months or by approval, within a specified time period complying with conditions of the trade waste approval and must be carried out by an approved waste transporter under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 1998*.

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Applications for the extension of the minimum maintenance period may be lodged with Council.

Where it is intended that several trade waste generators share the use of an arrestor, the following information is required on the approval application plan:

- the size of the arrestor;
- details of the loading to be discharged by each trade waste generator;
- the names of the businesses and shop number(s) sharing the arrestor;
- measuring and servicing agreements between generators for charging purposes.

Domestic waste, rain and stormwater must not be directed through the grease arrestor.

In a situation where an arrestor is required for pre-treatment but cannot be installed because of specific site constraints, an additional charge may be applied if the discharge is acceptable to sewer.

A hose tap for cleaning must be fitted within 3 metres of the arrestor.

Guidance on the sizing and installation of arrestors is available from:

- pre-treatment guidelines for trade waste discharges;
- the *Standard Plumbing and Drainage Regulation 2003* sections 39 and 40;
- Redland Water;
- sewerage inspector;
- private hydraulic consultants.

Each application will be assessed on the nature of the waste to be treated, the proposed treatment method, site location and potential effluent quality.

#### 4.1.1 Grease arrestor

The maximum capacity of an individual grease arrestor shall be 5000 litres, the minimum size is 1000 litres. Where the design capacity requirement is greater than 5000 litres, these will be assessed on a case-by-case basis. Each arrestor is to be a discrete installation separately treating a defined waste stream.

All concrete grease, acid and silt arrestors shall be protected by an internal acid resistant protective coating that is installed:

- (a) during the manufacture of the arrestor; and
- (b) prior to the delivery and installation of the arrestor; and comprised of:
  - a spray-on protective coating; or
  - an epoxy protective coating; or
  - a liner made from a durable material.

One pre-treatment device per discharger is preferred.

Where it is not practicable to install one pre-treatment device per discharger and several trade waste generators must share the use of a grease arrestor, the following information is required to be clearly tabled on the plan submitted with the application for approval:

- the size of the arrestor;
- details of the loading to be discharged by each trade waste generator;
- the names of the businesses and shop number(s) sharing the arrestor.

NB. Please refer to Section 4.8 for sizing details for these proposed installations.

Grease arrestors must be located to allow appropriate access for inspection, pump out and cleaning, fitted with vents, a full length and width opening that may require gas tight covers and frames. Where practicable and within 3 metres, a hose cock with suitable backflow prevention is to be provided for cleaning. The location must be approved prior to installation.

The use of solvents, enzymes, mutant or natural bacterial cultures, odour control agents or pesticides in grease arrestors is prohibited unless specifically approved. Conditional approval may be given to allow the trade waste generator to demonstrate that the product to be used does not adversely impact on the sewerage system or the environment.

Maintenance cleaning of grease arrestors shall be carried out on a regular basis in accordance with conditions of the trade waste approval by a waste transporter licensed under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation*. The maintenance period may be changed at any time at the discretion of council.

In a situation where a grease arrestor is required for pre-treatment but cannot be installed because of specific site constraints, an additional charge (section 7.1.3) will apply.

#### 4.1.2 Mineral oil separator

Appropriately sized mineral (petroleum) oil arrestors for the treatment of oily wastewater will be approved in most circumstances. Acceptable methods include:

- vertical plate separators;
- coalescing plate separators;
- membrane technology;
- diffused air flotation (DAF);
- chemical precipitation;
- hydrocyclones;
- triple stage interceptors; and
- other apparatus/methods.

Special maintenance schedules and maintenance procedures are required. Each application will be assessed on the nature of the oily waste to be treated, the proposed treatment method and site location. Removal of oily waste shall be done by a waste transporter licensed under the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 1998*.

Subject to recommendations by the manufacturers of plate separators, “Quick Break Detergents” should be used with plate separation units.

#### 4.1.3 Cooling tank

High temperature waste affects both the waste stream and the sewer system. Trade waste discharged to sewer must be below 38°C.

#### 4.1.4 Dilution tank

A dilution tank may be required to balance high strength discharges.

#### 4.1.5 Neutralisation tank

Where a waste is outside the acceptable pH range, it may negatively affect Council's sewer system, release toxic gases or cause corrosion. A neutralisation tank may be required to correct the pH and to allow a controlled discharge rate. The tank contains marble chips which must be replaced when spent. All neutralisation tanks must be lined with a corrosion resistant impervious liner or be wholly constructed of this material.

#### 4.1.6 Silt arrestor

A silt arrestor is an above or below ground tank which collects and traps solids and silts. Some may be fitted with a grate and a removable basket.

### 4.2 **Dissolved air flotation**

Dissolved air flotation (DAF) units are designed to remove solids, grease and oil through the introduction of high pressure air into the waste stream.

### 4.3 **Dry basket arrestor**

A dry basket arrestor is a pit or tank which is fitted with a fixed screen or removable basket that catches solids. Lint traps and bucket traps are types of dry basket arrestors.

### 4.4 **Enzymes / micro-organisms**

#### 4.4.1 Enzyme and bacterial cultures

Enzyme and mutant or natural bacterial cultures may be permitted for use in certain biological pre-treatment systems by way of specific approval. Applicants will need to demonstrate the product does not adversely impact on the sewerage system, the environment and minimum arrestor servicing is maintained.

#### 4.4.2 Genetically modified organisms

The use of genetically modified organisms (GMOs) is regulated under the *Gene Technology Act 2000* (Commonwealth legislation) and the *Gene Technology Act 2001* (Queensland legislation).

Any person wishing to discharge commercial products containing GMOs to sewerage must first obtain approval from the Genetic Technology Regulator, Canberra for the release of organisms. Council may then grant approval to discharge to sewerage.

Laboratories and other facilities which culture, package or transport GMOs should have in place sufficient procedures and pre-treatment equipment to ensure that no live GMOs are discharged to sewerage.

### 4.5 **Food waste disposal units**

Food waste disposal units (garbage grinders/sink-to-sewer disposal units) may be approved for non-domestic use by specific approval. Where installation is approved, an annual charge based on motor power shall be made (section 7.1.5) for Category 1 approvals.



### 4.6 Devices that macerate or pulverise waste

Upon application and review, Council may accept discharge from devices used by care facilities to macerate or pulverise solid waste. The application is made as part of a plumbing application and must include all information about the proposed device and model. This is forwarded to the Trade Waste unit for review and is assessed on a case-by-case basis. The macerator must be used according to the manufacturer's instructions and any additional conditions imposed by Council. Council reserves the right to refuse installation or to order removal if it is deemed an unacceptable risk to the sewer infrastructure.

Solid waste includes, but is not confined to, sanitary napkins, placenta, surgical waste, disposable nappies, and paper-mache bedpan and urine containers.

### 4.7 Containment of toxic/hazardous substances

Any potentially toxic or hazardous substances shall be stored in bunded areas where leaks, spillage, or overflows cannot be drained by gravity or by any automated mechanical means to sewerage or the stormwater drainage system.

Bunding of toxic or hazardous substances shall be roofed and separated from stormwater ingress to meet recommendations of applicable guidelines, standards, or codes of practice.

Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

### 4.8 Guideline for sizing of an arrestor

Fixtures/Fittings	Capacity (L)
Bain marie - water heated	Maximum capacity of the apparatus x 3
Floor waste via bucket trap or drain	50L for every 50 square metres of floor area or part thereof, plus the capacity of any connected apparatus
Sealed floor waste gully	The capacity of any connected apparatus
Cleaner's sink	30
Dishwasher - tunnel feed	Manufacturer's peak flow rate per hour x 3
Dishwasher – large (>1 outlet)	Manufacturer's peak flow rate per hour x 3
Dishwasher – medium (upright)	300
Dishwasher – small (under bench)	150
Glass washer - tunnel feed	Manufacturer's peak flow rate per hour x 3
Glass washing machine	150
Grease canopy, water cleaned and plumbed to sewer	50
Hand basin	30
Ice cream machine, plumbed to sewer	60
Laboratory sink, commercial	50
Laboratory sink, educational facility	22
Noodle cooker	100
Potato peeler, large industrial	Manufacturer's peak flow rate per hour x 3
Potato peeler, small retail	100
Rotisserie rack	100

Fixtures/Fittings	Capacity (L)
Steamer roast oven/combi oven, plumbed to sewer	1000 plus 40per rack
Electric or gas /steamer cooker/kettle	200
Sink, depth greater than 300mm	300
Sink, depth up to and including 300mm	150
Trough up to 4 taps	40
Trough greater than 4 taps	40 plus 10 per additional tap
Tundish condensate (refrigerator / freezer condensate)	3
Tundish (except refrigerator / freezer condensate)	10 plus any connected apparatus
Wok burner dry	30 per water arm
Wok burner wet	Manufacturer's peak flow rate per hour x 3

### 5. Requirements for specific generators

The types of operations which are required to be registered as trade waste generators include but are not limited to the following. Typically the listed pre-treatment systems are required to be installed. The trade waste category given is a guide only, and each operation is categorised according to risk.

Industry	Discharge	Typical Category	Minimum pre-treatment
<b>Engineering industries</b>			
Automotive dismantlers; wreckers; mechanical workshop Service stations; refuelling bay Vehicle wash-bay; car detailing; commercial vehicle washing, manual or automatic; plant and equipment washing	Grease, oils, petroleum hydrocarbons, suspended solids, metals, solvents, detergents	1	Minimum 1000L pit with dry basket arrestor and minimum 1000L mineral oil arrestor. Units will be sized according to influent flow.
Panel beater; spray painting	Grease, oils, suspended solids	1	Minimum 1000L pit with dry basket arrestor and minimum 1000L mineral oil arrestor. Units will be sized according to influent flow. Discharge from a spray booth area is not permitted. Paint solvents, thinners are not permitted into the sewer.

