

Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 10 August 2016
commencing at 9.30am

The Council Chambers
35 Bloomfield Street
CLEVELAND QLD

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1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 27 JULY 2016

Motion is required to confirm the Minutes of the General Meeting of Council held on 27 July 2016.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

Nil.

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
 2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
 3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
 4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
-

- c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
- a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

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

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
 - (b) a spouse of the Councillor;
 - (c) a parent, child or sibling of the Councillor;
-

- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
- (b) *the nature of the personal interest, as described by the Councillor;*
- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

A conflict of interest is a conflict between—

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL**11.1 ORGANISATIONAL SERVICES****11.1.1 OPERATIONAL PLAN QUARTERLY PERFORMANCE REPORT JUNE 2016**

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Operational Plan Quarterly Performance Report June 2016](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer/Author: **Jo Jones**
Acting Group Manager Corporate Governance

PURPOSE

The purpose of this report is to provide a progress report against the Operational Plan 2015/16 for the fourth quarter from 1 April to 30 June, 2016. This report is the final progress report for the Operational Plan 2015/16.

BACKGROUND

The *Local Government Act 2009* (the Act) requires Council to adopt an Operational Plan each year. The Operational Plan 2015/16 forms an important part of Council's strategic planning and sets out the work Council planned to deliver towards the achievement of the Corporate Plan 2015-2020.

The Act requires the Chief Executive Officer to present a written assessment of the Council's progress towards implementing the annual operational plan at meetings of Council, at least quarterly.

ISSUES

The attached report provides a progress report against the Operational Plan 2015/16 for the fourth quarter from 1 April to 30 June, 2016. The report provides a status update for each project, together with a comment outlining the progress for the quarter.

Three projects were not completed at 30 June 2016 and will continue to be monitored in the quarterly reports until they are complete.

40 projects are continuing and have been included in the Operational Plan 2016/17

Projects	Number
Completed	32
Carried forward for ongoing monitoring	3
Included in Operational Plan 2016/17	40
Total	75

STRATEGIC IMPLICATIONS

Legislative Requirements

Council's Operational Plan 2015/16 is an important statutory plan which sets out Council's plans to deliver the Corporate Plan 2015-2020. The Operational Plan 2015/16 included a wide range of projects which contribute to the delivery of the outcomes in the Corporate Plan 2015-2020. Tracking progress against this plan provides an assessment of Council's performance in delivering against its plans.

The Local Government Regulation 2012 (section 174) states that "the chief executive officer must present a written assessment of the local government's progress towards implementing the annual operational plan at meetings of the local government held at regular intervals not more than 3 months". Under the same section of the regulation, Council is allowed to amend the plan at any time before the end of the financial year.

Risk Management

The risk of not delivering against Council's operational plan is that Council does not achieve the commitments set out in the longer term corporate and community plans. Each project has associated risks which are managed by the relevant areas of Council.

Financial

The Operational Plan 2015/16 is funded from the annual budget.

People

Projects listed in the Operational Plan 2015/16 are managed by the individual area of Council responsible for the project. The status and comments of the projects in the attached report have been provided by the relevant officer for each project and compiled by Council's Corporate Governance Group.

Although the delivery of the plan itself is dependent on staff resources and some projects relate to people issues, there are no direct impacts on people resulting from this monitoring report.

Environmental

Some projects within the Operational Plan 2015/16 directly contribute to Council's environmental commitments. However, this report does not have any direct environmental impacts.

Social

Some projects in the Operational Plan 2015/16 directly contribute to Council's social commitment. However, this report does not have any direct social impacts.

Alignment with Council's Policy and Plans

Council's Operational Plan 2015/16 outlines planned activities and projects against the eight outcomes in the Corporate Plan 2015-2020.

As such, it is a key planning document and consistent with both the Corporate Plan 2015-2020 and the Redlands 2030 Community Plan.

CONSULTATION**OPTIONS**

1. That Council resolves to note the Quarterly Operational Plan Performance report for June 2016.
2. That Council resolves to note the Quarterly Operational Plan Performance Report for June 2016, but requests additional information to be provided after the meeting.

OFFICER'S RECOMMENDATION

That Council resolves to note the Operational Plan Quarterly Performance Report for June 2016.



Operational Plan 2015 - 16

June 2016



Summary

Outcome	Complete	Cancelled	CFwd 15/16	OP 16/17	Total
1 Healthy natural environment	9	0	1	2	12
2 Green living	4	0	0	3	7
3 Embracing the bay	4	0	0	4	8
4 Quandamooka Country	1	0	1	4	6
5 Wise planning and design	3	0	0	6	9
6 Supportive and vibrant economy	3	0	0	4	7
7 Strong and connected communities	5	0	1	5	11
8 Inclusive and ethical governance	3	0	0	12	15
Total:	32	0	3	40	75

CFwd 15/16: The project was not completed by Q4 in the Operational Plan 2015/16. This will continue to be monitored and included in quarterly reports until it is completed.

OP 16/17: The project forms part of the Operational Plan 2016/17.

1. Healthy natural environment

Strategies

1.1 Redland City's natural assets including flora, fauna, habitats, biodiversity, ecosystems and waterways are managed, maintained and monitored.

1.2 Threatened species are maintained and protected, including the vulnerable koala species.

1.3 Community and private landholder stewardship of natural assets increases.

1.4 Visitors experience our natural assets through high standard facilities, trails, interpretation and low impact commercial ventures.

Project	Op Plan Ref	Lead	Status	Comment
S Rehabilitate riparian corridors on Council land to prevent entry of sediments and nutrients to waterways.	1.1.2	City Spaces	Completed	All works completed as per schedule and plan. Large revegetation projects undertaken at Birkdale, Judy Holt Reserve, Redland Bay Foreshore, Crystal Waters and at Empire Vista in Ormiston. All works and budget expended for 2015/16 financial year.
S Create new maps for conservation areas with horse, bike, walking and canoe trails and upload new web pages for easy public access.	1.4.1	City Spaces	OP 16/17	New maps have been created and installed for Bayview Conservation Area and Redland Track Park for inclusion in web pages - completed for this year. The nature of the works means the 'Enhancing the Visitors Experience' (EVE) program rolls out new trails, maps, signage and facilities over 10 years which is included in Operational Plan 2016/17 1.4.1.
S Improve parking access safety at four popular conservation areas, and update interpretive information and signage.	1.4.2	City Spaces	OP 16/17	Two new trailhead facilities have been installed in the Redland Track Park (RTP). Two map signboards have been installed in the Bayview Conservation Area (BCA). A3 tearoffs (maps for BCA and RTP) are provided at Indigiscapes - completed for this year. The nature of the works means as the EVE program rolls out new trails, maps, signage and facilities over 10 years which is included in Operational Plan 2016/17 1.4.1
S Investigate and monitor water bodies to improve conditions and prevent downstream inputs of sediments and nutrients.	1.1.1	Environment & Regulation	Completed	Annual water quality monitoring of reference water bodies completed. The results will provide input to develop water quality objectives for water bodies, for use in development assessment.
S Promote and facilitate recruitment and participation in bushcare activities.	1.1.3	Environment & Regulation	Completed	In the final quarter of 2015/16, bushcare open days were held at Coochiemudlo Island, Hilliard Creek and Black Swamp; a community meeting was held at Penny Lane Reserve marking the formation of a new bushcare group (Penny Lane Bushcare Group). The annual bushcare social day was facilitated for established volunteers at IndigiScapes. 42 working bees were also facilitated for Redlands Bushcare groups.

1. Healthy natural environment

Project	Op Plan Ref	Lead	Status	Comment
S Coordinate major community plantings and partner with conservation groups to undertake restoration activities.	1.1.4	Environment & Regulation	Completed	A koala community planting (partnering with Conservation Volunteers Australia) was undertaken in April at the Egret Colony Wetland. Provided training and site assessments to support the work of Bay Island Conservation Inc ecological restoration works at Whistling Kite Wetlands. Facilitated ecological restoration activities at IndigiScapes with Clear Horizons volunteers.
S Undertake works with community bushland care groups in threatened ecological communities and community planting for koalas and glossy black cockatoos.	1.2.1	Environment & Regulation	Completed	Twelve of the bushcare groups undertook restoration works in endangered ecological communities. Three koala habitat plantings were undertaken with Koala Action Group Bushcare Group; and planning commenced for the Glossy Black Cockatoo planting scheduled for September 2016.
S Provide community education programs for wildlife protection and management.	1.2.2	Environment & Regulation	Completed	Public place signage on Stradbroke Island, Russell Island, Capalaba and Mt Cotton raising awareness of wildlife protection issues. Provided seven community presentations on threatened conservation species living with wildlife.
S Monitor sites for threatened species.	1.2.3	Environment & Regulation	Completed	Council continued to promote and encourage citizen participation in threatened species monitoring program with the Atlas of Living Australia (including koalas, glossy black cockatoos, raptors). Threatened flying fox species were monitored at the 15 mainland roost sites in the Redlands.
S Review koala area provisions and mapping within Local Law 2 including consultation with community.	1.2.4	Environment & Regulation	CFwd 15/16	Community consultation has been completed. Policy advice provided on the drafting of the Koala Area Provisions of Local Law 2 (Animal Management). Councillor workshop held 26 July and report to Council will be prepared for the general meeting on 24 August 2016.
S Provide education programs and training events at IndigiScapes.	1.3.1	Environment & Regulation	Completed	Good Gardening Expo (16 April), Artificial Wetlands, Raptor, Veteran Trees workshops presented at IndigiScapes over the final quarter bringing total for the year to 45.
S Provide training program opportunities and property visits for private landholders managing their land for improved environmental outcomes.	1.3.2	Environment & Regulation	Completed	Council undertook 74 habitat protection program property visits and achieved 28 new habitat protection program signings.

2. Green living

Strategies

- 2.1 Council's policies and plans support ecologically sustainable development and respond to climate change issues.
- 2.2 Sustainable building design (including solar panels and water tanks) is supported through education and advocacy.
- 2.3 Council's waste management plans address current and future needs, and include plans for closed landfills and regional collaboration.
- 2.4 Council and the community actively recycle and reduce waste.
- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

Project	Op Plan Ref	Lead	Status	Comment
S Monitor and review asset and service management plans for active and public transport infrastructure, to ensure all necessary community engagement, permits and approvals are in place to allow delivery of current and future capital and operational programs.	2.5.1	City Infrastructure	OP 16/17	All planned renewal, upgrade and maintenance works across the network were completed as per the relevant Asset and Service Management Plans (ASMPs) for 2015/16. ASMP review and development for 2017/2018 will commence shortly for completion by December. Included in Operational Plan 2016/17 2.5.1
S Undertake a joint investigation with Brisbane City Council and Department of Transport and Main Roads to develop an integrated transport plan that determines cross-boundary transport and infrastructure priorities for road and public transport.	2.5.2	City Infrastructure	OP 16/17	The Technical Working Group has convened and started collating existing infrastructure projects. A report has been drafted and is to be submitted to Council seeking endorsement for the project. Group Manager City Infrastructure is to brief the co-chair on terms of reference documents and draft report and proposed way forward. Included in Operational Plan 2016/17 5.4.2
S Consider climate change issues in the new Redland City Plan, including safety and resilience to hazards, by managing risks as a result of storm tide inundation relating to changes associated with climate change.	2.1.3	Economic Sustainability & Major Projects	Completed	Relevant provisions are contained in the draft Redland City Plan 2015.
S Include performance outcomes promoting a sub-tropical and climate responsive design character in the Redland City Plan residential zone codes.	2.2.1	Economic Sustainability & Major Projects	Completed	Relevant provisions are contained in the draft Redland City Plan 2015.
S Undertake a comprehensive review of Council's Climate Change Action Plan in line with Council's new Green Living Policy Statement.	2.1.1	Environment & Regulation	Completed	Revised climate change action plan presented to General Manager Customer and Community Services June 2016.
S Investigate additional community garden spaces for the Runnymede site.	2.1.2	Environment & Regulation	Completed	Community Garden incorporated into the draft Master Plan for the Runnymede Road site.