# guideline document

**GL-1234-001**

Industry	Discharge	Typical Category	Minimum pre-treatment
Radiator repairs	Suspended solids, pH, heavy metals	1	Silt arrestor. Metal removal and pH adjustment may be required before discharge to sewer. * Capture the radiator fluid in a tray or container before removing the radiator from the vehicle. Radiator fluid may not be discharged to sewer. * Floor must be bunded to prevent spillage draining to sewer.
Major manufacturing industry	BOD/COD, grease, suspended solids	TBA	Liaise with Council
<b>Food industries</b>			
Food preparation but with no onsite cooking and no greasy waste including: * Coffee shop * Ice cream parlour * Juice bar	BOD, suspended solids	1	No pre-treatment required
Commercial cooking with the generation of greasy waste including: * cooking of meals, baking, cooking of meat or dairy products; * doughnut or pizza cooking; * fish and chips shops; * hostel or commercial accommodation; * child-care centres.	BOD/COD, grease, suspended solids	2	* Dry basket arrestor for floor waste if installed * Minimum 1000L grease arrestor
Butcher, chicken processing with no onsite cooking	BOD/COD, grease, suspended solids	2	* All drainage from sinks and floor waste to pass through a dry basket arrestor * Dry basket arrestor for floor waste if installed * Minimum 1000L grease arrestor
Fish and shellfish processing with no onsite cooking	BOD/COD, suspended solids	1	* All drainage from sinks and floor waste to pass through a dry basket arrestor * Dry basket arrestor for floor waste if installed
Major food processing industry	BOD/COD, grease, suspended solids	TBA	Liaise with Council
<b>Medical industries</b>			
Dental surgery	Amalgam silver, suspended solids	1	Standard filters required on spittoons

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# guideline document

**GL-1234-001**

Industry	Discharge	Typical Category	Minimum pre-treatment
Doctors' surgery; medical centre; hospital	Suspended solids, chemicals	1	Plaster arrestor - see photographic section
Optical glass manufacturing	Suspended solids	1	Silt arrestor
Funeral parlour, morgue, autopsy table	Suspended solids	1	Dry basket arrestor in floor waste. Screens at the table drainage outlet.
<b>Animal industries</b>			
Animal wash bay	BOD, suspended solids	1	Dry basket arrestor
Animal housing	BOD, suspended solids	1	Minimum 1000L silt arrestor may be required if sediment drains to sewer
<b>Textile industries</b>			
Dry cleaning	Dry cleaning fluids/solvents	1	* No pre-treatment required * Dry cleaning fluids must not be discharged to sewer
Laundry	Lint, high temperatures	1	* 1mm mesh lint screens internal or external to machines
<b>Other requirements</b>			
Bin wash	Suspended solids, BOD, grease	1	Dry basket arrestor in floor waste
Crafts		TBA	Assessment required
Hairdressing		1	No pre-treatment required
Laboratory (school)	Chemicals	1	1000L neutralisation tank
Laboratory (other)	Chemicals	TBA	Liaise with Council
Non-digital photographic processing and developing, X-ray processing, or graphic arts  Printing  Screen printing	Silver, thiosulphate, sulphite, ammonia	TBA	* Settling tank may be required * Neutralising tank may be required * Metal recovery unit * Flammable solvents must not be discharged to sewer
Swimming pools (municipal and commercial), hydrotherapy installations, ornamental ponds, recreational lakes	High flow rate, corrosion inhibitors, biocides	1	Settling tank may be required. Discharge flow restrictions may apply.
Cooling towers	Biocides, corrosion inhibitors	1	No pre-treatment is required.

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## **5.1 Medical, clinical, dental, veterinary and infectious wastes**

Clinical and related waste should be managed in accordance with the requirements of the *Environmental Protection (Waste Management) Regulation 2000*.

Solid wastes from any hospital, clinic, office or surgery of a medical or veterinary facility or laboratory, convalescent or nursing home or health transport facility; including, but not limited to, hypodermic needles, syringes, instruments, utensils, swabs, dressings, bandages, or any paper or plastic item of a disposable nature, or any portions of human or animal tissue; shall not be discharged to the sewer.

The discharge to sewer of liquid wastes including faeces and body fluids from any hospital, clinic, office or surgery of a medical or veterinary facility or laboratory, convalescent or nursing home or health transport facility is permitted in accordance with the National Guidelines for Waste Management in the Health Industry 1999, National Health and Medical Research Council subject to approval.

Infectious or hazardous liquid wastes deemed to pose a threat to public health and safety may not be discharged to the sewer without approval. Such wastes shall require treatment to render them non-infectious or non-hazardous prior to discharge. When approved for discharge, trade waste charges will apply.

## **5.2 Landfill leachate and disposal facility wastewater**

Leachate from landfill sites and wastewater from waste treatment/disposal facilities constitutes a trade waste and may not be discharged to sewer without approval through the issue of a trade waste approval.

Charges in accordance with the discharge category classification will apply.

## **5.3 Discharge from open areas**

The discharge of stormwater and rainwater to sewer is prohibited.

### **5.3.1 Wash Bays**

Wash bays in open areas must be roofed and bunded to prevent the ingress of stormwater into sewer.

### **5.3.2 Contaminated areas**

The ingress of surface water from a potentially contaminated open area to sewerage can cause severe operational problems. However, there may be circumstances when it may be beneficial to accept these wastes to the sewer under strict controls.

The discharge to sewer from any potentially contaminated open area that is raised or bunded may be considered providing the potential quality and quantity requirements are acceptable. A plan detailing potential discharges and servicing is required to be developed for consideration.

Applicants should note that an open area approval is not an alternative to the appropriate management of polluted areas such as roofing or other methods to keep water away from the open area. Applicants must demonstrate too that all appropriate measures to keep runoff water away from the potentially contaminated open area have been taken.



A trade waste approval is required to discharge such waste.

All applications for sewer discharge from open areas must have controls incorporated in the design that will, in the opinion of council, ensure that:

- sewage blockages or overflows do not flow directly into stormwater drainage;
- waste discharge point is above flood, overflow relief gully, and finished surface level;
- all effluent is pumped to sewer at an approved rate;
- all discharge to sewer ceases automatically after a predetermined level of rainfall volume (mm) and/or intensity (mm/hr) are approved;
- the "first flush" volume is collected and segregated during wet weather with additional runoff directed to the storm water system. Applicants should seek advice on the required "first flush" volume to be collected;
- the "first flush" volume collected is pumped to sewer, after any necessary pre-treatment, no sooner than one hour after the cessation of rain;
- an approved device for the determination of sewer discharge flow and volume to be installed:
  - potential sewage discharge or backflow from sewerage is prevented from entering the stormwater system;
  - regular maintenance and cleaning of approved apparatus is acceptable;
  - work in cleaning the apparatus must be carried out by an approved operator.

Charges in accordance with the discharge category classification will apply.

## **5.4 Discharge of liquid wastes from vessels, vehicles and aircraft**

### **5.4.1 Vessels**

Depending on the quality, the discharge of certain galley and toilet wastes from vessels may be permitted via approved "pump out" facilities at ports and marinas. The operator of such facilities must hold an approval for discharge to sewerage.

The discharge of both treated and untreated sewage can only occur in accordance with the *Transport Operations (Marine Pollution) Act 1995*.

Charges in accordance with section 7.2.5 will apply.

The discharge of untreated bilge water to the sewer is prohibited. Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

### **5.4.2 Buses, aircraft, recreational vehicles**

The discharge of toilet waste from buses, aircraft or recreational vehicles may be permitted at approved discharge locations such as bus or transport depots, terminals, caravan parks and by liquid waste transporters. The owner of the premises or facility must hold a trade waste approval and discharge and disposal must be in accordance with the approval conditions. Accidental spills or discharges must be immediately reported to Council's emergency number and Redland Water (refer to Appendix 2 for contacts).

Charges in accordance with section 7.2.5 will apply.

## **5.5 Regulated, tank and arrestor wastes**

Removal of regulated waste shall only be by approved waste transporters licensed by the *Environmental Protection Act, Environmental Protection Regulation 1998* and transported, stored, treated or disposed of in accordance with the requirements of the *Environmental Protection Regulation 1998* and the *Environmental Protection (Waste Management) Regulation 2000*.

No person shall discharge or cause to be discharged directly or indirectly to sewerage, wastes from any waste transport vehicle without a trade waste approval.

Removal and disposal of septic tank waste, portable toilet waste and holding tank waste shall only be done by a licensed waste transporter. Such waste may be disposed of to sewerage in accordance with trade waste approval conditions.

Waste from grease and oil arrestors, other than treated effluent from approved installations (section 13.2), shall not be disposed of to the sewerage system. Such wastes shall be disposed of in a manner and/or at an approved site in accordance with requirements of the *Environmental Protection Act* and the *Environmental Protection Regulation 1998* and the *Environmental Protection (Waste Management) Regulation 2000*.

All waste transporters shall maintain records to account for all waste collected and disposed of within or outside Redland City.

Trade waste charges in accordance with Section 7.2.5 are invoiced to the transporter for waste received at RW's designated waste disposal sites.

Advice on the disposal of non-sewerable liquid waste may be obtained from RCC.

## **6. Trade waste charges and fees**

Under POL-1837 Council has a policy for the making and recovery of rates and charges. Wastewater charges are levied under sections Chapter 2 Part 7 of the *Local Government (Finance, Plans & Reporting) Regulation 2010* made under the *Local Government Act 2009*. Charges to be levied for the ensuing financial year will be determined by council resolution passed before or at the same time as the budget in any financial year. Wastewater and trade waste charges for the current financial year are listed in council's annual budget resolutions and are also available from RCC at [www.redland.qld.gov.au](http://www.redland.qld.gov.au).

Trade waste charges are in addition to other wastewater charges. Commercial wastewater charges are based on sewer units derived from the number of toilet pedestals and urinals rated on the property. Trade waste charges are based on effluent and wastes entering the sewerage system and treatment.

Trade waste charges are approved by the relevant Service Manager or Group Manager up to the level of their financial delegation.

Trade waste concessions or remissions are approved by the relevant Service Manager or Group Manager up to the level of 10% of their financial delegation.

Charges, concessions or remissions above these levels are referred to the General Manager.

## 6.1 Wastewater charges for trade waste

### 6.1.1 Methodology

The trade waste discharge is divided into 2 categories for administration and treatment for charging purposes (Section 6).

A trade waste generator charge is applied to all categories as a minimum charge for recurring administration and overhead costs associated with trade waste control.