2. Green living

Project	Op Plan Ref	Lead	Status	Comment
S Engineered landfill capping solution and rehabilitation of the approval area of Birkdale landfill remediation.	2.3.1	Water & Waste Infrastructure	OP 16/17	Construction program amended for extensions of time due to wet weather and re-design works. Target Q1 2016 for completion. Included in Operational Plan 2016/17 2.3.1

3. Embracing the bay

Strategies

- 3.1 Council collaborates with partners to understand, nurture and protect Moreton Bay's marine health and values.
- 3.2 Communities on the islands and foreshores enjoy equitable access to development opportunities and community services.
- 3.3 Our community is ready for and adapting to changing coastlines, storm tide and severe weather.
- 3.4 Redland City's residents and visitors can easily access the foreshore and use recreation infrastructure for boating and non-boating activities.
- 3.5 Priority Development Areas support equitable outcomes for island residents, such as access to transport and facilities.

Project	Op Plan Ref	Lead	Status	Comment
S Monitor and review asset and service management plans for stormwater infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs to improve waterway health.	3.1.1	City Infrastructure	Completed	The 2016/17 Asset and Service Management Plan for stormwater infrastructure was approved in March 2016.
S Undertake development of a coastal adaptation strategic plan to establish high level policy for management of the extensive city coastline.	3.3.1	City Infrastructure	OP 16/17	The Coastal Adaptation Strategy is a complex project with significant work required to deliver. Funding application is being drafted to acquire funding from Local Government Association Qld (LGAQ) and Dept Environment & Heritage (DEHP) QCoast 2100 program. Funding sought to engage an expert project team to peer review work completed and finalise delivery. Discussions undertaken with Councils canvassing opportunities to undertake collaborative projects. Included in Operational Plan 2016/17 3.3.1
S Monitor and review asset and service management plans for marine and canal infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs to improve access to waterways and the bay.	3.4.2	City Infrastructure	Completed	This is complete for this financial year. The review of Asset and Service Management Plans and capital/operational programs will begin early in the 2016/17 financial year.
S Promote and encourage safe use of bathing reserves at North Stradbroke Island.	3.4.1	City Spaces	Completed	Beach visitation statistics for the month of June. 2015 - 15,910 visitations, eight first aid treatments, 0 rescues 2016 - 11,182 visitations, four first aid treatments, 0 rescues Visitations down on last year due to bad weather reports on three of the weekends.

3. Embracing the bay

Project	Op Plan Ref	Lead	Status	Comment
§ Engage with the Healthy Waterways partnership to promote the values of the bay and publicise annual waterways ecosystem health conditions for the bay.	3.1.2	Environment & Regulation	Completed	Council participated in working groups and management committees of Healthy Waterways to progress Redlands Waterways and Catchment management issues. Connect to your creek promotional activities were facilitated by Council including the "Redlands Connect Expo" event at Raby Bay Foreshore. Erosion and sediment control demonstration project established to provide education and training on sediment and erosion control on building sites.
§ Finalise identification of opportunities for transport and services at Toondah Harbour and Weinam Creek.	3.2.1	Redlands Investment Corporation	OP 16/17	Toondah Harbour agreement signed. Weinam Creek revised offer due 1 August 2016. Included in Operational Plan 2016/17 3.5.1
§ Undertake the assessment and negotiate the Environmental Impact Study that is prepared by the preferred developer in order to obtain approval from State and Council.	3.5.2	Redlands Investment Corporation	OP 16/17	Environmental Impact Study commenced in Q3 and is expected to take 18 months to complete. Included in Operational Plan 2016/17 6.6.1
§ Assess development applications lodged by the preferred developer and negotiate outcomes in accordance with the Priority Development Area Scheme to decide the applications.	3.5.3	Redlands Investment Corporation	OP 16/17	The development application has been delayed due to extensions in the Environmental Protection and Biodiversity Conservation process. Developer is expected to lodge their application late 2017. Included in Operational Plan 2016/17 6.6.1

4. Quandamooka Country

Strategies

- 4.1 Council's organisational and staff capacity to deliver positive outcomes for Aboriginal communities, including the Quandamooka People, is improved through policy, cultural awareness training and cultural heritage training for elected members and Council staff.
- 4.2 Council's and the community's respect and understanding of the Quandamooka peoples' relationship with their traditional land and waters continue to improve.
- 4.3 Council continues to support and resource the delivery of commitments under the Indigenous Land Use Agreement (ILUA) with the Quandamooka People.
- 4.4 Council works with the Quandamooka Traditional Owners to help them achieve their goal of establishing North Stradbroke Island (Minjerribah) as a global eco-cultural tourism destination.

Project	Op Plan Ref	Lead	Status	Comment
S Promote Indigenous cultural tourism.	4.4.1	Communication, Engagement & Tourism	Completed	Quandamooka Festival - Council designed festival program, banners and flyers, as well as front cover and six inside pages of May 'Our Redlands' Magazine including publishing full program.
S Distribute information to staff to increase level of understanding and cultural awareness.	4.1.1	Corporate Governance	OP 16/17	Celebrated National Reconciliation Week. Developed hard copy and online promotional material. Drafted speeches, internal emails, posters and CEO messages to promote Aboriginal and Torres Strait Islander causes to staff and community. Acknowledged 27 staff at NAIDOC ambassadors event and hosted a Quandamooka cultural talk to promote cultural awareness. Website content drafted with cultural information for use by internal/external stakeholders. Included in Operational Plan 2016/17 4.1.1
S Engage Quandamooka Yoolooburrabee Aboriginal Corporation (QYAC) to undertake two training sessions for Redland City Council staff and elected members.	4.1.2	Corporate Governance	OP 16/17	QYAC advised they were seeking an amendment to the agreed fee schedule and format for Cultural Heritage Training. Meeting to be held in first quarter of 2016/17 financial year to progress/negotiate and to schedule training. Council advised QYAC they would like to set two training dates in first six months of financial year. Included in Operational Plan 2016/17 4.1.2
S Observe protocols of Welcome to Country and the acknowledgement of Country.	4.2.1	Corporate Governance	OP 16/17	Welcome to Country required at external events and Acknowledgement of Country encouraged at all Council events. 2016 NAIDOC ambassadors and key staff provided with Acknowledgement of Country cards. National Reconciliation week and NAIDOC week signature blocks distributed to key staff to promote. Agreement with Community Engagement and Tourism that Acknowledgement of Country to be built into every page of new website. Included in Operational Plan 2016/17 4.1.2

4. Quandamooka Country

Project	Op Plan Ref	Lead	Status	Comment
S Develop a Cultural Heritage policy and guideline in line with the draft Cultural Heritage Management Plan from QYAC.	C/F	Corporate Governance	CFwd 15/16	Council is currently working with QYAC on a Cultural Heritage Management Plan for NSI and cultural heritage training. There is funding in the 2016/17 budget for technical assessments of European cultural heritage. Both pieces of work inform the development of Council's policy approach to cultural heritage. Relevant officers will be meeting early August to determine whether a policy is required and, if so, an agreed approach for the development of the policy.
S Develop and implement an Indigenous education, training and employment strategy and action plan.	4.3.1	Human Resources	OP 16/17	Council is actively pursuing the delivery of a draft Employment Strategy from QYAC. Included in Operational Plan 2016/17 4.1.2

5. Wise planning and design

Strategies

- 5.1 *Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.*
- 5.2 *Redland City's character and liveability are enhanced through a program of master planning, place-making and centre improvement strategies, including maximising opportunities through the catalyst Toondah Harbour Priority Development Area and Redlands Health and Wellbeing Precinct projects to build a strong and connected Cleveland.*
- 5.3 *An effective and efficient development assessment process delivers quality development that is consistent with legislation, best practice and community expectations.*
- 5.4 *Regional collaboration and targeted advocacy drives external funding for key infrastructure upgrades and enhanced community outcomes.*

Project	Op Plan Ref	Lead	Status	Comment
§ Provide expert advice to internal and external stakeholders on transport, stormwater drainage and marine infrastructure networks by monitoring and reviewing asset and service management standards.	5.3.1	City Infrastructure	Completed	The approved Black Spot project for safety improvements along Wellington and Coburg Streets, Cleveland was completed in February 2016.
§ Submit grant applications to secure external funding from State and Federal agencies for works that improve safety, usability and integration of the city's marine, road, public and active transport networks.	5.4.2	City Infrastructure	Completed	All 2015/16 grants are now completed. Final acquittals have been submitted for roads and public transport. A review of all marine grants has commenced. All documentation and reconciliation to be completed by October 2016. All major funding programs for 2016/17 have been maintained.
§ Develop the amendment, financial sufficiency analysis and compliance review of the Local Government Infrastructure Plan.	5.1.1	City Planning & Assessment	OP 16/17	Extension to Local Government Infrastructure Plan deadline sought from Planning Minister on resolution of Council made at General Meeting 11 May 2016. Included in Operational Plan 2016/17 5.1.1
§ Deliver Development Concept Plan for the Commonwealth owned land in Birkdale.	5.2.2	City Planning & Assessment	OP 16/17	At Council workshop in early June direction was provided to delay further site investigations and await the outcome of purchase negotiations with the Federal Government. A further Council workshop to discuss the site is scheduled for September 2016. Included in Operational Plan 2016/17 5.2.1
§ Develop and deliver a comprehensive e-planning tool.	5.3.2	City Planning & Assessment	OP 16/17	Plan Browse complete. TRACK implementation delayed due to software issues. Likely complete by September 2016. E-lodgement will be held over until after commencement of new City Plan and State Planning Act. Included in Operational Plan 2016/17 5.3.1
§ Implement agreed recommendations from the Infrastructure Charges Review Project.	C/F	City Planning & Assessment	Completed	Stakeholder review of the scope of works has determined there is no value to the business in proceeding with a Policy Charges Solution P&R charges system solution. IM now reviewing off-the-shelf solutions to manage all remaining automation requirements.

5. Wise planning and design

Project	Op Plan Ref	Lead	Status	Comment
§ Finalise completion of the new planning scheme for Redland City.	5.1.2	Economic Sustainability & Major Projects	OP 16/17	Draft Redlands City Plan 2015 prepared and forwarded to the State Government for review and approval for public consultation. State Government approval received, followed by an 11 week consultation period. Over 6,000 submissions received and reviewed. Councillor workshops on the submissions are currently being undertaken. Following the workshops, Council will then decide how to proceed with the draft City Plan. Included in Operational Plan 2016/17 5.1.3
§ Deliver Development Concept Plan for the Redlands Health and Wellness Precinct.	5.2.1	Economic Sustainability & Major Projects	OP 16/17	A joint project with Metro South Hospitals and Redland City Council, with Metro South overseeing the project as lead agency. The project was not completed as the contractor engaged to deliver the concept plan was dismissed by Metro South due to inability to deliver. The project scope has been amended and will now go out to Expressions of Interest by the end of July 2016. The time schedule for the project is 15 weeks, once contractor is engaged. Included in Operational Plan 2016/17 5.2.1
§ Undertake actions as required within Netserv Plan.	5.4.1	Water & Waste Infrastructure	OP 16/17	Generators at high risk stations, telemetry and switchboards assessed, trade waste updated, solar power investigated, Pump Station environmental management plan (EMP), Cleveland irrigation assessed, integrated environmental management system (IEMS) updated, investigated dewatering options for Mount Cotton and installed generator, investigated Victoria Point wastewater treatment plan (WWTP) improved treatment. Included in Operational Plan 2016/17 5.1.2

6. Supportive and vibrant economy

Strategies

- 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.
- 6.3 Council's involvement in the state government's North Stradbroke Island Economic Transition Committee supports and aligns with Council's strategic objectives, which help deliver long-term economic sustainability for North Stradbroke Island (Minjerribah).
- 6.4 Council receives a return on the community's investment in land to enhance economic and community outcomes.
- 6.5 Growth in key sectors identified in Council's economic development framework is supported through the development and implementation of action plans by the Industry Economic Development Advisory Board.
- 6.6 Development will be facilitated specifically in the Toondah Harbour Priority Development Area (PDA) and the Weinam Creek PDA with a focus on economic growth.

Project	Op Plan Ref	Lead	Status	Comment
S Deliver and attract events to Redland City in accordance with the Events Strategy.	6.2.1	Communication, Engagement & Tourism	Completed	New events were delivered in Redland City that attracted participants and audience from Redlands and South East Queensland - Redlands Cycling Criterium (Cleveland), Surviving Straddie 8 Hour Rogaine (North Stradbroke Island).
S Work with event organisers to streamline permits and processes with Council engagement.	6.2.2	Communication, Engagement & Tourism	Completed	A new process was established to streamline events including the event organiser meeting with all relevant council areas in one meeting to ensure shared understanding, and the community events office being the key contact for external event organisers.
S Advocate to the State, and where necessary, federal governments, to ensure funding is provided for infrastructure projects.	6.1.1	Economic Sustainability & Major Projects	OP 16/17	Continue to advocate to State and Federal governments for priority infrastructure funding. Included in Operational Plan 2016/17 6.1.1
S Revitalise Cleveland CBD area in conjunction with Priority Development Area development plans.	6.1.2	Economic Sustainability & Major Projects	OP 16/17	A range of programs have been undertaken in 2015/16 to revitalise the Cleveland CBD including the ongoing Cleveland Renew Program, a lighting replacement study and ensuring the master plan outcomes are reflected in the new City Plan. An ongoing program of works will be programmed in accordance with Operational Plan 2016/17 5.2.1
S Deliver an action plan for each of the industry and employment sectors represented on the Economic Development Advisory Board.	6.5.1	Economic Sustainability & Major Projects	OP 16/17	Action plans were not developed in 2015/16 due to the delay in appointing the Economic Development Advisory Board. Included in Operational Plan 2016/17 6.5.1

6. Supportive and vibrant economy

Project	Op Plan Ref	Lead	Status	Comment
S The developer of Toondah Harbour will need to obtain the required development approvals before development can commence. Council will complete the roles allocated to Council under the Economic Development Act Queensland.	6.6.1	Redlands Investment Corporation	Completed	Local Representative Committee has been formally established.
S Undertake an Expression of Interest process and a Request for Proposal process to identify a Preferred Development Partner for the Weinam Creek Project.	C/F	Redlands Investment Corporation	OP 16/17	Walker Corporation to provide an updated Master Plan for Weinam Creek - extention granted to Walker by Council until August 2016. Included in Operational Plan 2016/17 6.6.1

7. Strong and connected communities

Strategies

- 7.1 Festivals, event 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 share 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.
- 7.4 Council supports volunteerism and participation in civic projects through clear and supportive Council processes to reduce red-tape, and engage and recruit volunteers for Council projects.
- 7.5 The community's preparedness for disasters is improved through community education, training and strong partnerships between Council and other agencies.

Project	Op Plan Ref	Lead	Status	Comment
S Improve the management of access to parks and facilities through implementation of a Venue Management System.	7.2.1	City Spaces	OP 16/17	Implementation to commence on 4 July as a staged approach with other business units across the organisation. Included in the Operational Plan 2016/17 7.2.1
S Conduct planning for the Surf Lifesaving Queensland Operations Hub and joint SES emergency response centre for Point Lookout, including Native Title and design relating to the establishment of a greenfield site located on East Coast Road.	C/F	City Spaces	CFwd 15/16	Further negotiations with land owners required and further investigations needed for a suitable site.
S Implement Redland Libraries Strategy and state government funded program 'First 5 Forever'.	7.1.1	Community & Cultural Services	OP 16/17	This is a four year funded program via State Library of Queensland. Programs are currently being delivered. New First 5 Forever Librarian role is currently being evaluated by HR. Included in the Operational Plan 2016/17 7.2.3
S Develop and launch Redland Libraries Connect program.	7.1.2	Community & Cultural Services	OP 16/17	Awaiting approval of Library Plan 2015-2020. Libraries are currently delivering three programs - 1. Libraries 2U a grant supported program to assist older adults in the community to become "tech savvy". 2. Redland Libraries Connecting to You - Home Library Service Expansion. 3. Redland Libraries Connecting to You - First 5 Forever - a grant funded language and literacy program for 0-5yrs. Programs have established partnerships across the community. Included in Operational Plan 2016/17 7.2.3.
S Implement new Redland Youth Strategy.	7.1.3	Community & Cultural Services	Completed	Activities planned for 2015/16 have been delivered and the implementation of the Youth Strategy is ongoing. A tracking tool will be used to monitor progress. An internal network of officers who work with young people has been established to support collaborative programming and the delivery of the actions held within the strategy.

7. Strong and connected communities

Project	Op Plan Ref	Lead	Status	Comment
S Attract grant funding to Redland City for events and festivals that support creative arts and economic benefit.	7.3.1	Community & Cultural Services	Completed	Straddie Style exhibition attracted in-kind film productions support and a \$4000 cash contribution in sponsorship; Gathering Strands attracted Qld Govt Backing Indigenous Arts funding and Gordon Darling Foundation funding of \$22,000; Redland Art Awards 2016 secured in-kind sponsorship for website development and a \$500 cash contribution; RADF attracted Arts Qld Funding \$63,000 to support RADF which funded over 11 creative arts project recipients & RPAC supported hirers with in-kind support.
S Conduct a joint exercise to test both the Disaster Management Plan and the Business Continuity Plan.	7.5.1	Disaster Planning & Operations	Completed	Exercise 'Sodor Surprise' was conducted on 16 June 2016 with multi-agency involvement and full test for Councils' Business Continuity Plan. A full debrief will occur at the next Local Disaster Management Group meeting to be held on 31 August 2016
S Inform and prepare the community through community engagement and education.	7.5.2	Disaster Planning & Operations	Completed	Community Engagement session: 15 June Stocklands Shopping Centre (Woolworths) Cleveland. This fulfills our on-going monthly engagements scheduled for 2016.
S Develop and implement a Disaster Recovery Plan.	7.5.3	Disaster Planning & Operations	Completed	Recovery Plan completed by graphic designer. Endorsement received and was released to the community early July 2016.
S Investigate compatible services that would be managed by community based or government funded organisations to create a seniors precinct and general community hub.	7.4.1	Economic Sustainability & Major Projects	OP 16/17	Investigation completed. Need established. Next stage of the project is planning and identifying funding sources. Included in 2016/17 Operational Plan 7.3.1
S Investigate options for a Redland Aquatic and Emergency Precinct.	7.5.4	Redlands Investment Corporation	OP 16/17	Redland Investment Corporation (RIC) assisting council with tenure options and Native Title. Included in Operational Plan 2016/17 5.2.2

8. Inclusive and ethical governance

Strategies

- 8.1 Council's Information Management Strategy and technology systems are engineered to increase efficiency and provide excellent customer service outcomes.
- 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.
- 8.3 Implementation of the Corporate Plan is well coordinated across Council and through a delivery mechanism that provides clear line of sight, accountability and performance measurement for all employees.
- 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.
- 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.

Project	Op Plan Ref	Lead	Status	Comment
S Achieve a return on training and coaching investment through increased knowledge and involvement for staff and leaders who are responsible to deliver improvements that improve customer value.	8.4.3	Business Transformation	OP 16/17	Roll out of lean suite of training programs continues with facilitation run in-house. Lean operations (outdoor workforce) commencing August 2016. Included in Operational Plan 2016/17 8.4.1
S Monitor and review asset and service management plans for roads and bridges, car parks, traffic facilities and street lighting infrastructure, to implement strategies that facilitate delivery of current and future capital and operational programs.	8.2.2	City Infrastructure	Completed	The 2016/17 Asset and Service Management plan for traffic facilities and street lighting was approved in March 2016
S Implement a planning and development portal.	8.1.4	City Planning & Assessment	OP 16/17	This project is dependent on the new website which is expected to be launched on 25 August 2016. Further refinements to the City Planning and Assessment webpage will be undertaken once analytics are collected following initial use to better meet customer requirements. Included in Operational Plan 2016/17 5.3.1
S Implement phase one of Council's new internet site.	8.1.2	Communication, Engagement & Tourism	OP 16/17	Phase one launch has been moved to 25 August 2016. Included in Operational Plan 2016/17 8.1.2
S Undertake a review of Council's performance reporting policy and guideline to ensure alignment to the new Corporate Plan 2015-2020.	8.3.1	Corporate Governance	OP 16/17	A review of Council's performance reporting policy and guideline commenced in 2015/16 however Council made major changes to its annual strategic planning cycle and the review was postponed in order to reflect these recent changes. Included in Operational Plan 2016/17 8.3.1

8. Inclusive and ethical governance

Project	Op Plan Ref	Lead	Status	Comment
S Embed Council's new vision, mission and values through a range of communication and engagement activities.	8.3.3	Corporate Governance	Completed	Activities planned for 2015/16 Operational Plan 8.3.3 have been completed. There is a reference to this work in 8.3.2 a in the Operational Plan 2016/17.
S Undertake a comprehensive review of Council's plans and strategies to assess alignment to the new Corporate Plan 2015-2020, and recommend changes and create a framework for future strategy development.	8.3.4	Corporate Governance	OP 16/17	An officer has been appointed to lead this work for six months and will progress this project, analysing Council's current position and making recommendations on the best way forward to better align and track Council's strategies and plans to the Corporate Plan 2015-2020. Included in Operational Plan 2016/17 8.3.1
S Provide an integrated asset management solution to enable achievement of strategic asset management within Council.	8.2.1	Financial Services	OP 16/17	During June Executive Leadership Team (ELT) determined the Asset Management Advancement Project will recommence in 2016-17. The ELT sponsor will be the Chief Financial Officer (CFO) and Queensland Treasury Corporation (QTC) has been scheduled to deliver a workshop to Councillors and ELT on 26 July. The CFO is currently meeting consultants and starting to form a project team.
S Develop a new people strategy that responds to current and emerging workforce issues, enabling Council to attract and retain the best people, cultivate the best leaders and allow our people to thrive.	8.3.2	Human Resources	OP 16/17	The project was not completed by June 2016 due to other competing priorities sought by the ELT which included procuring and establishing the workforce planning project and implementing activities under the new Integrated Leadership Development Strategy. The People Strategy project is expected to be completed in the first quarter of 16/17. Included in Operational Plan 2016/17 8.3.2
S Implement a robust Integrated Leadership Framework and Program to build strong, visible and capable leadership that will enable leaders to work at level to deliver on business objectives and outcomes.	8.3.5	Human Resources	OP 16/17	The Integrated Leadership Development Strategy 2016-2020 will continue into its second year with leadership development programs developed at all four leadership levels. External and internal coaching benches are established. Included in Operational Plan 2016/17 8.4.4
S Build internal change capability throughout the organisation.	8.4.1	Human Resources	OP 16/17	Project scheduled over multiple years. Activities will continue into the 2016/17 financial year. Included in the Operational Plan 2016/17 8.4.2
S Establish and employ a workforce planning methodology to ensure Council has the right people in the right roles at the right time.	8.4.2	Human Resources	OP 16/17	Pilot workforce plan completed for two groups to establish a sound methodology that connects the people to the plans, ensuring that right people are in the right roles at the right time. Workforce planning will continue throughout 2016/17 as all groups establish a plan. Included in Operational Plan 2016/17 8.4.3
S Implement and further develop business intelligence tools within Council to provide accessible, accurate and timely data to assist with management of services and decision making.	8.1.1	Information Management	OP 16/17	Corporate Scorecard is in final stages of testing, staff are currently being trained on the new Business Intelligence platform. Included in Operational Plan 2016/17 8.1.1
S Achieve full implementation of the Objective System within Council.	8.1.3	Information Management	Completed	City Planning & Assessment are now using Objective and the upgrade has been completed.