Accounts for trade waste discharged to sewer will be:

- forwarded 4 times a year;
- a debt due by the owner of the property (who may not necessarily be the trade waste generator);
- obligations for payment of charges are in accordance with payment of rates;
- recoverable in the same manner as general rates.

### 6.1.2 General trade waste charges

A property becomes subject to trade waste charges effective from the trade waste approval and/or business start date. Charges are based on the actual quality and quantity of waste and discharge for the period, not on figures described in the trade waste approval.

Charges will be determined as follows:

#### **Category 1 - trade waste generators:**

- A *trade waste generator* charge which is a charge for access to the sewer.
- A *trade waste discharge treatment* charge which is a quantity charge on the total annual volume of trade waste discharged to the sewer to be calculated as follows:

$$C = Q \times k$$

where:

- C is the annual charge (\$)
- Q is the annual volume (kL) which is determined as defined in section 11.1, and
- k is the unit charge rate (\$/kL). The unit charge, k, incorporates both volume and load costs based on domestic strength sewage, is based on the total cost of providing and maintaining the sewerage system for the total annual wastewater flow to the sewerage plant(s).

#### **Category 2 - trade waste generators:**

- A *trade waste generator* charge which is a charge for access to the sewer.
- A *trade waste discharge treatment* charge which is a quantity and quality charge on the total annual discharge of trade waste to the sewer. Quality charges shall be made for BOD<sub>5</sub> (or alternatively COD), total suspended solids (TSS), total Nitrogen (TN), total Phosphorus (TP), total oil and grease (TOG). The calculation is as follows:

$$C = Q \times a + \frac{Q \times X_{\text{BOD}} \times N_{\text{BOD}} + Q \times X_{\text{TSS}} \times N_{\text{TSS}} + Q \times X_{\text{TKN}} \times N_{\text{TN}} + Q \times X_{\text{TP}} \times N_{\text{TP}} + Q \times X_{\text{TOG}} \times N_{\text{TOG}}}{1000}$$

where:

- C is the total annual charge (\$);
- Q is the total annual discharge volume (kL) which is determined as defined in section 11.2;
- a is the category 2 unit charge for volume (\$/kL). This is the unit charge for the volume component only and should not be confused with “k” (Category 1) which is a volume-based charge which reflects the total cost of operation and treatment for the sewerage system for both volume and mass load based on domestic strength sewage;
- $X_{\text{BOD}}$ ,  $X_{\text{TSS}}$ , etc, are the average concentrations of the pollutants BOD, TSS, etc (mg/L); and
- $N_{\text{BOD}}$ ,  $N_{\text{TSS}}$ , etc, are the unit charges for the pollutants BOD, TSS, etc (\$/kg).

All Category 2 customers are charged at “deemed-to-comply” except for customers who were already Category 2 before July 2008. It is assumed that Category 2 customers meet sewer admission limits and are not charged over-limit strength.

For deemed-to-comply customers, TN is charged up to 50mg/L and TP is charged up to 10mg/L instead of 150 and 50 mg/L respectively as these strengths would be more closely related to domestic strength.

Deemed to comply parameters are:

Parameter	Strength
Biochemical oxygen demand (BOD <sub>5</sub> ), mg/L	600
Chemical oxygen demand (COD), mg/L	1500
Suspended solids, mg/L	600
Total oil & grease mg/L	200
Total Nitrogen, mg/L N	50
Total Phosphorus, mg/L P	10

Deemed-to-comply customers may prefer to provide NATA accredited sampling results to RCC, which could be lower than the above parameters, for charge calculation.

### 6.1.3 Additional charges for over-limit discharge

This charge applies:

- where council agrees to accept to sewerage, waste which has properties in excess of those defined in the general limits (Appendix 1) of the sewer admission limits and the conditions of such acceptance are defined in the trade waste approval;
- or
- where a trade waste generator discharges waste to sewer in excess of the limits defined in the trade waste approval or the sewer admission limits (Appendix 1) without approval to exceed the limits;
- or
- where in a specific case of a Category 1 generator that does not have a grease arrestor, an additional charge based on concentrations of pollutants is added to the volume charge of the generator. The period of this charge is subject to approval.

This charge shall apply to each non-complying parameter in addition to the general charges under section 7.1.2.

The formula for calculation shall be:

$$\text{Charge} = (\text{actual} / \text{approved})^d \times \text{charge rate (\$/kg)} \times \text{kg pollutant}$$

where

- **d** is a constant to be determined by Council;
- the minimum ratio for (*actual / approved*) is 1.0;
- *approved* means the sewer admission limit value or other negotiated value defined in the trade waste approval;
- *actual* means the actual quantity or concentration value which has been admitted to the sewer (same units as *approved*); and
- an example of the *charge rate* and *kg pollutant* is shown in the Category 2 charges calculation in section 7.1.2 where N is the *charge rate* and  $Q \times X \div 1000$  is the *kg pollutant*.

The period of the charge will be the time period, based on the sampling frequency, over which the limits are considered by RW to have been exceeded. Sampling charges are to be borne by the discharger.

#### 6.1.4 Equivalent arrestor charges

This charge applies where an existing waste stream requires the installation of an arrestor to provide best practice pre-treatment for Category 2 wastes, but site-specific conditions do not allow for appropriate devices to be installed.

In addition to the normal Category 2 charges (section 7.1.2), a charge equal to the average cost paid by other trade waste generators of similar waste type and quantity, to have arrestors regularly cleaned, may apply.

#### 6.1.5 Charges for food waste disposal units

Trade waste generators with food waste disposal units (garbage grinders, fruit and vegetable peelers) shall be charged an amount based on the power of the motor. This charge will apply in addition to general charges under section 7.1.2.

	Rated power, watts	Units <sup>#</sup>
Category A	< 400	2C
Category B	400-700	6C
Category C	700-1000	8C
Category D	1000-1500	12C
Category E	1500-2000	14C
Category F	> 2000	16C

# C is equivalent to the annual domestic sewage unit charge.

## 6.2 Trade waste fees

### 6.2.1 Charging

Trade waste fees may be charged in accordance with Council's debtor management policies.



## 6.2.2 Inspection and analysis fees

The trade waste charges in all categories (section 7.1.2) allow for routine inspections and quality compliance analyses. Where additional inspections and laboratory analyses are required because of non-compliance with trade waste approval conditions, full costs will be recovered from the owner of the property.

Inspection fees shall be based on the time spent on site and travel to and from the site.

## 6.2.3 Application fees

No application fee applies.

## 6.2.4 Annual charge

An annual charge shall be charged for all category discharges. The charge will be subject to annual review.

## 6.2.5 Septic tank and other liquid waste fees

Licensed waste transporters (section 13) and other persons disposing of septic tank, portable toilet or other approved liquid waste to the sewer or sewage treatment plant under approved conditions shall be charged on a calculated volume basis (\$/kL) which takes account of both the volume and strength of the waste.

## 6.3 **Changes to the use of premises**

The owner of premises subject to a trade waste approval shall notify council in writing within 20 working days of any change to the premises that affects the trade waste approval.

When the owner of premises the subject of the trade waste approval notifies Council of a change to the premises caused by the cessation of business, the owner of the premises shall also give council verification that any pre-treatment apparatus, no longer being used, has been cleaned out and/or serviced.

## 6.4 **Refunds on cessation of discharge**

If a holder of an approval ceases to discharge between billing periods, a refund will be offered for the annual charge on a pro rata basis. Should the owner of the premises fail to notify RCC of a change of ownership, termination of a business or demolition of a building within 20 working days of the occurrence of such an event, no refund will be granted.

## 6.5 **Trade waste and owner water sub-meters**

If required for trade waste billing, sub-meters are to be fitted at the property owners' expense and in a position where they may be easily and safely read.

## 6.6 **Damaged, missing or inaccurate meters**

Where a trade waste or owner sub-water meter is found to have been removed/ damaged/ reading inaccurately or has ceased to register, the generator is to have this meter replaced or repaired at their cost and at the direction of Council.

Should this meter affect the calculation of a discharge charge, the current reading will not be used. Instead the charge will be calculated using the highest of any historical data (based over the previous 3 years) relating to that meter or to an industry average: whichever is the highest.

## **6.7 Home businesses**

Businesses working from home which are full time enterprises are considered to be trade waste dischargers and charges according to category will apply.

Part time Category 2 type dischargers such as cooking meals will be considered trade waste dischargers and trade waste charges will apply.

Businesses working from home such as hairdressers, jam makers, sandwich makers and green caterers (Category 1) working up to 3 days a week are not considered to be trade waste generators.

## **6.8 Community service obligations**

Under POL-2659 Community Benefit Policy for Fees and Charges Discounts, Council may provide discounts on trade waste charges to community groups.

Application for classification as a concessional property is made under POL-2658 Community Service Obligation policy and associated guidelines.

For businesses on concessional properties no trade waste discharge treatment charge applies. Payment of the trade waste generator charge is still required.

Regular use of a commercial kitchen (4 times or more per week) is deemed to be commercial use and all trade waste charges apply whether or not the property is classified as concessional.

## **6.9 Remissions on trade waste charges**

Upon application Council may provide remissions on trade waste discharge treatment charges.

- Either the property owner or the business owner may submit the application.
- The application may be made by writing a letter to Council or by completing the appropriate Council form, and with the provision of all supporting information and documents. The application is forwarded to the trade waste officer for initial assessment.

Situations in which a remission may be allowed are:

- (a) where water meter consumption is used to estimate trade waste volume and where a water leak occurs on the property such that the leaking water does not enter the sewer system or does not classify as trade waste. Evidence must be provided about the nature of the leak and that it has been fixed;
- (b) where it can be demonstrated that the methodology used to calculate the trade waste charge was not accurate or not applicable at the time.

Where the water consumption volume must be estimated due to a leak:

- After the leak is repaired 2 meter readings 2 weeks apart are taken in order to confirm the leak has been repaired successfully. The first reading is taken immediately after the leak is repaired.
- The water consumption is estimated in accordance with POL-2592 Concealed Leaks policy:
  - In the first instance the consumption measured by the customer over the 2-week period is used to estimate the consumption for the period under review.