8. Inclusive and ethical governance

Project	Op Plan Ref	Lead	Status	Comment
S Implement the Portfolio Management Office development including the Project Management Framework and supporting recommendations.	8.4.4	Portfolio Management Office	OP 16/17	Phase one completed and phase two included in Operational Plan 2016/17 8.4.1

11.2 COMMUNITY & CUSTOMER SERVICES

11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENTS

Objective Reference: A124442
Reports and Attachments (Archives)

Attachment: [Decisions Made Under Delegated Authority 10.07.2016 to 23.07.2016](#)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Natalie Manning
Senior Business Support Officer

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:-

- 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
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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

That Council resolves to note this report.

Decisions Made Under Delegated Authority 10.07.2016 to 16.07.2016

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP003587	Private Swimming Pool	Category1	Apex Certification & Consulting	10 Masson Court, Wellington Point QLD 4160	Code Assessment	12/07/2016	Development Permit	1
BWP003642	Design & Siting - Dwelling	Category1	CreganAnthony	66 Beachcrest Road, Wellington Point QLD 4160	ConRef	13/07/2016	Approved	1
BWP003528	Preliminary approval - Swimming Pool	Category1	Cityscapes Pools And Landscapes	16 Seacrest Court, Cleveland QLD 4163	Code Assessment	12/07/2016	Development Permit	2
BWP003646	Design and Siting	Category1	Metricon Homes Qld Urbex 108 Pty Ltd	148 Bay Street, Cleveland QLD 4163	ConRef	11/07/2016	Approved	2
MCU013656	Dwelling – SMBI Residential for Res A Zone	Category1	ThompsonRobin Marcian	41-43 Coast Road, Macleay Island QLD 4184	Code Assessment	14/07/2016	Development Permit	5
MCU013772	Dwelling House -ADA	Category1	KernickJulie Louise	20 Beth Street, Russell Island QLD 4184	Code Assessment	11/07/2016	Development Permit	5
BWP003645	Referral Agency Response - Dwelling House	Category1	BurtonRaymond John	22 Bangalow Street, Russell Island QLD 4184	ConRef	12/07/2016	Approved	5
BWP003647	Design & Siting - Open Carport	Category1	ScanlonDavid Terence	62 Peel Street, Redland Bay QLD 4165	ConRef	13/07/2016	Approved	5
MCU013771	Dwelling House	Category1	Michell Town Planning & Development	45 Double Jump Road, Redland Bay QLD 4165	Code Assessment	15/07/2016	Development Permit	6
BWP003652	Design & siting - front boundary setback	Category1	Platinum Building Approvals	39 Pyrus Place, Redland Bay QLD 4165	ConRef	13/07/2016	Approved	6
MCU013784	Overlay Assessment - Dwelling House	Category1	Inspire Style And Living Pty Ltd	39 Pyrus Place, Redland Bay QLD 4165	Code Assessment	13/07/2016	Development Permit	6
BWP003653	Design & Siting - Patio	Category1	Fluid Approvals	8 Angliss Circuit, Thornlands QLD 4164	ConRef	12/07/2016	Approved	7

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
MCU013769	New Dwelling House	Category1	The Certifier Pty Ltd	45A Dawson Road, Alexandra Hills QLD 4161	Code Assessment	15/07/2016	Development Permit	8
ROL006058	Compliance Assessment - Standard Format: 1 into 2 Lots	Category1	East Coast Surveys Pty Ltd	28 Willard Road, Capalaba QLD 4157	Compliance Assessment	12/07/2016	Compliance Permit	9
MCU013553	Dual Occupancy	Category1	LeeJimmy S C Oasis Town Planning Pty Ltd	34 Bates Drive, Birkdale QLD 4159	Permissible Change	11/07/2016	Development Permit	10
BWP003651	Design and Siting - Dwelling	Category1	Professional Certification Group	15 Baywalk Place, Thorneside QLD 4158	ConRef	11/07/2016	Approved	10
BWP003654	Building over/near relevant Infrastructure - Pumphouse	Category1	62 Collingwood Rd Birkdale The Body Corporate Building Certifiers Australia Pty Ltd	62 Collingwood Road, Birkdale QLD 4159	ConRef2	13/07/2016	Approved	10
Category 2								
MCU013705	Multiple Dwelling X 4	Category2	Michell Town Planning & Development	11-13 Burnett Street, Wellington Point QLD 4160	Permissible Change	14/07/2016	Development Permit	1
ROL005685	Standard Format 1 Lot into 2	Category2	EP Interiors HembrowSuzanne Kate	8 Gloucester Street, Ormiston QLD 4160	Permissible Change	15/07/2016	Development Permit	1
OPW002013	Operational Works - MCU - Multiple Dwellings x 16	Category2	Projects And Designs Pty Ltd	100 Finucane Road, Alexandra Hills QLD 4161	Compliance Assessment	13/07/2016	Compliance Certificate	8

Decisions Made Under Delegated Authority 17.07.2016 to 23.07.2016

Application	Description	Category	Applicant	Property Address	Application Type	Date Finalised	Decision	Division
Category 1								
BWP003663	Design & Siting - Carport	Category1	Strickland Certification Pty Ltd	67 Hilliards Park Drive, Wellington Point QLD 4160	ConRef	22/07/2016	Approved	1
MCU013693	Dwelling House	Category1	BartleyStephen G	17 Seacrest Court, Cleveland QLD 4163	Code Assessment	22/07/2016	Development Permit	2
OPW002057	Advertising Device - Non illuminated	Category1	GW Homes	61-63 Shore Street West, Cleveland QLD 4163	Code Assessment	19/07/2016	Development Permit	2
BWP003661	Design & Siting - Boat Port	Category1	The Certifier Pty Ltd	62 Channel Street, Cleveland QLD 4163	ConRef	19/07/2016	Approved	2
BWP003658	Build Over Sewer - Dwelling House	Category1	Bartley Burns Certifiers & Planners	5 Kalbarrie Terrace, Thornlands QLD 4164	ConRef2	22/07/2016	Approved	3
MCU013783	Dwelling House - ADA	Category1	Applied Building Approvals	49 Kings Road, Russell Island QLD 4184	Code Assessment	19/07/2016	Development Permit	5
BWP003660	Design & siting - dwelling house	Category1	Zebra Design And Build	4 Citron Street, Macleay Island QLD 4184	ConRef	21/07/2016	Approved	5
BWP003604	Design and Siting	Category1	Dixon Homes Pty Ltd (Sherwood)	33 Park Edge Place, Redland Bay QLD 4165	ConRef	18/07/2016	Approved	6

Application	Description	Category	Applicant	Property Address	Application Type	Date Finalised	Decision	Division
BWP003638	Design and Siting - Dwelling	Category1	The Certifier Pty Ltd	28 Vanstone Way, Redland Bay QLD 4165	ConRef	20/07/2016	Approved	6
BWP003639	Domestic Outbuilding - Carport	Category1	Reliable Certification Services	8 Vine Street, Redland Bay QLD 4165	Code Assessment	18/07/2016	Development Permit	6
MCU013792	Overlay Assessment - Dwelling House	Category1	Fluid Planning	37 Pyrus Place, Redland Bay QLD 4165	Code Assessment	19/07/2016	Development Permit	6
ROL006015	Standard Format: 1 into 2 Lots	Category1	GulmanMarcelo	140 Allenby Road, Wellington Point QLD	Permissible Change	21/07/2016	Development Permit	8
MCU013778	Dual Occupancy ADA	Category1	Dixon Homes Pty Ltd (Sherwood)	2 Leah Court, Wellington Point QLD 4160	Code Assessment	18/07/2016	Development Permit	8
BWP003665	Design & Siting - Shed	Category1	Strickland Certification Pty Ltd	24 Tipuana Drive, Capalaba QLD 4157	ConRef	19/07/2016	Approved	9
Category 2								
OPW002054	Landscaping Works - Multiple dwelling x 110	Category2	Philip Usher Constructions Pty Ltd	396 Boundary Road, Thornlands QLD 4164	Compliance Assessment	21/07/2016	Compliance Certificate	3
OPW001975	Excavation and fill - top dressing	Category2	ElsonSidney F	177-185 Schoeck Road, Sheldon QLD 4157	Code Assessment	20/07/2016	Development Permit	6
OPW001933	Operational Works - ROL 1 into 5	Category2	Civil Dimensions Consulting Engineers	50 Bailey Road, Birkdale QLD 4159	Code Assessment	18/07/2016	Development Permit	8

Application	Description	Category	Applicant	Property Address	Application Type	Date Finalised	Decision	Division
MCU013613	Mulitple Dwelling - 13 dwellings	Category2	Wolter Consulting Group	39-41 Surman Street East, Birkdale QLD 4159	Permissible Change	20/07/2016	Development Permit	8
BWP003593	Build Over Sewer - Dwelling House	Category2	GMA Certification Group Pty Ltd	71 Valantine Road, Alexandra Hills QLD 4161	ConRef2	19/07/2016	Approved	8
C2015	Conv- RETIREMENT VILLAGE	Category2	Jensen Bowers Group The Certifier Pty Ltd	Cleveland Manor Retirement Village, 11-21	Permissible Change	22/07/2016	Development Permit	2

11.2.2 APPEALS LIST CURRENT AS AT 28 JULY 2016

Objective Reference: A124442
Reports and Attachments (Archives)

Authorising Officer:



Louise Rusan
General Manager Community and Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Report Author:

Kim Peeti
Service Manager Planning Assessment

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/gjudgment/>

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

1.	File Number:	Appeal 2675 of 2009 - (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		A minor change to the application was allowed by the Court on 4 November 2015. Matter adjourned for further review on 17 August 2016. Mediation scheduled for 12 August if required.

2.	File Number:	Appeal 3641 of 2015 - (MCU012812)
Applicant:		King of Gifts Pty Ltd and HTC Consulting Pty Ltd
Application Details:		Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant 604-612 Redland Bay, Road, Alexandra Hills
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 16 September 2015. Without Prejudice meeting held December 2015. Direction orders obtained 18 February 2016. Mediation held on 9 March 2016. The matter is listed for review on 29 July 2016.

3.	File Number:	Appeal 4541 of 2015 - (ROL005873)
Applicant:		Loncor Properties Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 43 lots) 35-41 Wrightson Road, Thornlands
Appeal Details:		Applicant appeal against refusal.
Current Status:		Appeal filed in Court on 20 November 2015. Orders to progress to October 2016 hearing.

4.	File Number:	Appeals 4940 of 2015, 2 of 2016 and 44 of 2016 - (MCU013296)
Applicant:		Lipoma Pty Ltd, Lanrex Pty Ltd and Victoria Point Lakeside Pty Ltd
Application Details:		Preliminary Approval for Material Change of Use for Mixed Use Development and Development Permit for Reconfiguring a Lot (1 into 2 lots) 128-144 Boundary Road, Thornlands
Appeal Details:		Submitter appeals against approval.
Current Status:		Appeals filed in Court on 18 December 2015, 4 January 2016 and 6 January 2016. Directions orders obtained 19 February 2016. Trial was initially scheduled for August. Matter now set for review on 17 August 2016 and listed for 19 August for call-over to allocate trial dates in September.

5.	File Number:	Appeal 2082 of 2016 - (MCU013558)
Applicant:		John Munro Sinclair
Application Details:		Material Change of Use for Rooming Accommodation 4 Wardley Street, Capalaba
Appeal Details:		Applicant appeal against Council refusal.
Current Status:		Appeal filed in Court on 31 May 2016. Mediation held 15 July 2016. Matter listed for review 29 July 2016.