- If the readings provided by the customer are not considered representative, consumption may be estimated from the customer's average water consumption for previous billing periods. Provided they are applicable, the previous 4 billing periods are averaged.
- The remission calculation is based on the difference between the actual water consumption and the estimated water consumption.

The remission will be applied as an adjustment to the customer's property account.

The maximum period for which the remission is calculated is 2 reading periods.

Application for the remission must be made within 4 months of the issue of the charge.

A register will be kept of all charge remissions given.

Circumstances outside this policy may be considered on a case-by-case basis in accordance with POL-3114 Exceptional Circumstance Waiver Policy.

## **7. Determination of discharge quantity and quality**

### **7.1 Determination of discharge quantity**

#### **7.1.1 Category 1 and 2**

In the absence of an approved trade waste flow meter, the volume of trade waste discharged shall be estimated from total metered water consumption, less an allowance for domestic waste based on 75 kL/annum per pedestal and an allowance for water consumed on the property, based on a discharge factor.

Investigations have established a basis for estimation of the proportion of water consumption discharged as trade waste by various types of trade and manufacturing processes. These will form the basis of the initial fraction applied when an approval is issued. Where there is no fraction available, 100% discharge will be assumed.

Where individual trade waste generators have information that would indicate a departure from these bases, application may be made for reconsideration of the fraction used.

Where the balance from the main water meter consumption must be allocated to several trade waste businesses, this is done proportionately according to

- a sizing assessment of the trade waste fittings which discharge to sewer; and
- the hours of operation.

High volume Category 1 trade waste generators may, and are encouraged to, install an approved flow measurement device to be calibrated as specified in the approval conditions.

#### **7.1.2 Category 2 (separately metered trade waste)**

The volume of trade waste discharged to the sewer shall be measured by an approved flow measurement device calibrated as specified in the approval. This should be located on the trade waste discharge stream, which should be separate from the domestic waste discharge stream.

Where the flow measured includes domestic waste, an allowance of 75 kL/annum per pedestal shall be made.

Trade waste generators exempt from installing a flow measurement device shall have the volume of discharge estimated as under section 11.1.

Additional charges may be applied for over limit waste discharges 7.1.3.

## **7.2 Determination of discharge quality**

### **7.2.1 Category 1**

Quality measurements for Category 1 discharges are required for compliance checks only. This shall be done as part of the inspection and monitoring program. The cost shall be covered by the annual trade waste charge except where additional inspection and testing is required because of non-compliance. Additional charges are levied to the holder of the approval as prescribed in section 7.1.3.

### **7.2.2 Category 2**

#### **(a) Requirement for quality measurements**

Quality measurements are required for both charging and compliance purposes for large heavy customers such as food manufacturers and chemical industries that are not deemed to comply, and must be consistent with RCC inspection and monitoring results.

For charging purposes, an approved self-monitoring system by the trade waste generator shall be used to collect sufficient data to enable the average mass load for the designated charging period to be calculated. Where pre-treatment is required to meet sewer admission limits for specified parameters, self-monitoring will be required for those parameters, or a suitable surrogate, to confirm satisfactory pre-treatment.

Requirements for self-monitoring and auditing shall be specified in the approval.

The holder of the approval shall meet all costs of self-monitoring.

RCC shall inspect the premises and collect and analyse samples for overall assessment of compliance with sewer admission limits and approval conditions as part of its inspection and monitoring program. The cost is covered by the annual trade waste charge. Where additional inspection and testing is required to be done as a result of non-compliance, the costs will be levied to the holder of the approval as prescribed in section 7.1.3.

#### **(b) Use of quality data**

All sample analysis results will be assessed after each sampling event. The contaminant mass load for each charge parameter is calculated and compared to sample analysis data collected over the previous 4 account periods. Additional sampling may be required for the current account period.

#### **(c) Application of quality data**

- If the contaminant mass load for a charge parameter is less than the rejection limit, the result is included in the charge calculation.

- If the contaminant mass load for a charge parameter is greater than the rejection limit but less than or equal to the exclusion limit, it is not used for the charge calculation but is included in future statistical calculations.
- If the contaminant mass load for a charge parameter is greater than the exclusion limit, it is not used for the charge calculation and is excluded from future statistical calculations.

(d) Definitions

- Rejection limit: 1.5 standard deviations above the mean of the last 4 billing periods.
- Exclusion limit: 3 standard deviations above the mean of the last 4 billing periods.

### 7.2.3 Deemed to comply

For small discharges such as restaurants where no data analysis is available to provide an accurate charge, 'Deemed to comply' to sewer admission limits will be used to calculate quality charges.

Billing methodology and discharge factors used for individual businesses are approved by the Service Manager.

## 8. Audit, inspection and monitoring

### 8.1 Inspections

For the purpose of monitoring and auditing the conditions of discharge, RW shall routinely and randomly inspect all premises occupied by the holder of a trade waste approval.

Inspections will include, but may not be limited to, the following:

- check of all chemical storage areas to ensure that they are properly bunded and are not improperly connected to sewer;
- check that there are no illegal stormwater connections to the trade waste system or sewerage;
- check that there are no illegal trade waste connections to stormwater or sewer and that there is no potential for trade waste to overflow improperly to sewer, stormwater or waterways;
- check pre-treatment facilities are regularly and properly serviced and standby equipment is available where necessary;
- check monitoring of strength and flow is undertaken as required under the trade waste approval;
- check work practices do not result in a breach of the trade waste approval or legislation.

### 8.2 Dye test

A Council officer may need to ascertain whether specific waste streams or processes are connected to the trade waste pre-treatment system. A fluorescent dye is added to the waste stream and the device examined for evidence of dye.

### 8.3 Inspection chambers and/or gauging facility

Category 2 waste shall be discharged to the sewerage system via a suitable inspection chamber and/or gauging facility. The inspection chamber and/or gauging facility shall be located on the trade waste discharge line in an area which is accessible at all times to Council's officers thus allowing for sampling and/or monitoring equipment to be installed and operated.



A suitable 240-volt power outlet and a standard water supply outlet with back-flow prevention device installed within 3 metres of the grease arrestor in accordance with AS3500 Part 1, AS2845.3 and approved at all gauging facility sites.

For new Category 1 and 2 installations, the trade waste discharge line shall be separate from the domestic waste discharge line. For existing installations, retrofitting is not required except where it may be done during any proposed upgrading or alterations to the installation.

Where a commercial or industrial premise generates trade waste but does not discharge trade waste to the sewerage system, suitable inspection access shall be installed on the sanitary drain, in an accessible location, prior to leaving the property and/or connecting into the sewer. This is to enable monitoring of waste discharges.

Arrestor trap installations and other pre-treatment devices on premises discharging category 1 waste shall have inspection access provided externally to the building, within the premises, at finished ground level.

## **9. Discretionary power**

Notwithstanding the provisions of this policy, given the complexity of many industrial wastes and the need to protect RCC's sewerage system and employees, and the environment, acceptance of any given trade waste to sewer shall always be subject to approval by RCC.

Under section 34 of the *Water Supply (Safety and Reliability) Act 2008*, Council may give a notice to do remedial work and may recover certain costs. This also serves as a notice under section 132 of the *Local Government Act 2009*.

Under section 193 of the *Water Supply (Safety and Reliability) Act 2008*, Council may issue a fine if a business discharges trade waste to sewer without an approval.

## **10. Records and reports**

Council will develop a trade waste database for the purpose of maintaining, in a publicly accessible form, information on waste generation within council's local government area. The database will list information on trade wastes routinely produced by commerce and industry, by location, volume and character. A component of the database will contain trade waste information based on information produced by holders of trade waste approvals, and from monitoring conducted by or under council direction.

The trade waste database will facilitate the local recycling and reuse of wastewater, and will assist Council in wastewater management planning and reporting.

## **11. Implementation**

This plan will become effective immediately and will be implemented over a phase-in period of 12 months or by an agreed date for existing businesses. New businesses will be required to fully comply with the policy from their date of commencement.

### Appendix 1 Sewer admission limits

The upper limits for the quality of trade waste discharged to the sewer for all categories are set out below. They are subject to periodic review.

#### Schedule I GENERAL LIMITS

Parameter	Concentration, mg/L except *
Temperature *	< 38°C
pH *	6 - 10
Biochemical oxygen demand (BOD <sub>5</sub> )+#	600
Chemical oxygen demand (COD)+#	1500
Total organic carbon (TOC)+#	1200
Suspended solids+#	600
Total dissolved solids (TDS)+#	10000
Total oil/grease (hexane extractable)	200
Gross solids *	Non-faecal gross solids shall have a maximum linear dimension of less than 20mm and a quiescent settling rate of less than 3m/hr.
Colour *	Limited such as not to give any discernible colour in treatment works discharge.
Odour *	Not detectable in 1% dilution or causing an odour problem in Council's wastewater system
Chlorine (as Cl <sub>2</sub> )	10
Sulphate ( as SO <sub>4</sub> <sup>-</sup> )#	2000
Sulphite ( as SO <sub>2</sub> )	100
Surfactants - Anionic (MBAS)	500
Aluminium (as Al)#	100
Iron (as Fe) #	100
Ammonia plus ammonium ion (as N)#	100
Total Nitrogen (as N)#	150
Total Phosphorus (as P) #	50
Manganese (as Mn)	100

+ The total mass load and the capacity of the sewerage system to accept the load shall be considered for each application.

# Council may, in some circumstances, accept waste containing higher concentrations of these substances. Additional charges for treatment (section 7.1.2 ) will apply.

#### Schedule II PROHIBITED DISCHARGES

- Prohibited substances as defined in Schedule 1 of the *Water Supply (Safety & Reliability) Act 2008*.
- Radioactive substances except as allowed for under *the Radiation Safety Act 1999* and *the Radiation Safety Regulation 2010*.
- Pathological and infectious waste and Cytotoxic waste except as allowed for under the *National Guidelines for Waste Management in the Health Industry*, National Health and Medical Research Council, 1999.
- Genetically modified (engineered) organisms.