6.	File Number:	Appeal 2709 of 2016 - (ROL005993)
Applicant:		Golden Ponds Estates Pty Ltd
Application Details:		Reconfiguration of Lots by 1 into 2 lots subdivision at 60 Korsman Drive, Thornlands.
Appeal Details:		Applicant appeal against Council refusal
Current Status:		Appeal filed 12 July 2016.

7.	File Number:	2771, 2772 and 2774 of 2016
Applicant:		KFA Investments Pty Ltd
Application Details:		Unlawful filling at 91-101, 91-141 and 115 Rocky Passage Road, Redland Bay (Lot 1, Lot 2 and Lot 4 on SP117632)
Appeal Details:		Appeal against Enforcement Notices
Current Status:		Appeal filed 15 July 2016.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

**11.2.3 MCU013700 – 21-31 BLOOMFIELD STREET AND 143 SHORE STREET
CLEVELAND – REFRESHMENT ESTABLISHMENT (EAT STREET FOOD
MARKET)**

Objective Reference: A1874727
Reports and Attachments (Archives)

Attachment: [MCU013700 - Attachment 1 - Locality Plan](#)
[MCU013700 - Attachment 2 - Aerial Plan](#)
[MCU013700 - Attachment 3 - Zoning Map](#)
[MCU013700 - Attachment 4 - Site Plan](#)
[MCU013700 - Attachment 5 - Ground Level Plan](#)
[MCU013700 - Attachment 6 - First Level Plan](#)
[MCU013700 - Attachment 7 - Public Transport](#)
[MCU013700 - Attachment 8 - Traffic Survey Zone
\(North\)](#)
[MCU013700 - Attachment 9 - Traffic Survey Zone
\(South\)](#)

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PURPOSE

Council has received an application seeking a Development Permit for Material Change of Use on land at 21-31 Bloomfield Street, Cleveland and 143 Shore Street, Cleveland for the purpose of a Refreshment Establishment.

The proposal is code assessable as per section 4.12.4 of the Major Centre zone code - Table of Assessment for Material Change of Use of Premises. The application was made in accordance with the *Sustainable Planning Act 2009*.

The proposal did not require public consultation.

The application has been assessed against the relevant provisions of the Redlands Planning Scheme and the proposed development is considered to comply with the scheme. The key issues identified in the assessment are:

- Carparking;
 - Noise;
 - Odour;
 - Lighting;
-

- Amenity;
- Security/safety;
- Toilet facilities;
- Traffic/Pedestrian access;
- Infrastructure and Services ; and
- Impact on traders.

The issues listed above have been addressed in the report. It is therefore recommended that the application be granted a Development Permit subject to conditions. The applicant will be required to obtain a number of additional permits prior to commencement of the use.

BACKGROUND

The proposal is over part of a Lot that contains the Council Library Building (including Council offices) and associated carparking and part of a lot which is used as road (Kyling Lane) and carparking. There are no previous approvals that relate to the current proposal. The application has been lodged following a memorandum of understanding (MOU) with Council for the lease of Council land (library car park) for a 5 year period with an optional 5 year extension if mutually agreed by both parties. The MOU is agreement in principle and is not binding.

ISSUES

Development Proposal & Site Description

Proposal

The proposal is for a Refreshment Establishment (food market) which will consist of an open air food market ("Eat Street" style markets) within the Cleveland CBD. The proposed area to be used for the food market is approximately 2,400m² and will consist of:

- 10 food containers (converted shipping containers approximately 6m x 2.5m each);
- Space for 5 food trucks or pop-up stands (to be moved off site after trade each weekend);
- 1 bar/wine bar;
- 1 entertainment platform (above a shipping container);
- 1 new covered car park for undercover seating;
- 2 existing covered seating areas;
- Covered/partial covered seating for 332 patrons;
- Non-covered seating for 84 patrons;
- Alfresco seating outside outlets;
- 9 additional containers stacked on top of food containers for storage and administration space.

The operating hours are as follows:

- Friday 5:00pm to 10:00pm (set up time to commence from 5:00pm and trading to cease at 9:00pm);
- Saturday 10:00am to 10:00pm (set up time to commence from 10:00am and trading to cease at 9:00pm); and

- Sunday 10:00am to 9:00pm (set up time to commence from 10:00am and trading to cease at 8:00pm).

The finishing time will include the 1 hour clean up time at the end of each night.

The market will involve temporary foodstalls and vans/trucks with dining/seating areas located in the middle of the site and around the southern and eastern sides for patrons to eat after having purchased food. The market operators will 'lease' the foodstalls to independent proprietors who will require their own food service licence as a 'Temporary Food Stall'. A bar/wine bar will be positioned at the western end of the precinct and entertainment in the form of live music is proposed with the use of a bandstand atop the bar container at the western end of the site (music to be directed to the east away from the residential properties to the west). Street buskers are also proposed when the bandstand is not in use with any amplified music located at the western end.

Vehicular access to the site will be from Kyling Lane and will only be required by the food trucks/vans at the start and finish times and for waste collection. Pedestrian access will be gained from Kyling Lane and from the pathway at the eastern end.

An administration space will be within a container at the western end and toilet facilities available at the ground level of the library building.

Site & Locality

The site is located at 21-31 Bloomfield Street and 143 Shore Street West, Cleveland forming part of the Cleveland Library Building grounds (car park area) having an area of approximately 2,400m² and frontages to Kyling Lane, Shore Street and the pedestrian path/park that links Middle Street with Shore Street. The land is included within the Major Centre Zone (sub-area MC3) of the Redlands Planning Scheme. The land is generally flat on account of its carpark use, although is raised from Shore Street, with vegetation (primarily landscaping) existing around its fringes as well as some internal shade trees. Development in the surrounding area consists of the Cleveland Library Building to the south, a mixed use apartment building and commercial development to the east and on the opposite side of Shore Street to the north is the Raby Bay Park and Cleveland Train Station/Bus interchange. Adjoining to the east is the meandering pathway/park that links Middle Street and Bloomfield Street with the Raby Bay Marina. The Cleveland Sands Hotel is located further east on the other side of the pathway area.

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.

Cleveland is identified as a Principal Regional Activity Centre within the SEQ Regional Plan which seeks to encourage:

- economic growth by co-locating a mix of land uses;
- provide appropriate locations for “*cultural and entertainment facilities*”;
- provide “*a focus for community and social interaction*” and.
- “*Integrate land use and transport to support walking, cycling and public transport*”.

State Planning Policies & Regulatory Provisions

State Planning Policy/ Regulatory Provision	Applicability to Application
SEQ Koala Conservation SPRP	The site is largely within a non-assessable area with only the north western corner located within in an assessable area of the SPRP. The majority of the site is identified as “generally not suitable” with the northern most part of the site identified as “low value rehabilitation” and is not considered to have high connectivity value being located in an established urban area within a major centre with surrounding high order roads. The Applicant has stated that no significant vegetation is to be removed to facilitate the use however, pruning of some trees will be required to allow placement of structures within the site.
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	<p>The Redlands Planning Scheme predates the State Planning Policy 2014 (SPP). As such it is not considered to integrate the following state interests. Part E of the SPP Interim Development Assessment Requirements therefore applies to the assessment of this application.</p> <p><u>Public Passenger Transport Facility</u></p> <p>The site has an area less than 5,000m² and as such the Interim DA requirements do not apply to the proposal in this case.</p> <p><u>Water Quality</u></p> <p>No stormwater management plan was provided with the application, however, the proposal is not considered to further impact on water quality as it is located on a site that contains an existing impervious carpark. No further impervious areas will be created and stormwater will be discharged as existing. It is therefore considered that the requirements of the SPP have been addressed.</p>

Redlands Planning Scheme

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

The application is subject to code assessment and the following codes are applicable to the assessment:

- Major Centre Zone Code;
- Access and Parking Code;
- Centre Design Code;
- Erosion Prevention and Sediment Control Code;
- Excavation and Fill Code;
- Infrastructure Works Code;
- Landscape Code;
- Stormwater Management Code;
- Acid Sulfate Soil Overlay; and
- Road and Rail Noise Impact Overlay.

The proposed development has been assessed against the applicable codes and is considered to comply. The most relevant parts of this assessment are discussed below.

Use

The proposal is for an “Eat Street” type food market. The Redlands Planning Scheme does not identify this as a specific use under Schedule 3, Division 1 – Uses. Notwithstanding, it is considered that the definition of Refreshment Establishment, which means “*the use of premises for a cafe, fast food outlet, milk bar, refreshment kiosk, restaurant, snack bar, take-away food premises, tea garden, tea room or uses of a like nature. The term includes ancillary activities that involve entertainment or the consumption of liquor*” is the best and most appropriate fit for the proposed development. A Refreshment Establishment is a consistent use within the Major Centre zone and therefore requires code assessment.

Major Centre Zone

Specific Outcome S1.5 (1) of the Major Centre Zone Code seeks that:

“Sub-area MC3 - being the centre core and the heart of the Cleveland Centre encourages key businesses and facilities to concentrate in this area and pursue opportunities for mixed use development”.

The proposal is located in sub area MC3 being the Cleveland town centre and is a key business being a refreshment establishment. The RPS defines a mixed use development as “*A use of premises that integrates residential activities and tourist accommodation with commercial, retail or industry activities where a minimum of 30 percent of the total gross floor area is used for residential purposes*”. The proposal could be construed as being part of a mixed use development on account of the site containing the Cleveland Library building and the part of the site used for the proposal will be used for car parking when the refreshment establishment (food market) is not operating. More importantly, the proposal is considered to provide economic activity to the centre as it is expected to attract a larger number of people and is easily accessible by all modes of transport. It is therefore envisaged that a

flow on effect may result in people attending other establishments in the centre due to the early finishing time and therefore adding to the revitalisation of the Cleveland Centre.

Overall, the proposal is for a type of use expected in the zone, is code assessable only and is considered to meet the overall outcomes of the Major Centre Zone Code as described below.

Section 4.12.17 of the Overall Outcomes of the zone code seeks as follows (emphasis added):

“(a) Uses, Role and Function

(i) Provide for a range of centre uses that:

- a. enhance the primacy, vitality and vibrancy of the City’s major centres;*
- b. service the primary retail, commercial, administrative, entertainment, cultural and community needs of the City;*
- c. provide a key source of economic activity and employment;*
- d. provide a major focus for community interaction and civic life;*
- e. And are highly accessible by private vehicle, public transport and pedestrian and cycle routes.”*

And

“(iv) Sub-areas MC3, MC4, MC5, MC6, MC7 and MC8 comprise the Cleveland Major Centre which provides for a range of uses that -

- f. recognise Cleveland as a Principal Centre for south east Queensland and one of two secondary retail and commercial centres in the City;*
- g. serve a catchment less than 50 000 people;*
- h. include one (1) discount department store, supermarkets, specialty stores and commercial activities;*
- i. reflect the primary administrative functions of the City including the local government administrative headquarters and State and Commonwealth government services;*
- j. encourage residential and tourist mixed use development;*
- k. recognise Cleveland as the major tourist centre for events and displays including markets, fairs, carnivals and tourist information for the City;*
- l. recognise Cleveland as a centre for performing arts, galleries, and restaurants;*

These overall outcomes reflect the outcomes sought by the SEQ Regional Plan 2009-2031. The site and surrounding area is zoned Major Centre and is located close to public transport including Cleveland Railway Station, and major bus routes, providing easy pedestrian and cycle access. As detailed above, the proposal is code assessable and is for a use type that is anticipated in the zone.

Car parking

While the proposal is on a site occupied by the Council administration offices, library and associated car parking, the hours of operation are proposed at times when the Council is not operating and the car park area under utilised. It is acknowledged that library users will still need to be provided with car parking, but it is considered that sufficient parking is provided throughout the centre and should not adversely affect library users.

A Traffic Impact Assessment was provided by Rytenskild Traffic Group (RTG) that addressed issues of car parking, traffic volumes and any potential impact on residential streets.