### Schedule III SPECIFIC LIMITS - INORGANIC

Parameter	Concentration, mg/L
Boron (B)	100
Bromine (Br <sub>2</sub> )	10
Fluoride (F <sup>-</sup> )	30
Cyanide (CN <sup>-</sup> )	5
Sulphide (S <sup>2-</sup> )	5

### Schedule IV SPECIFIC LIMITS - METALS

Parameter	Maximum concentration mg/L	Lower daily mass load g/day
Arsenic (As)	5	15
Cadmium (Cd)	2	6
Chromium (Cr)		
Total	20	75*
Hexavalent	10	
Cobalt (Co)	10	30
Copper (Cu)	10	75
Lead (Pb)	10	30
Mercury (Hg)	0.05	0.15
Nickel (Ni)	10	30
Selenium (Se)	5	15
Silver (Ag)	5	15
Tin (Sn)	10	30
Zinc (Zn)	10	75

The concentration values apply to discharges having a daily mass load between the lower daily mass load (LDML) and the upper daily mass load (UDML). For small discharges with a daily mass load below the LDML, no concentration limits apply. Dischargers who exceed the UDML limits will be required to take measures to meet the UDML. This may involve treating to a lower concentration than indicated above.

\* For discharges below the LDML, hexavalent Cr must be reduced to trivalent Cr.

### Schedule V. SPECIFIC LIMITS - ORGANIC

Council may request specific demonstrable evidence based on degradability and toxicity concerning substances listed below.

Parameter	Maximum concentration, mg/L
Formaldehyde (HCHO)	50
Phenolic compounds (as Phenol)	100
Pentachlorophenol	5
Petroleum hydrocarbons	30
Halogenated aliphatic hydrocarbons	5
Halogenated aromatic hydrocarbons (HAHs)	0.002
Polychlorinated biphenyls (PCBs)	0.002
Polybrominated biphenyls (PBBs)	0.002
Polynuclear aromatic hydrocarbons (PAHs)	5
Pesticides: general (insecticides/herbicides/fungicides) <sup>+</sup>	1.0
Pesticides: organophosphates	
Azinphos-methyl	0.1
Azinphos-ethyl	0.1
Coumaphos	0.1
Demeton	0.1
Dichlorvos	0.1
Dimethoate	0.1
Disulfoton	0.1
Fenitrothion	0.1
Fenthion	0.1
Malathion	0.1
Methamidophos	0.1
Mevinphos	0.1
Omethoate	0.1
Oxydemeton-methyl	0.1
Parathion	0.1
Triazophos	0.1
Trichlorfon	0.1
Pesticides: organochlorines	
Aldrin	0.001
Chlordane	0.006
DDT	0.003
Dieldrin	0.001
Heptachlor	0.003
Lindane	0.100

+ This category covers all pesticides other than those specifically listed under organophosphate and organochlorine pesticides.

**Schedule VI.** Any substance not listed in the above tables is a prohibited discharge and may not be discharged without prior approval. RW may request specific demonstrable evidence based on degradability and toxicity for any substance when assessing acceptance to sewer.

### Appendix 2 Trade waste charges

Trade waste charges are determined each year at Council's annual budget meeting for the following parameters:

Trade waste charges are calculated quarterly and billed to the property owner to appear on the following rate notice.

Trade waste charges	Charge type
Trade waste generator charge	Fixed annual fee for each trade waste generator
Trade waste discharge treatment charge – volume, \$/kL	Dependant on trade waste discharge volume.
Trade waste discharge treatment charge – quality - \$/kg	Dependant on trade waste discharge strength.
	BOD
	COD
	NFR
	Oil & grease
	Nitrogen
	Phosphorus
Constant "d" for use when determining "additional charge" for excess strength waste	

## 12. Contact information

Office hours Senior Trade Waste Officer P 07 3829 8843  
M 0417 732 408

After hours Redland City Council emergency service P 07 3829 8999  
F 07 3829 8765



## **Appendix 3 Trade waste sample collection methodology**

### Grease arrestors (traps)

The collection of trade waste samples from grease arrestors must be carried out using a standardised methodology by competent persons for samples to reflect actual discharge conditions. This, in turn, ensures that the samples collected are truly representative and that the trade waste fees and charges applied through the sample analysis results are based on true operating conditions. Samples may be “grab” or time based samples.

*Failure to properly collect samples may result in financial penalties to dischargers that might otherwise have been avoided.*

### Sampling timing

Samples must be collected in the middle period between grease arrestor cleaning events to reflect an “average pollutant level” of the arrestor. Sampling at other times results in incorrect sample results which can lead to incorrect trade waste charging.

Where samples are believed to have been collected too early, an audit sample may be collected and analysed by RCC and the costs charged to the discharger.

### Sampling

Samples must be collected in a manner that reflects actual operating conditions. Hence, the following sampling technique must be employed.

### Grease arrestor with separate inlet and outlet

- (a) The arrestor inlet and outlet caps are removed.
- (b) The trapped outlet pipe of the arrestor is cleared of fats and other obstructions using a hose or by pouring sufficient water into the pipe to clear the obstruction(s) from the outlet pipe. This is required to obtain a “clean” sample.
- (c) If there is no flow through the arrestor, flow is simulated by pouring at least 20 litres of water down the inlet pipe. The sample can then be collected from the arrestor outlet when, and only when, a representative discharge is observed. Pouring more water down the inlet pipe may be required to attain true discharge conditions.

### Grease arrestor with internal outlet

Where a trap has no external outlet pipe and discharges directly past the last baffle, the area behind the last baffle and before the outlet pipe is to be thoroughly cleaned and the flow simulation above then carried out.

***Samples shall not be collected from inside a grease arrestor. The analysis of these samples will be rejected.***

***The analysis result samples that are collected at times outside the recommended times may be rejected.***

A 2 litre sample of the trade waste is to be collected for analysis and kept in a cool condition.

Analysis should be carried out by a NATA registered laboratory; or one that meets *Australian Standard 9001*.

## REFERENCE DOCUMENTS

This guideline has been developed to support the application or administration of POL-1234 Trade Waste Policy.

## ASSOCIATED DOCUMENTS

### **Legislation and Standards**

- *Water Supply (Safety & Reliability) Act 2008*  
*Water Supply (Safety & Reliability) Regulation 2011*
- *Environmental Protection Act 1994*  
*Environmental Protection Regulation 2008*  
*Environmental Protection (Water) Policy 2009*
- *Local Government Act 2009*
- *Plumbing and Drainage Act 2002*  
*Plumbing and Drainage Regulation 2003*  
*Standard Plumbing and Drainage Regulation 2003*
- *Radiation Safety Act 1999*  
*Radiation Safety Regulation 2010*
- *Gene Technology Act 2001*  
*Gene Technology Regulation 2002*
- *Australian Gene Technology Act 2000*
- Australian Sewage Quality Management Guidelines 2012
- National Guidelines for Waste Management in the Health Industry, National Health and Medical Research Council, 1999.

### **Trade Waste fact sheets and forms**

- FS508 trade waste fact sheet
- B9151 A guide to trade waste
- CSRWTW001 Application for approval to discharge trade waste into sewer
- CSRWTW002 Application for amendment of approval to discharge trade waste into sewer
- CSRWTW004 Trade waste water leak application
- CSRWTW005 Request for review of trade waste decision
- CSRWTW006 Guideline for grease arrestor sizing

### **Other Council documents**

POL-1837 Revenue policy  
POL-2592 Concealed Leaks policy  
POL-2658 Community Service Obligation  
POL-2659 Community Benefit Policy for Fees and Charges Discounts  
POL-3114 Exceptional Circumstance Waiver policy

## DOCUMENT CONTROL

- Only the General Manager Infrastructure & Operations can approve amendments to this guideline. Please forward any requests to change the content of this document to the Manager.
- Approved amended documents must be submitted to the Corporate Meetings & Registers team.

**12.5.3 REQUEST FOR NEW LEASE - MULTIPLE SPORTING CLUBS**

**Objective Reference:** A244684  
Reports and Attachments (Archives)

**Attachments:** [Macleay Island Bowls Club](#)  
[Redland Rugby Union and Recreation Club Inc.](#)  
[Mooroondu Sports and Recreation Club](#)

**Authorising Officer:**   
Gary Soutar  
General Manager Infrastructure and Operations

**Responsible Officer:** David Katavic  
Acting Group Manager City Spaces

**Report Author:** Leah Moir  
Acting Senior Leasing Officer

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**PURPOSE**

The purpose of this report is to gain Council approval to enter into new leases with the following sporting clubs, subject to verification that they have completed all outstanding issues:

- Macleay Island Bowls Club (current lease expiry 30 June 2015 on Council owned land),
- Redland Rugby Union & Recreation Club Inc. (current lease expiry 31 August 2015 on Reserve Trustee land); and
- Mooroondu Sports & Recreation Club Inc. (current lease expiry 15 August 2015 on Council owned land).

As an interim measure for tenure purposes the leases will be held over on the previous lease.

**BACKGROUND**

The leases to the listed sporting clubs have expired and Council officers have completed financial sustainability checks and building condition audits for each club. Where there are safety or legislated maintenance activities outstanding, a new lease will not be entered into until these have been completed and verified.

**ISSUES**

The matters outstanding at the Macleay Island Bowls Club, Redland Rugby Union & Recreation Club Inc., and Mooroondu Sports & Recreation Club Inc. (reported on 07 August 2015) have now been rectified.

City Sport & Venues Unit have recommended a 10-year lease in each instance in line with Council Policy POL-3071.

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## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. As these sporting clubs meet the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

### **Risk Management**

All new leases require building and public liability insurance to be maintained by the club.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition, and there are clauses under the proposed leases to address any non-compliance to these.

City Sport & Venues will work more closely with these clubs going forward to ensure the club can operate for the benefit of the community in a compliant manner.

### **Financial**

Council will not incur any expenses with this lease as lease preparation costs and registration in the Titles Office are to be paid by the lessee in all cases.

### **People**

This recommendation does not have Council staff implications.

### **Environmental**

No environmental issues have been identified.

### **Social**

Granting a new lease to these sporting clubs will provide continued support to these active and community-focussed groups within the Redland area.

### **Alignment with Council's Policy and Plans**

Council Policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2010-2015 is supported by this proposal, particularly:

#### **7. Strong and connected communities**

- 7.5 - Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation.