The Access and Parking Code of the Redlands Planning Scheme seeks a parking rate for a refreshment establishment of *“1 space per 2.5 persons assessed on the maximum capacity of the refreshment establishment or 1 space per 10m² of GFA whichever is greater”*. The total lease area for the proposal is approximately 2,400m², therefore based on 1 space per 10m², the above rate indicates a peak parking demand of 240 vehicles. The report by RTG stated that given the location of the site in relation to public transport, this number is considered to be a *“conservative (high) estimate of potential demands”*.

Further, the report argues that *“traffic generated by the use will be spread throughout the CBD road network rather than focused on individual intersections”* and that *“the proposed use will generate a marginal increase in traffic volumes throughout the CBD network”*. The report also states that the peak traffic demand for the proposal is *“outside of normal weekday road traffic periods”*. RTG also undertook a demand survey during the proposed operational hours of each proposed evening (Friday to Sunday) up until 8.00pm. The survey indicated that there is a large surplus of car parking available during that time. The survey did not include car parking within the Redland Performing Arts Centre or private developments, including the Sands Hotel, within the CBD.

The summary of conclusions and recommendations of the RTG report was favourable in terms of location, traffic impacts, pedestrian access and car parking availability.

The proposal will result in the loss of 19 carparks of which 14 are currently occupied by Council fleet vehicles. These vehicle spaces can be catered for elsewhere within the Cleveland Activity Centre, for example integrated with the existing Council parking area within the Doig Street carpark. Due to the existing parking restrictions to limit the hours for other vehicles that park in this area, there should provide sufficient turnover to allow for library patrons and other users. These details can be included as part of the lease agreement between the operator and Redland City Council as necessary.

In summary, the proposal does not include on site car parking and therefore does not meet the Probable Solution. However, it is considered to meet the overall outcomes based on the above report findings as the overall public parking available throughout the Cleveland Centre is sufficient to cater for the proposal and other similar existing refreshment establishment uses which operate outside of the standard peak business hours. A traffic management plan has also been conditioned in accordance with the recommendations of this report. It is also worth noting that the Centre

Activity Code does not seek additional car parking for a change of tenancy within the Major Centre Zone. While the proposal is a new use, it is considered to be temporary in nature and the loss of some on-site parking therefore outweighs the potential to generate economic growth within the area.

Noise

A noise management plan has been submitted (as amended) which addresses patron noise, mechanical plant, music performances, vehicle departures and waste collection and clean-up.

The key issue with regards to noise is the location of the residential apartments to the west.

Specific Outcome 4.7(1) of the Major Centre zone code seeks:

“noise generated by the use is compatible with the experience in a centre environment”; and

Specific outcome S4.9 (1) seeks:

“Uses and other development reinforce the maintenance of high standard of centre amenity by –

- (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;*
- (b) locating car parking and servicing areas to minimise impacts on adjoining premises and on the streetscape.”*

Noise generated from the proposal is considered to be that expected within a major centre as the site and surrounding area is zoned for that purpose as opposed to purely residential. The main noise sources will be from patrons, mechanical plant and amplified music which can be managed as follows:

- Noise from patrons will be conditioned through hours of operation;
- Noise from plant and equipment can be minimised by mechanical plant such as air conditioning, compressors, refrigeration equipment and the like to be located as far away as practical from nearby residential uses and through the use of the plant only during operational hours;
- Noise nuisance from the stage will be directed to the east while amplified music from buskers will be minimised through being located at the eastern end of the site and directed to the north; and
- Amplified music can be gradually decreased in the evenings.

Car door closures are mentioned in the report and identified as breaching the night time noise criteria of the *Environmental Protection Act 1994* (EP Act). A justification was provided stating that the original use is as a car park located within the Major Centre Zone and therefore this type of noise would generally be expected. Proposed operational hours of trading are intended to cease from 9pm on Friday and Saturday evenings and 8pm on Sunday evenings. Council’s Health and Environment Team has provided conditions to address the above issues and to ensure compliance with

the EP Act. The plan can also be included as part of the lease agreement between the operator and Redland City Council. It is therefore considered that the proposal complies with the specific outcomes.

Odour

Specific Outcome 4.8 seeks:

“air quality impacts are eliminated or mitigated to a level that is compatible with a centre environment”.

The applicant provided a detailed odour management plan by Air Noise Environment which has been assessed by Council’s Health and Environment Team. The plan includes procedures to minimise odour impacts, such as:

- collection of waste bins located at the eastern end of the site, away from the residential units, each morning (Saturday, Sunday and Monday);
- the site to be cleaned after each event ensuring all waste is disposed of and that any rubbish or food left on the ground is removed;
- cooking activities with a greater potential for odour impacts to be located on the eastern half of the site, furthest away from the nearest sensitive receptor; and
- cooking activities that result in complaints and nuisance impacts, should be removed from future operations unless appropriate odour controls can be put in place (e.g. mechanical ventilation and odour control filters).

The plan is considered to have adequately addressed minimisation of odour nuisance and will be conditioned. The plan can also be included as part of the lease agreement between the operator and Redland City Council. It is therefore considered that the specific outcome has been met.

Lighting

Specific Outcome S4.6 of the Major Centre zone code seeks that artificial light does not result in unreasonable disturbance to any person or activity. Each of the containers will be fitted with a downlight that will be appropriately shielded and soft fairy lights will be hung throughout the trees and on the shelters. Two ‘lightboxes’, which will act as signage for patrons to identify the site, are also proposed to be installed, with one at the Kyling Lane entry and one attached to the library building. These lightboxes will both face north to minimise light spill on the nearby residential and other surrounding uses. Additionally, it is worth noting that the lighting for the containers and lightboxes will only be used whilst the market is operating and will also need to comply with the *Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting* (or the current applicable standard).

Natural daylight to ground floor Council offices is already somewhat reduced through the wall being setback further than the upper floors by approximately 3.5m. This area is north facing and the gap between the wall of the upper floors and back of the food containers will be approximately 3.5m which may reduce daylight to the ground floor Council offices. This is not considered to detrimentally affect daylight infiltration to the Council offices as the ground floor wall is located beneath the upper level by approximately 3.5m. It is also noted that a lot of the blinds in these office windows have been mostly closed during site visits.

Based on the above, it is considered that artificial lighting from the proposal will not adversely impact on adjoining uses and will not significantly reduce daylight to the ground floor office space and is therefore considered to comply with the specific outcome.

Safety and Security

Specific Outcome S4.10 of the Major Centre zone code seeks:

- (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 –*
 - “(a) orientating building towards the street to provide opportunities for casual surveillance of public places;*
 - (b) being designed and well lit to ensure safety and casual surveillance of car parking areas, public places, open spaces and pedestrian and cycle paths.”*

While no new buildings are proposed and the proposal consists of a number of shipping containers spread around the site, casual surveillance can be provided from overlooking windows of nearby residential buildings and from pedestrians using Kyling Lane or the pathway connecting Middle and Shore Streets.

The two existing lightpoles (containing 2 lights each) in the centre of the car park will provide the main lighting for the proposed use and will provide lighting when the market is not operating. The distance between the wall of the building at ground level and the kerb is 10m. The four food containers located along the kerb on the southern side of the carpark will be setback 7.5m from the wall of the building providing a pedestrian thoroughfare between the building and back of the food containers.

The landscaping beds will be removed from this area to provide seating for the food market and therefore results in a more open thoroughfare when the market is not operating.

It is considered that installation of security screens on Council building windows, convex mirrors on pillars and and/or security cameras could provide sufficient surveillance to discourage unruly or suspicious behaviour which could be negotiated as part of the lease agreement and therefore the Specific Outcome has been met.

It is worth noting that the proposal will be required to hold a liquor licence where it involves serving alcohol. This will include its own requirements to further address security issues during operating times.

Amenity/Streetscape

Probable Solution P2.1 seeks that buildings or structures do not exceed the height limits as shows on Map 2 for Cleveland height. Specific Outcome 2.1(1) seeks:

- “(1) The height of buildings*
 - (a) does not overwhelm or dominate the centre;*
-

- (b) *respects the desired streetscape;*
- (c) *ensures a high quality appearance when viewed from both within and external to the centre;”.*

The proposal is less than the 20m height limit for the Cleveland Centre and does not include any medium to highrise structures and will therefore not introduce any overshadowing or impact on solar access for surrounding uses.

The proposal will include the use of painted shipping containers with a maximum height of approximately 3m for the food containers and 4.6m for the stacked containers and stage, and will be partially screened from the street frontages by the existing vegetation. The central covered area will be setback from the kerb on Shore Street by approximately 16m.

With regard to the containers, whilst those along the northern side will be slightly closer being approximately 3m, they are not of a scale that would affect the streetscape noting that the site is well screened from the street by way of vegetation which ensures they will only be partly visible from the street or from the access points. Nonetheless, the proposed height is less than other predominant building heights nearby and therefore will not overwhelm or dominate the centre or cause overshadowing of the adjoining Bloomfield Street parkland.

The proposal therefore complies with Specific Outcome S2.1(3)(a) and (c) which seeks that building height limits overshadowing impacts on public places and (e) as the proposal is considered to contribute to the revitalisation of the Cleveland Major Centre.

Probable Solution P2.3 of the Major Centre zone code seeks:

- “(1) Setbacks on the primary street frontage are -*
 - (a) a minimum of 6 metres from the kerb at pavement level to provide pedestrian space; or*
 - (b) setback to match existing or approved buildings in the street;”.*

The proposal is located over an existing car park area with two (2) road frontages, Shore Street and Kyling Lane, and predominantly surrounded by landscaping as noted above and therefore will not impact on the current pedestrian paths. While Probable Solution P2.3(2) refers to side setbacks where development adjoins a residential zone, it is noted that the site adjoins a public footpath to the east and does not directly adjoin a residential zone. It is therefore considered that the Specific Outcome S2.3 has been met.

Specific Outcome S2.5(2) of the Major Centre zone code seeks:

- “(2) Building design and layout incorporates architectural elements that -*
 - (a) reinforce a high quality centre environment;*
 - (b) exhibit a high degree of interest through the use of colour, angles, materials and shadows;*

- (c) *provide functional and attractive facades that contribute to a high quality built form and streetscape along all road frontages;*
- (d) *ensures high levels of physical and visual interaction and access with adjoining pedestrian areas at ground level;*
- (e) *minimise any adverse overshadowing and reflective impacts on public and civic places and adjoining zones;*
- (f) *provide physical connections and linkages between buildings, and between buildings and public places, to encourage pedestrian movement;*
- (g) *ensure buildings have their primary address to the primary street frontage and provide an active frontage to all secondary street frontages;*
- (h) *incorporate covered pedestrian walkways that provide direct access to shops and civic places and links all areas of the centre;*

As discussed above, the proposal is located within an existing car park area and will be partially screened from view from Shore Street and will not be viewed from Bloomfield Street. However, while no new buildings are proposed, the proposed structures will be of different heights and will be painted in a variety of vibrant colours, therefore providing visual interest.

The height of the structures will not cause any adverse overshadowing impacts on the site or adjoining uses. The proposal is considered to provide a high level of physical connection and linkages, as existing, while the existing primary building focus (library building) addresses the primary street frontage. Covered pedestrian walkways are as existing. Overall, it is considered to meet the specific outcome.

Specific Outcome S4.1 of the Major Centre zone code seeks:

“High quality landscape and streetscape treatments, including planting, street art and furniture are provided to contribute to and enhance the overall attractiveness and function of the centre.”

No further landscape or streetscape treatment is proposed as the proposed use is on a site that does not directly address the street frontage due to the existing vegetation. Given the location of the site (effectively being a carpark), no streetscape works or the like are necessary noting that the site adjoins the pathway/park to the east which incorporates a high level of treatment. Regardless, the containers will be painted in colours to present a vibrant addition to the area, noting the space will be used as a car park when the food market is not operating. This will form conditions of approval and/or form part of the lease agreement.