## **CONSULTATION**

The Facilities Services Manager has consulted with:

- Portfolio 5 Chair;
- Divisional Councillor;
- Service Manager Sport & Facilities;
- Business & Infrastructure Finance team; and
- General Counsel.

## OPTIONS

### Option 1

That Council resolves to:

1. Make, vary or discharge a new lease to:
  - Macleay Island Bowls Club Inc. (Lots 274-278 RP31212) for 10 years;
  - Redland Rugby Union & Recreation Club Inc. (Lot 139 CP884273 and Lot 139 SP188041) for 10 years (Trustee Lease); and
  - Mooroondu Sports & Recreation Club Inc. (Lot 145 on RP1420) for 10 years;on terms and conditions considered satisfactory to the Chief Executive Officer.
2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary, discharge and sign all associated documents.

### Option 2

That Council resolves to not enter into new leases with these clubs.

## OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Gleeson  
Seconded by: Cr M Edwards

That Council resolves to:

1. **Make, vary or discharge a new lease to:**
  - **Macleay Island Bowls Club Inc. (Lots 274-278 RP31212) for 10 years;**
  - **Redland Rugby Union & Recreation Club Inc. (Lot 139 CP884273 and Lot 139 SP188041) for 10 years (Trustee Lease);**
  - **Mooroondu Sports & Recreation Club Inc. (Lot 145 on RP1420) for 10 years;****on terms and conditions considered satisfactory to the Chief Executive Officer;**
2. **Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and**
3. **Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary, discharge and sign all associated documents.**

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.



Macleay Island Bowls Club  
Lot 276 RP31212  
28-36 Benowa Street, Macleay Island



Redlands Rugby Union & Recreation Club Inc.  
Lot 139 SP188041  
38A William Street, Birkdale





Mooroondu Sports & Recreation Club Inc  
Lot 145 RP 14120  
208-212 Mooroodu Road, Thorneside



**12.5.4 POLICIES TO BE DECLARED OBSOLETE – POL-3038, POL-3030 AND POL-3059**

**Objective Reference:** A298427  
Reports and Attachments (Archives)

**Attachments:** [POL-3038 - Drawing Water from RCC's Reticulated Network](#)  
[POL-3030 – Redland City Council Security Policy](#)  
[POL-3059 – Wastewater Main Extensions - Request from Resident](#)

**Authorising/Responsible Officer:** 

**Gary Soutar**  
General Manager Infrastructure & Operations

**Report Author:** **Shelley Thompson**  
Personal Assistant to General Manager  
Infrastructure & Operations

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**PURPOSE**

The purpose of this report is to declare obsolete the 3 attached Council policies:

- POL-3038 Drawing Water from RCC's Reticulated Water Network;
- POL-3030 Redland City Council Security Policy; and
- POL-3059 Wastewater Mains Extensions – Request from a Resident.

**BACKGROUND**

As part of Infrastructure & Operations' ongoing review of overdue policies, procedures and guidelines, it has been identified that:

- POL-3038 Drawing Water from RCC's Reticulated Water Network contains information more relevant to a work instruction than a high level policy and as it is specific to the work of Water & Waste Operations, it will immediately be converted to a work instruction;
  - POL-3030 Redland City Council Security Policy is not needed as a policy as it overlaps significantly with Council's WHS requirements, operating procedures and code of conduct;
  - POL-3059 Wastewater Mains Extensions – Request from a Resident is no longer applicable as the intent of this policy was to provide incentive for properties not connected to the wastewater network to do so. This came about as development advanced and the sewerage area of Redland City increased. In recent years, there have been no requests from residents for such connections. Invariably, properties that may fall into this category are subject to a development application or reconfiguration which are already outside of the policy applicability.
-

**ISSUES**

No issues have been identified that will result from declaring these policies obsolete.

**STRATEGIC IMPLICATIONS****Legislative Requirements**

No legislative requirements identified.

**Risk Management**

No risks identified.

**Financial**

No financial implications identified.

**People**

No people issues identified.

**Environmental**

No environmental issues identified.

**Social**

No social implications identified.

**Alignment with Council's Policy and Plans**

The decision will have no impact on Council's policy and plans.

**CONSULTATION**

Consultation occurred with:

- General Manager Infrastructure & Operations;
- Executive Leadership team;
- Group Manager Water & Waste Operations;
- Business & Infrastructure Finance team; and
- Corporate Meetings & Registers team leader.

**OPTIONS****Option 1**

That Council resolves to declare the following policies obsolete:

- POL-3038 Drawing Water from RCC's Reticulated Water Network;
- POL-3030 Redland City Council Security Policy; and
- POL-3059 Wastewater Mains Extensions – Request from a Resident.

**Option 2**

To not declare any policy obsolete, which would result in three irrelevant policies.



**OFFICER'S RECOMMENDATION/  
COUNCIL RESOLUTION**

Moved by: Cr P Gleeson  
Seconded by: Cr M Edwards

That Council resolves to declare the following policies obsolete:

- POL-3038 Drawing Water from RCC's Reticulated Water Network;
- POL-3030 Redland City Council Security Policy; and
- POL-3059 Wastewater Mains Extensions – Request from a Resident.

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

**MOTION TO ADJOURN MEETING AT 5.41PM**

Moved Cr K Williams

That the meeting stands adjourned until 8pm.

**CARRIED 11/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Elliott, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion

**MOTION TO RESUME MEETING AT 8.09PM**

Moved: Cr A Beard

Seconded Cr M Edwards

That the meeting proceedings resume.

**CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion

Cr Elliott was not present when the motion was put.

Cr Elliott did not return to the meeting as he was unwell.

### Drawing water from Redland City Council's reticulated water network

#### Head of Power

Redland City Council (RCC) has the power to levy utility charges, including water, under section 963 and 973 of the *Local Government Act 1993* as the water service provider.

Chapter 10 of the *Local Government Act 1993* permits charging water utility charges on the basis of consumption.

The *Water (Safety and Reliability) Act 2008* gives the water service provider the authority to restrict access to fire hydrants and to restrict the distribution of its water under Section 145 (1) of the *Water (Safety and Reliability) Act 2008*

*Section 244* of the *Act* allows the water service provider to cancel a permit.

*Section 110 (2) (i)* of the *Water Act 2000* allows the water service provider to fix a meter to a hydrant.

Part 8 of *Redland Shire Council Local Law 31 (Water Supply)* gives the water service provider power to appraise and inspect vehicles for water transportation in accordance with AS3500 prevention of backflow and to charge for the issue of permits to take water from the service provider's network.

#### Policy Objective

External contractors and business operators require direct access to RCC's water network in order to carry out their particular business. These typically include water carters, construction industry, property developers, and minor contractors such as road cutters, parks and gardens maintainers.

The Queensland Water Commission's (QWC) water restrictions designate those commercial activities for which the use of potable water is not permitted without the written approval of the service provider.

The purpose of this policy is to establish a framework for taking water from RCC's water distribution network to ensure:

- the taking of water from the network is fair, equitable and regulated;
- vehicles and other facilities used for taking and transporting water are capable of delivering a safe potable supply to consumers;
- prevention of contamination of council's water supply due to contractors and customers directly accessing the water network; and
- a suitable and equitable method of charging for taking water based on consumption.

## Policy Statement

1. Access and consumption of water should be fair and equitable for all users of the water retailing system in the city, including both commercial and domestic fixed meter service customers as well as external contractors and business operators, and full revenue should accrue in this use.
2. Access to water mains by external contractors and business operators is to be regulated by a permit system issued by council:
  - a. permits may be issued subject to reasonable conditions, having regard for the particular circumstances;
  - b. permits should only be issued to applicants who demonstrate appropriate usage and compliance in accordance with council's local laws, QWC's water restrictions and all other relevant legislation;
  - c. if the conditions of the permit are not complied with, the permit may be cancelled and any apparatus, which may be in the possession of the permit holder, recovered;
  - d. applications received will be reviewed in relation to relevant legislation and industry practices. Where in the opinion of the reviewing officer's the application the application may be rejected.
3. Water may only be taken from water mains and hydrants by means of apparatus which are able to measure the consumption of water and issued by council, such as automated filling stations and metered hydrant standpipes unless otherwise specifically permitted.
4. The permit holder will be charged utility charges for water consumption on the basis of the measured consumption at the current commercial rate.
5. Any apparatus issued by Council will remain its property. Permit holders will be charged a refundable security deposit on issue of the apparatus and a recurring permit fee for the use of the apparatus.
6. If water taken is to be transported, the requirements of Part 8 of Council's Local Law 31 (Water Supply) and any other relevant legislation must be satisfied by any person intending to transport, deliver or supply water for domestic purposes.
7. The receiving vessel is to comply with AS3500 and ensure prevention of contamination of Council's water supply by means of a device to prevent the reverse of flow from a potentially polluted source into potable water supply system. A certificate of compliance is required by an approved tester.

### Redland City Council Security Policy

#### Version Information

#### Head of Power

This policy supports Council's Corporate Plan 2010-2015, strategic priority "Inclusive and Ethical Governance" Objective 8.6 Implement a comprehensive enterprise approach to risk management across the organisation. It also supports requirements of our statutory obligations in accordance with the *Workplace Health and Safety Act 2011 (Qld)* and demonstrates its commitment to safety and security of staff, visitors and property.

#### Policy Objective

To establish and maintain levels of security which are appropriate to protect Council Officers and property so as to undertake Council business effectively; and to preserve stakeholder and client confidence in Council.

#### Policy Statement

Redland City Council is committed to providing a secure working environment for staff, visitors and public who access Council facilities, as well as the protection and preservation of property, equipment, information and the reputation of the Council.

All Councillors, staff, and contractors will make themselves aware of all relevant security procedures, strategies, and resources as may relate to their duties, and shall discharge their responsibilities to safeguard Council's interests, to the best of their abilities.