A fence is also proposed to be located within the site along the northern boundary and parts of the western and eastern boundaries between the containers and existing vegetation. Further planting can be conditioned to minimise any impacts from fencing and the fence can be a product and of a colour that is not so intrusive on the streetscape or when viewed internally from the car park. This will form a condition of approval and can be further negotiated as part of a lease agreement with Council.

Toilet facilities

The applicant advised that the proposal is not expected to be an all night event, but rather a short term dining experience. Therefore the applicant has demonstrated that the proposed toilet facilities available on site would be sufficient to cater for the expected number of patrons in accordance with the Redland City Council Event Information Kit, through the direct provision of 7 toilets, 2 urinals and 6 hand basins which are located at the ground level facing the car park. Council's Health and Environment Team has advised that the applicant has appropriately addressed this issue.

Infrastructure and Services

The site is serviced by all relevant infrastructure, although the containers / food stalls and food trucks will not be connected to reticulated water or sewer. Due to the specialised nature of the use, the containers / food stalls and food trucks will need to be self-contained. Electricity will be required to be provided to the food containers, rather than from individual generators and likely to connect to the existing electricity servicing the site. This will need to form part of a lease agreement with Council.

Wastewater will be managed in association with temporary food licence requirements with each stall holder being required to have their own permit. The applicant has advised that each proprietor will be required to have a waste water container inside each food container that is taken from the site at the end of trade each evening.

Other waste from the proposed use, such as food scraps, eating utensils and food wrappings, will be managed through the placement of 16 general waste bins and 8 recycling bins throughout the precinct. At the end of trade each night, general waste will be emptied into the bulk bins provided for the proposed use (contained within the existing screened enclosure) at the eastern end of the site where they will be serviced each morning.

Redwaste advised that the number of general waste and recycle bins proposed is adequate to service the proposal as long as the site is less than 3,200m² (proposed use area is approximately 2,400m²). The size of the bulk bins has been conditioned. In terms of waste oils, an oil receptacle will be located in the waste storage area for individual stalls to empty their used oil into. This will be collected by an appropriate contractor on Monday mornings.

A waste collection vehicle is able to access the bin service area with the collection method to be as the current situation (that is, the bin location will not change from the current situation).

Infrastructure Charges

The proposed refreshment establishment (food markets) are considered a temporary use (due to the limited approval period) under the *Redland City Council Adopted Infrastructure Charges Resolution (No. 2.2.) 2015*, therefore do not incur infrastructure charges.

State Referrals

The application did not trigger any referral requirements.

Public Consultation

The proposed development is Code assessable and did not require public notification. However, three (3) not properly made submissions were received. The key issues raised in the submissions and relevant to the application are as follows:

1. Carparking/Traffic
 - Insufficient car parking within the CBD.
 - Management of car parking.
 - Proposal is relying on the Cleveland Rail and Sands Hotel as parking location for patrons.
 - Conflicting use of space and loss of car parks will further aggravate parking problems.
 - Restriction of access to residential properties.

Officer comment

A Traffic Impact Assessment report was provided and has been addressed in the car parking section of the report.

2. Safety and security – reduction of natural surveillance and sight lines.

Officer comment

Casual surveillance can be provided to parts of the development. Conditions will be included to address further surveillance and has been addressed in the safety section of the report.

3. Building height and design

Officer comment

These issues have been addressed in the report.

4. Roof Design

Officer comment

The food containers will be of a height less than the surrounding uses and the roofs will not be cluttered by any service structures.

5. Impact to local policing with liquor in open space has not been considered well.

Officer comment

The proposal will be subject to application for a liquor licence from the Office of Liquor and Gaming Regulation (OLGR). This application will need to consider all aspects of serving alcohol which will include security.

6. Impacts on surrounding uses and other night/weekend markets.

Officer comment

The proposal is a refreshment establishment (food market). It is not likely that people attending the proposed “food market” will detract from those attending farmers or twilight markets and the like in the Cleveland area. The food market is likely to attract a different demographic of people which may increase patronage to other markets. This has been addressed in the report.

7. Amenity

- Setbacks
- Noise
- Odour
- Impact on lifestyle of nearby residents
- Visual amenity of containers and chain wire fence will make it look like building construction site.
- Converted shipping containers will look ugly, will remain on the site as permanent fixtures and no matter how well they are painted, it will still look like “lipstick on a pig”.

Officer comment

These issues have been addressed in the report.

8. Lack of any positive architectural character of the shipping containers and shade shelter is the opposite of the architectural intents of the Cleveland Centre Master Plan.

Officer comment

The proposal is located within an existing car park area and largely screened from view from the wider Cleveland Centre. The carpark shade structure is the type of structure that is expected for a covered car parking area. The Cleveland Master Plan is not relevant for consideration as part of this application.

9. Length of lease.

Officer comment

The lease agreement will be between the Council and Chefs Inc and is proposed for a 5 year term plus a possible further 5 year term on agreement by both parties. There is no guarantee how long the lease term will be or if any extensions will be granted. This is a matter for negotiation with Council.

10. Converted shipping containers are buildings requiring a building approval in accordance with the Sustainable Planning Act 2009 and the Building Act 1975.

Officer comment

The proposal will be subject to a further building works application as necessary and this will be listed in the further approval section of the decision notice.

11. Proposed use does not meet definition of “temporary use” in the RPS.

Officer comment

The proposal has been lodged as a Refreshment Establishment and assessed against the relevant codes. The temporary terminology used in respect to the proposed use is that the food stalls are temporary in that they will be restricted to weekend hours only. The term could also be used in respect that the containers can be easily dismantled and removed.

12. Existing premises are located in permanent buildings and pay a rent that is commensurate with those quality buildings. The food market outlets will not compete on a level playing field in terms of those (and other) business on-costs.

Officer comment

This is not a relevant issue in the assessment of the application.

13. Many of the existing food and drink outlets in Cleveland are owned by Redland residents and they employ Redland residents, whereas the operators and employees in the proposed market are likely to be from locations external to the Redlands.

Officer comment

There is no guarantee that existing or proposed businesses in the Redlands employ people that only reside in the Redlands. The proposed food market will however provide an opportunity for local food businesses to promote their product and may also provide employment opportunities for local people.

14. No economic benefit to the Redland community.

Officer comment

The proposal is expected to attract a larger number of people into the centre and it is therefore envisaged that a flow on effect will result in people attending other establishments in the centre. This is further addressed in the report.

15. Doesn't comply with the higher-order desired outcomes of the Cleveland Centre.

Officer comment

The proposal is considered to meet the overall and specific outcomes of the Major Centre Zone code and the South East Queensland Regional Plan. This has been addressed in the report.

As noted above, the application is code assessable and does not require public notification. However, the issues raised above have been considered in the assessment of the proposal and are considered to have been adequately addressed.

Deemed Approval

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

STRATEGIC IMPLICATIONS**Legislative Requirements**

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 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 and it is therefore recommended that the application be approved subject to conditions.

Council's options are to:

1. Adopt the Officer's Recommendation to approve the application subject to conditions.
2. Resolve to approve the application, without conditions or subject to different or amended conditions.
3. Resolve to refuse the application.

OFFICER'S RECOMMENDATION

That Council resolves that a Development Permit approval be issued subject to conditions for the Refreshment Establishment on land described as Part of Lot 17 on RP 212514 and Part of Lot 32 RP 904128 and situated at 21-31 Bloomfield Street and 143 Shore Street, Cleveland, subject to the following 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.	
<u>Approved Plans and Documents</u>	
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 the use commencing and ongoing.

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
Site Plan	MCU013700/1	Applicant	Received in Council 01/03/2016
Ground Level Plan	MCU013700/2	Applicant	Received in Council 01/03/2016
First Level Plan	MCU013700/3	Applicant	Received in Council 01/03/2016
Container Specifications	MCU013700/4	Applicant	Received in Council 01/03/2016
Traffic Impact Assessment	16118 - 1	RTG	23/05/2016
Odour Management Plan – Chefs Inc Food Market, Cleveland -	4474-OMP-02	Air Noise Environment Pty Ltd	18 /02/2016

Final			
Cleveland Eat Street Application – Noise Assessment Response to Information Request - Letter	4474_Letter_Respons e.odt	Air Noise Environme nt Pty Ltd	20 July 2016
Noise Assessment – Cleveland Eat Street – Revised Final – 4 Simplicity Pty Ltd	4474-Noise-04	Air Noise Environme nt	20/07/2016

Table 1: Approved Plans and Documents

<u>Limit of Approval</u>	
<p>3. The following restrictions on the development apply:</p> <p>a. The use must cease after 10 years from the commencement of use.</p>	Ongoing.
<u>Access</u>	
4. Prepare a traffic control/management plan for the site operation in accordance with the approved Traffic Impact Assessment, and maintain on site at all times.	Prior to the use commencing and ongoing.
<u>Design</u>	
5. Locate, design and install outdoor lighting so that they do not emit glare or light above the levels stated in <i>Australian Standard 4282 – 1997 Control of the Obtrusive Effects of Outdoor Lighting</i> (or the current applicable standard).	Prior to the use commencing and ongoing.
6. Maintain all structures to be of a continually clean, tidy and structurally sound condition.	Prior to the use commencing and ongoing.
7. Design and construct the fence along the northern boundary and part of the western and eastern boundaries in a colour to blend with the boundary vegetation (eg, black or green)	Prior to the use commencing and ongoing.
<p>Note: Fencing is to be located internal to the site between the structures and existing vegetation where possible.</p>	
<u>Hours of Operation</u>	
8. Operate the approved use as follows:	Ongoing.
<ul style="list-style-type: none"> • Friday – 5:00pm to 10:00pm (set up time to commence from 5:00pm and trading to cease at 9:00pm to allow for cleaning and vacating the site); • Saturday – 10:00am to 10:00pm (set up time to commence at 10:00am and trading to cease at 9:00pm to allow for cleaning and vacating the site); and 	

<ul style="list-style-type: none"> • Sunday – 10:00am to 9:00pm (set up time to commence from 10:00am and trading to cease at 8.00pm to allow for cleaning and vacating the site). 	
<u>Acoustic Requirements</u>	
<p>9. Incorporate acoustic recommendations and attenuation into the development as specified in the acoustic report titled <i>Noise Assessment – Cleveland Eat Street – Revised final – 4 Simplicity Pty Ltd, prepared by Air Noise Environment dated July 2016, project reference 4474.</i></p>	<p>Prior to the use commencing and ongoing.</p>
<p>10. Implement the noise management plan listed in Table 1: Approved Plans and Documents of this approval. Review the plan annually. Submit to Council, and receive approval for, Compliance Assessment for any amendments to the plan.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>11. Cease amplified entertainment by Friday and Saturday at 9pm and Sunday by 6pm as specified in <i>Noise Assessment – Cleveland Eat Street – Revised final – 4 Simplicity Pty Ltd, prepared by Air Noise Environment dated July 2016, project reference 4474.</i></p>	<p>Ongoing.</p>
<p>12. Conduct garbage collection between the hours of 7am to 6pm Monday to Saturday and 8am to 6pm Sunday as specified in <i>Noise Assessment – Cleveland Eat Street – Revised final – 4 Simplicity Pty Ltd, prepared by Air Noise Environment dated July 2016, project reference 4474.</i></p>	<p>Prior to the use commencing and ongoing.</p>
<p>13. Enclose all refrigeration plant and locate within container areas where there is no line of sight to neighbouring sensitive receivers.</p>	<p>Prior to the use commencing and ongoing.</p>
<u>Air Quality Requirements</u>	
<p>14. Implement the odour management plan listed in Table 1: Approved Plans and Documents of this approval. Review the plan annually. Submit to Council, and receive approval for, Compliance Assessment for any amendments to the plan.</p>	<p>Prior to the use commencing and ongoing.</p>
<u>Stormwater Management</u>	
<p>15. Convey roof water and surface water in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management to:</p> <ul style="list-style-type: none"> • A lawful point of discharge using existing drainage system of the area. <p>The existing stormwater system within the development area is to be maintained as functional, without causing any blockage or localised ponding of surface runoff.</p>	<p>Prior to the use commencing and ongoing.</p>