#### Policy Goals

- To manage and deliver overall security risk management.
- To ensure relevant security practices, procedures, strategies, and resources are developed and implemented.
- To ensure all Councillors and staff receive training and instruction in their obligations and responsibilities as may be applicable to their duties.
- To ensure any act, omission, circumstance, or occurrence which directly or indirectly adversely effects, or is likely to adversely effect, the security of Redland City Council facilities, Councillors, staff, visitors, contractors, and/or assets is reported.
- To ensure all buildings, facilities and areas which Council occupies are provided with a level of protection commensurate with the risk, both during and outside normal working hours.

#### Associated Documents

- *Workplace Health and Safety Act 2011 (Qld)*
- *Workplace Health and Safety Regulations 2011 (Qld)*
- AS/NZS 4804:2001 – Occupational Health & Safety Management Systems.
- AS/NZS:4360:2004 – Risk Management.AS:3745:2002 Emergency Control Organisation & Procedures for Buildings.

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#### CMR Team use only

**Department:** Corporate Services  
**Group:** Office of General Manager  
**Approved:** General Meeting 21.12.2005  
(Minor Amendments Approved Mayor & CEO 13.10.2012)

**Effective date:** 13.10.2012  
**Version:** 2  
**Review date:** 31.10.2015  
**Page:** 1 of 2

# policy document

## Corporate POL-3030

### Version Information

Version number	Date	Key Changes
2	16/10/12	<ul style="list-style-type: none"><li>▪ Update 'Shire' to 'City'</li><li>▪ Update to reflect Corporate Plan 20102-2015</li><li>▪ Update WH&amp;S Act to 2011</li></ul>

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**CMR Team use only**

**Department:** Corporate Services  
**Group:** Office of General Manager  
**Approved:** General Meeting 21.12.2005  
(Minor Amendments Approved Mayor & CEO 13.10.2012)

**Effective date:** 13.10.2012  
**Version:** 2  
**Review date:** 31.10.2015  
**Page:** 2 of 2



### Wastewater Main Extensions – Request from a Resident

#### Head of Power

- *Water Supply (Safety and Reliability) Act 2008*
- *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

#### Policy Objective

The objective of this policy is to provide an incentive for residents who wish to connect to the wastewater reticulation network with the aim of encouraging higher public health standards expected from access to reticulated wastewater services.

#### Policy Statement

For applications for extensions in areas where no wastewater connection is available to the property, council will contribute the design and construction of the first 25 metres of the sewer and a manhole if required where:

- the property can be served from the reticulated wastewater system and council has not resolved to limit extensions in the area;
- the allotment is not greater than 2000m<sup>2</sup>;
- the applicant contributes the remainder of the estimated wastewater mains extension cost;
- the property is not subject to any land redevelopment and/or reconfiguration in accordance with the Redlands Planning Scheme.

Council's contribution payment, where applicable, will be made once a Registered Professional Engineer of Queensland (RPEQ) certificate is provided that works were constructed in accordance with the design.

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#### CMR Team use only

**Department:** Redland Water  
**Group:** Distribution & Treatment Services  
**Approved:** General Meeting  
**Date of Approval:** 30/05/2012

**Effective date:** 01/07/2012  
**Version:** 1  
**Review date:** 30/06/2013

### **12.5.5 RESOLUTION OF COUNCIL TO CALL EXPRESSION OF INTEREST FOR BULKY HOUSEHOLD ITEM COLLECTION SERVICE AND THE ESTABLISHMENT OF A REDLANDS COMMUNITY RECYCLING WORKSHOP**

**Objective Reference:** A389948  
Reports and Attachments (Archives)

**Authorising Officer:**   
Gary Soutar  
General Manager Infrastructure and Operations

**Responsible Officer:** Kevin Mcguire  
Group Manager Water and Waste Operations

**Report Author:** Robert Walford  
Service Manager RedWaste

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#### **PURPOSE**

This report seeks Council resolution in accordance with section 228 of the *Local Government Regulation 2012* (LGR2012) to invite expressions of interest (EOIs) from suitably qualified social benefit suppliers and social enterprises to provide an on-demand bulky household item collection service, and to establish a Redlands Community Recycling Workshop prior to inviting written tenders from shortlisted respondents to the EOI for the selection of a contractor.

#### **BACKGROUND**

At the Councillor workshop on 16 June 2015, Council requested further investigation and consultation to assess community expectations on a bulky waste collection service. Councillors expressed interest in a modified service that would provide an opportunity for residents to have large, bulky items collected and disposed that may otherwise be difficult to transport to Council's waste transfer stations. Further discussions included delivery of bulky item collection services by community organisations and engaging participants under the Work for the Dole program.

#### **ISSUES**

Council currently provides limited assistance to eligible residents for the collection and disposal of bulky items through the Home Assist Secure Program. A dedicated service to provide bulky household item collection to all Redland City residents is a new service level. Similarly, there is no established facility of this type for the recovery, reuse and recycling of bulky household items utilising social benefit or social enterprise suppliers.

Annual expenditure cannot be fully determined at this stage however due to the likely value to provide this service, procurement methods including proceeding immediately to inviting written tenders and exceptions to inviting written tenders available under the LGR2012 have been considered, and it was determined that none of the options are appropriate.

Inviting EOIs will:

- provide the information necessary for Council to understand the opportunities and constraints in the current social benefit and social enterprise market as they relate to waste and recycling services;
- allow social benefit and social enterprise suppliers the opportunity to provide input to determine the most suitable outcome to meet Council's needs;
- provide Council financial intelligence in terms of the exposure to costs as this type of service has not previously been provided to the Redlands community;
- assist Council with achieving better value for money by letting the social benefit and social enterprise market know that the market has been canvassed,
- provide the information necessary to proceed to inviting written tenders for the proposed services.

Financial assistance to the community sector via the community grants programme or targeted funding allocation is not deemed suitable due to the ongoing contractual arrangement and annual expenditure. The provision of bulky household item collection service must be governed by strict key performance indicators (KPIs) and contract management framework consistent with a formal procurement process.

To ensure that the procurement process is effective in execution and outcome, it is proposed that EOIs be called and shortlisted. Should suitable responses be provided, Council may invite written tenders from suitable social benefit and social enterprise suppliers, or determine if it is necessary to enter into negotiations with one or more respondents. This will also ensure value for money, not only through the use of a competitive process, but by having considered and determined the most suitable terms and conditions before inviting tenders.

### **Bulky household item collection service**

In calling EOIs, Council is seeking social benefit and social enterprise suppliers to respond to the provision of a bulky household item collection service. The service would provide Redlands residents an opportunity to request the collection and disposal of a limited volume or quantity (i.e. up to 5 items or 2m<sup>3</sup>) of large bulky items including but not limited to beds, furniture and white goods from each rateable residential property once per financial year.

The successful respondent will be required to manage collection requests via telephone or internet, scheduling and logistics of collections and transport of materials for beneficial reuse at the Community Recycling Workshop or disposal.

A limit to the type and nature of acceptable waste is aligned to the materials which likely can be recycled, reused or repaired at the Community Recycling Workshop. Only bulky items that can be lifted by 2 people will be accepted. Acceptable and unacceptable items for collection include:

<b>Accepted items ✓</b>	<b>Unacceptable items ✗</b>
<ul style="list-style-type: none"> <li>✓ White goods (fridges, freezers, washers)</li> <li>✓ Furniture</li> <li>✓ Bed frames and mattresses</li> <li>✓ Computers and IT equipment</li> <li>✓ Bicycles and small metal items</li> </ul>	<ul style="list-style-type: none"> <li>✗ Garden waste</li> <li>✗ General household waste</li> <li>✗ Paints and chemicals</li> <li>✗ Gas Bottles, batteries and tyres</li> <li>✗ Home renovation and rubble</li> </ul>

## **Community Recycling Workshop**

Council is keen to explore opportunities to increase workplace participation for disadvantaged members of the Redlands community including Work for the Dole or people with disability. Investigations have identified an opportunity to establish a Community Recycling Workshop managed by social benefit suppliers and social enterprises undertaking resource recovery and training activities utilising Work for the Dole participants or people with disability. These additional activities may include:

- Customer service interface for the management and scheduling of bulky household item collections
- Recovery, repair and resale of furniture;
- Recycling of whitegoods and IT products;
- Bicycle repair and reuse.

The bulky household item collection service would supply reusable or recyclable products to the Community Recycling Workshop to support these activities. The successful respondent will be required to manage collection requests via telephone or internet, scheduling and logistics of collections and transport of materials for beneficial reuse at the Community Recycling Workshop or disposal.

### **Redland City Council budget commitment**

The proposed bulky household item collection service and Redlands Community Recycling Workshop will require operational budget allocation for 2016/17 and for the ongoing program life. Council's ongoing financial commitments can only be determined following receipt and evaluation of EOIs and subsequent invitation to tender responses.

Community participation in the bulky item collection service and resulting waste volumes are not known at this stage and RCC may be required to allocate additional budget if required. Council expenditure is estimated to be \$250,000 per annum (GST excl) for 2016/17. Annual expenditure will be recovered by the RedWaste Business Unit through Community Service Obligation (CSO).

### **Timing and delivery**

To ensure that the procurement process is effective in execution and outcome, it is proposed that EOIs be called and shortlisted. Should suitable responses be provided, Council may invite written tenders from suitable social benefit and social enterprise suppliers, or determine if it is necessary to enter into negotiations with one or more respondents. Mobilisation and commencement of bulky item collection services and the establishment of the Community Recycling Workshop would occur from 1 July 2016.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

It is a requirement of section 228 of the LGR2012 that Council may only invite expressions of interest if:-

- Council decides, by resolution, that it would be in the public interest to invite expressions of interest before inviting written tenders; and
- Council records its reasons for making the resolution in the minutes of the meeting at which the resolution was made.

The expression of interest is required to be conducted in accordance with the legislative requirements of the *Local Government Act 2009* (LGA2009) and the LGR2012.

### **Risk Management**

The risks associated with inviting expressions of interest are managed by conducting the process in accordance with the legislative requirements of the LGA2009 and LGR2012 and adherence to all Council policies, guidelines and procedures relating to the procurement process, and probity principles.

Proceeding to expressions of interest will allow Social Benefit Suppliers and Social Enterprises to provide responses in accordance with their capabilities and experience, and allow Council to select the most appropriate supplier to deliver the Bulky Item Collection Service and Community Recycling Workshop.

The proposed on-demand Bulky Item Collection Service has the advantage of reducing amenity and liability concerns as the material would be collected from within the property boundary. This would also serve to reduce trip and traffic hazards and enforcement through local laws avoid neighbours following suit and setting out material without a booking.

Effective and targeted communications will be required to ensure the community understands the bulky household item collection service goals and limitations. Managing community expectations and engagement in the service may mitigate adverse reactions resulting from residents expecting a standard 'kerbside collection' of general waste.

### **Financial**

There are no direct financial impacts to Council resulting from the expression of interest. Human Resource costs have been incorporated in the 2015/16 annual budget.

The expressions of interest and subsequent invitation to tender responses will provide a clearer indication of the initial and ongoing annual financial commitment of the proposed bulky household item collection service and Community Recycling Workshop contract on future Council budgets.

### **People**

Suitably qualified and experienced staff are available to ensure the Expressions of Interest and Tender process are delivered.

### **Environmental**

There are no identified environmental impacts in calling Expressions of Interest for waste and recycling collection services.

### **Social**

There are no social impacts identified resulting from the report. However, social benefits of the proposal include:

- the creation of a Community Recycling Workshop in Redland City providing real life work experience outcomes to local jobseekers, and people with disability;
  - Provides a tailored solution to bulky household item collection removal while contributing to Council's resource recovery strategies;
  - Strengthens partnerships with social benefit and social enterprise organisations.
-



### **Alignment with Council's Policy and Plans**

The proposed contract aligns to Council's Corporate Plan 2015 - 2020 as follows:

2. Green Living - Implement Council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery.
7. Strong and Connected Communities - Council's assessment of community issues and needs provides timely opportunities to pursue grants and partnerships that realise long-term benefits.

### **CONSULTATION**

Consultation on the proposed Redlands Community Recycling Workshop has included:

- Mayor;
- General Manager Infrastructure and Operations;
- Group Manager Water and Waste Operations;
- RedWaste Services Unit;
- Business & Infrastructure Finance team;
- General Counsel;
- Strengthening Communities Unit; and
- Senior Procurement Officer

### **OPTIONS**

#### **Option 1**

That Council resolves as follows:

1. In accordance with section 228 of the *Local Government Regulation 2012*, the RedWaste Services Unit invite expressions of interest prior to inviting written tenders for the selection of a suitably qualified social benefit and social enterprise provider for the collection, transport and disposal of bulky items from Redland City households, and to establish a Redlands Community Recycling Workshop to reuse or recycle recoverable household items;
2. That, in the best interest of Council, invite written tenders from shortlisted respondents from the expression of interest for the selection of a contractor to enter in a bulky household item collection and Redlands Community Recycling Workshop contract;
3. To delegate authority to the Chief Executive Officer to make, vary, discharge and sign all associated documentation with regard to the bulky household item collection and Redlands Community Recycle Workshop contract, subject to the completion of a formal invitation to tender process from shortlisted expression of interest respondents; and
4. To approve a provisional budget of \$250,000 for the 2016/17 financial year, and each subsequent year, subject to change following receipt of expressions of interest and invitation to tender.

#### **Option 2**

That Council resolves as follows:

1. In accordance with s230 of the *Local Government Regulation 2012*, direct the RedWaste Services Unit to develop a tender consideration plan to enter into a contractual arrangement without first inviting written quotes or tenders;
2. To adopt the said tender consideration plan once developed and presented to Council; and
3. To delegate authority to the Chief Executive Officer to make, vary and discharge a bulky household item collection and Redlands Community Recycling Workshop contract with selected social benefit or social enterprise supplier.

### Option 3

That Council resolves to:

1. Not invite expressions of interest for the proposed bulky household item collection service and establishment of the Redlands Community Recycling Workshop; and.
2. Provide further direction to RedWaste on preferred bulky household item collection services.

### OFFICER'S RECOMMENDATION/ COUNCIL RESOLUTION

Moved by: Cr P Gleeson

Seconded by: Cr A Beard

That Council resolves as follows:

1. In accordance with section 228 of the *Local Government Regulation 2012*, the RedWaste Services Unit invite expressions of interest prior to inviting written tenders for the selection of a suitably qualified social benefit and social enterprise provider for the collection, transport and disposal of bulky items from Redland City households, and to establish a Redlands Community Recycling Workshop to reuse or recycle recoverable household items;
2. That, in the best interest of Council, invite written tenders from shortlisted respondents from the expression of interest for the selection of a contractor to enter in a bulky household item collection and Redlands Community Recycling Workshop contract;
3. To delegate authority to the Chief Executive Officer to make, vary, discharge and sign all associated documentation with regard to the bulky household item collection and Redlands Community Recycle Workshop contract, subject to the completion of a formal invitation to tender process from shortlisted expression of interest respondents; and
4. To approve a provisional budget of \$250,000 for the 2016/17 financial year, and each subsequent year, subject to change following receipt of expressions of interest and invitation to tender.

**CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.

**13 MAYORAL MINUTES****13.1 RELOCATION OF SURF LIFE-SAVING QUEENSLAND HEADQUARTERS****COUNCIL RESOLUTION**

Moved by: Cr K Williams

That Council resolves to ask the Chief Executive Officer to:

1. Investigate options for the relocation of the Surf Life-Saving Queensland headquarters to the Redlands with a view to creating a regional centre of excellence;
2. Undertake discussions with State Government departments and other stakeholders to explore options and discuss funding opportunities; and
3. Bring a report back to Council with update and options on the 9th December 2015

**CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.

**13.2 REVIEW OF ALL STORM TIDE STUDIES****COUNCIL RESOLUTION**

Moved by: Cr K Williams

That Council resolves as follows:

1. To conduct a desktop review of all Storm Tide studies, assumptions and methodologies prepared for Redland City Council in consultation with the technical working groups of Raby Bay Ratepayers Association and Aquatic Paradise Ratepayers Association, with the State Government; and
2. That the findings to be presented to Council for its consideration prior to the draft Redland City Plan being resubmitted to the Planning Minister.

**CARRIED 10/0**

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.

**14 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS**

Nil.

**15 NOTICES OF MOTION****15.1 NOTICES OF MOTION – CR BISHOP**

Cr Bishop declared a perceived conflict of interest in the following item, stating that the block of land is associated with the Willard Property, which he has been involved in community consultation.

**15.1.1 RELEASE OF DOCUMENTS**

That Council resolves to release all relevant background documents used to inform decision makers during Phase 1 of the Birkdale Commonwealth Land Review Process, and that these reports be made publicly available via Redland City Council's website at Council's earliest convenience.

**PROCEDURAL MOTION**

Moved by: Cr P Gleeson

That the motion be put.

LOST 2/8

Crs Gleeson and Talty voted FOR the motion

Crs Bishop, Beard, Edwards, Hardman, Hewlett, Ogilvie, Boglary and Williams voted AGAINST the motion.

Cr Elliott was not present when the motion was put.

**COUNCIL RESOLUTION**

Moved by: Cr P Bishop

Seconded by: Cr W Boglary

That Council resolves to release all relevant background documents used to inform decision makers during Phase 1 of the Birkdale Commonwealth Land Review Process, and that these reports be made publicly available via Redland City Council's website at Council's earliest convenience.

LOST 4/6

Crs Boglary, Ogilvie, Hewlett and Bishop voted FOR the motion.

Crs Hardman, Edwards, Talty, Beard, Gleeson and Williams voted AGAINST the motion.

Cr Elliott was not present when the motion was put.

**15.1.2 CONTINUATION OF HERITAGE REGISTER****COUNCIL RESOLUTION**

Moved by: Cr P Bishop

Seconded by: Cr W Boglary

That Council resolves to request officers recommence and finalise the 2012 RPS Heritage Review, in order to inform Councillors and residents about future heritage matters in Redland City, and that this work be completed as soon as reasonable.

LOST 4/6

Crs Boglary, Ogilvie, Hewlett and Bishop voted FOR the motion.

Crs Hardman, Edwards, Talty, Beard, Gleeson and Williams voted AGAINST the motion.

Cr Elliott was not present when the motion was put.

**15.1.3 LOCAL HERITAGE REGISTER****COUNCIL RESOLUTION**

Moved by: Cr P Bishop  
Seconded by: Cr W Boglary

That this Notice of Motion be withdrawn.

CARRIED 10/0

Crs Boglary, Ogilvie, Hardman, Hewlett, Edwards, Talty, Beard, Gleeson, Bishop and Williams voted FOR the motion.

Cr Elliott was not present when the motion was put.

**16 URGENT BUSINESS WITHOUT NOTICE****16.1 URGENT BUSINESS – CR OGILVIE**

Moved by: Cr C Ogilvie  
Seconded by: Cr W Boglary

That permission be granted for Cr Ogilvie to bring forward the following item of urgent business.

CARRIED 7/3

Crs Boglary, Ogilvie, Hewlett, Hardman, Beard, Bishop and Williams voted FOR the motion

Crs Edwards, Talty and Gleeson voted AGAINST the motion

Cr Elliott was not present when the motion was put.

**COUNCIL RESOLUTION**

Moved by: Cr C Ogilvie  
Seconded by: Cr W Boglary

That Council extend the consultation period for City Plan to 5 January 2016 to allow the Raby Bay Ratepayers Association to prepare a full submission on City Plan.

LOST 4/6

Crs Boglary, Ogilvie, Hewlett and Bishop voted FOR the motion.

Crs Hardman, Edwards, Talty, Beard, Gleeson and Williams voted AGAINST the motion.

Cr Elliott was not present when the motion was put.

**16.2 URGENT BUSINESS – CR BISHOP**

Moved by: Cr P Bishop  
Seconded by: Cr W Boglary

That permission be granted for Cr Bishop to bring forward an item of urgent business.

LOST 5/5 on the casting vote of the chair

Crs Boglary, Ogilvie, Hewlett, Beard and Bishop voted FOR the motion.

Crs Hardman, Edwards, Talty, Gleeson and Williams voted AGAINST the motion

Cr Elliott was not present when the motion was put.

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**17 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 9.48pm.

**Signature of Chairperson:** \_\_\_\_\_

**Confirmation date:** \_\_\_\_\_