<p>16. Manage stormwater discharge from the site in accordance with the Redlands Planning Scheme Policy 9 Chapter 6 – Stormwater Management, so as to not cause an actionable nuisance to adjoining properties.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><u>Infrastructure and Utility Services</u></p>	
<p>17. Pay the cost of any alterations to existing public utility mains, services or installations due to building and works in relation to the proposed development, or any works required by conditions of this approval. Any cost incurred by Council must be paid at the time the works occur in accordance with the terms of any cost estimate provided to perform the works, or prior to plumbing final or the use commencing, whichever is the sooner.</p>	<p>At the time of works occurring.</p>
<p><u>Waste Management</u></p>	
<p>18. Submit to Council a copy of a written agreement with a waste services provider to provide and maintain a bulk bin collection service to the development.</p>	<p>Prior to the use commencing and ongoing.</p>
<p>19. Install a screened refuse storage area, co-located with the existing onsite waste storage area as indicated on the approved plan, for the storage of:</p> <ul style="list-style-type: none"> a. A minimum of 1 x 4m³ waste bin and a minimum 3m³ recycle bin. The storage area must be impervious, well drained, provided with a hose cock, enclosed and illuminated for night time use; and b. A waste oil container for the disposal of used cooking oils. <p>Note: As the general waste and recycle bins are to be emptied at the end of each night, it is recommended a bin lifter be used to decant the wheelie bins to the bulk bins.</p>	<p>Prior to the use commencing and ongoing.</p>
<p><u>Landscape Works</u></p>	
<p>20. Plant vegetation along the eastern boundary in accordance with the approved Site Plan (as amended).</p>	<p>Prior to the use commencing.</p>
<p>21. Undertake any pruning to existing trees in accordance with <i>Australian Standard AS4373:2007: Pruning of Amenity Trees</i>.</p>	<p>During site works.</p>
<p>22. Ensure no structures, stalls, seating or other constraints are placed along the eastern side of the car park area that prevent or inhibit access and movement to and from the adjoining path and ramps for pedestrians and mobility impaired persons.</p>	<p>Prior to the use commencing and ongoing.</p>

ADDITIONAL APPROVALS

The following further Development Permits and/or Compliance Permits are necessary to allow the development to be carried out:

- Building Works approval.

Further approvals, other than a Development Permit or Compliance Permit, are also required for your development. This includes, but is not limited to, the following:

- Food Business Licence – for any development proposing to conduct a food business under the *Food Act 2006*.
- Liquor Licence
- Trade Waste permit

ASSESSMENT MANAGER ADVICE

- **Release of Water Contaminants**
Please be aware that prescribed water contaminants must not be released to waters, a roadside gutter, stormwater drainage or into another place so that contaminants could reasonably be expected to move into these areas. Refer to the *Environmental Protection Act 1994* for further information on the release of prescribed water contaminants.
- **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.

Further information can be obtained from Redland Water on 07 3829 8999.
- **Removal of Landscaping and Pruning of Trees**
Contact Council's Senior Trees and Landscapes Services Officer on 07 3829 8999 to confirm timing and extent of works prior to removal of any landscape planter beds or trees from the site, or any pruning of trees.
- **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*.

-
- **Road and Rail Noise Overlay**
Council's *Redland Planning Scheme Road and Rail Noise Overlay Map* identifies that the development application site is within the road and rail noise overlay and triggers Part 5 – Overlays, Division 10 – Road and Rail Noise Impacts Overlay Code of the Redlands Planning Scheme. It is recommended that any future development be designed and constructed to minimise noise impacts from the nearby roadway.

 - **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). Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries (DAF) website www.daf.qld.gov.au/fireants

 - **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
-

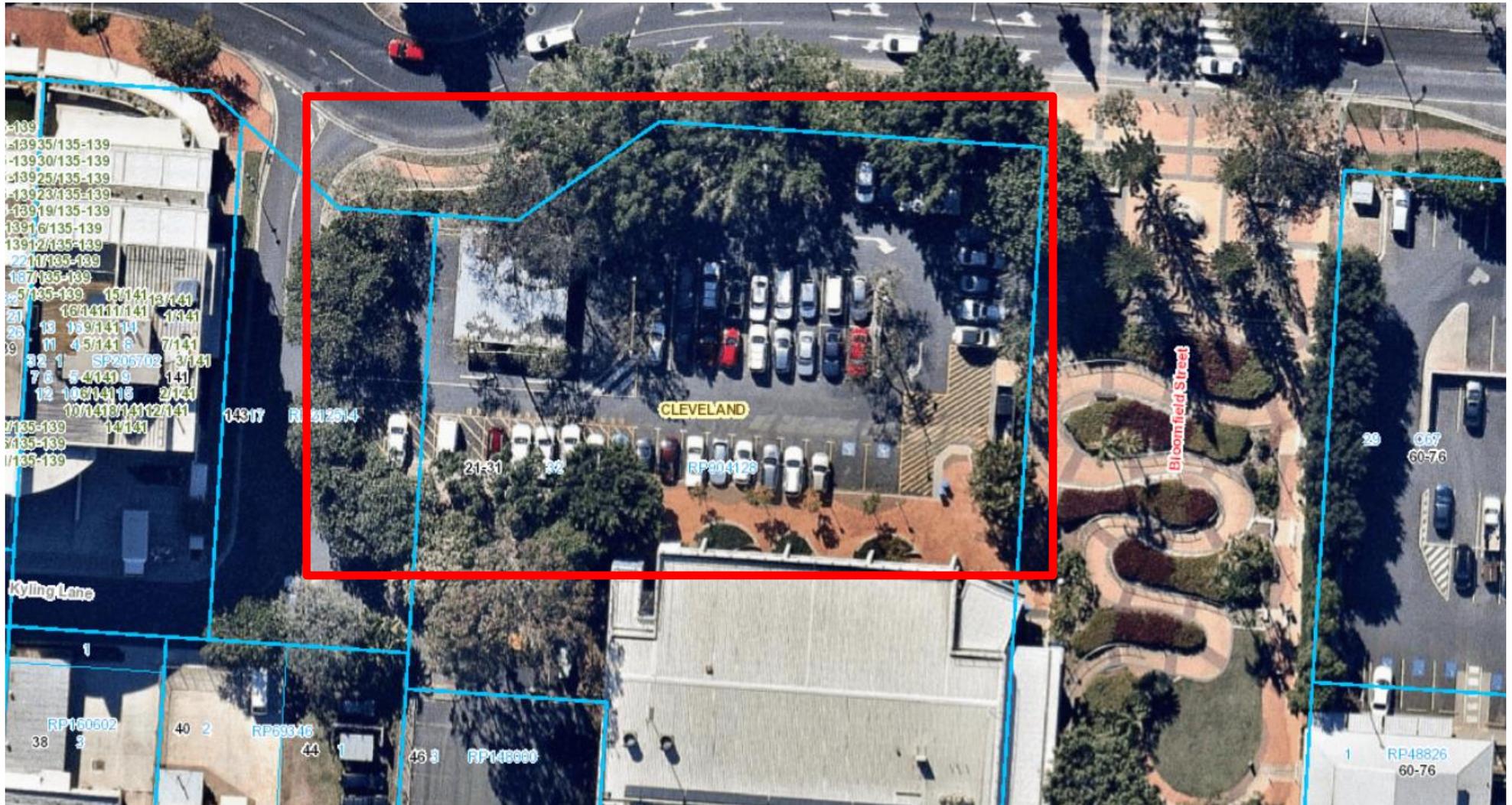
the Koala as vulnerable under this Act may affect your proposal. Penalties for taking such an action without approval are significant. If you think your proposal may have a significant impact on a matter of national environmental significance, or if you are unsure, please contact Environment Australia on 1800 803 772. Further information is available from Environment Australia's website at www.ea.gov.au/epbc

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

MCU013700 – Attachment 1 - Locality Plan



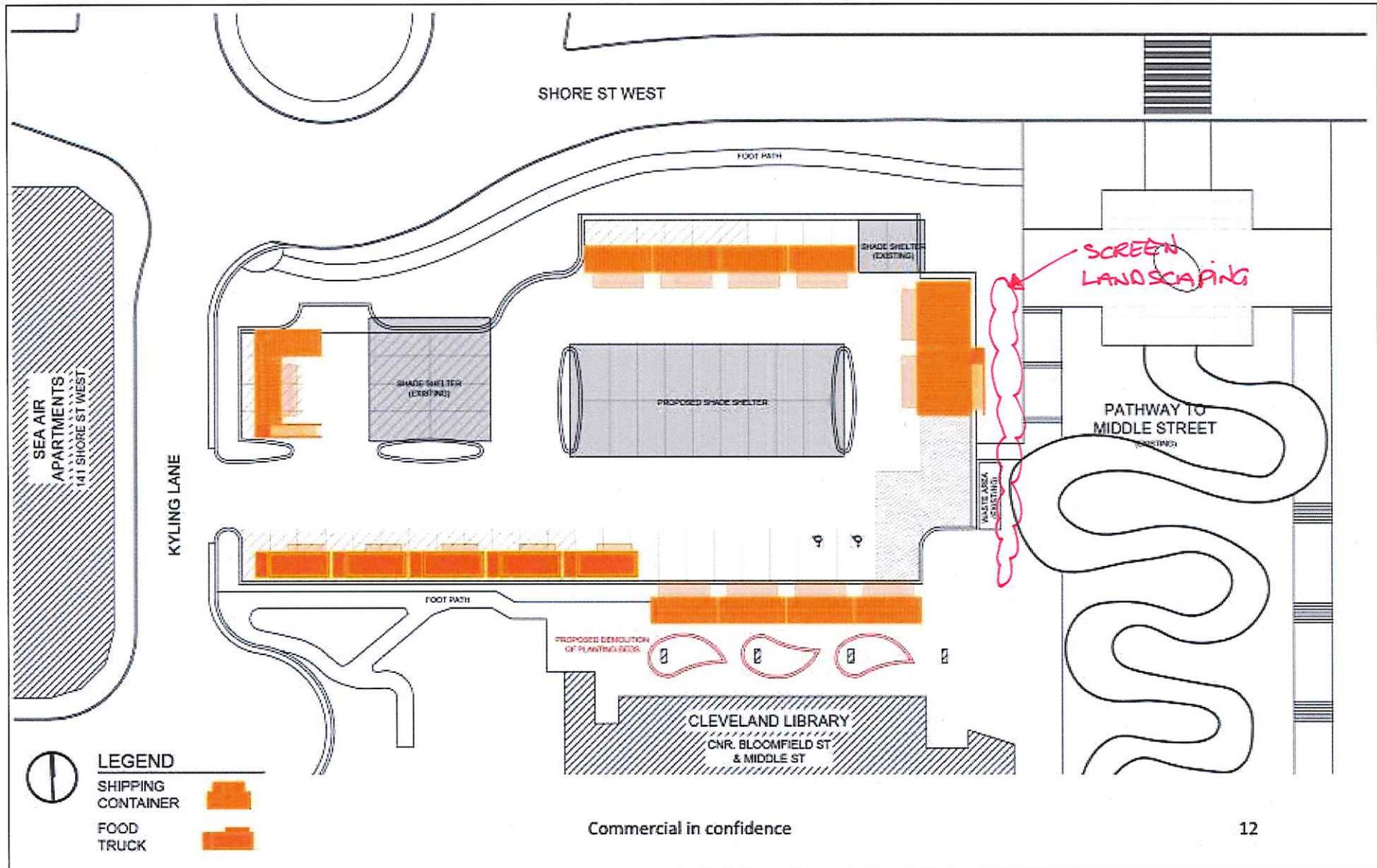
MCU013700 – Attachment 2 – Aerial Plan



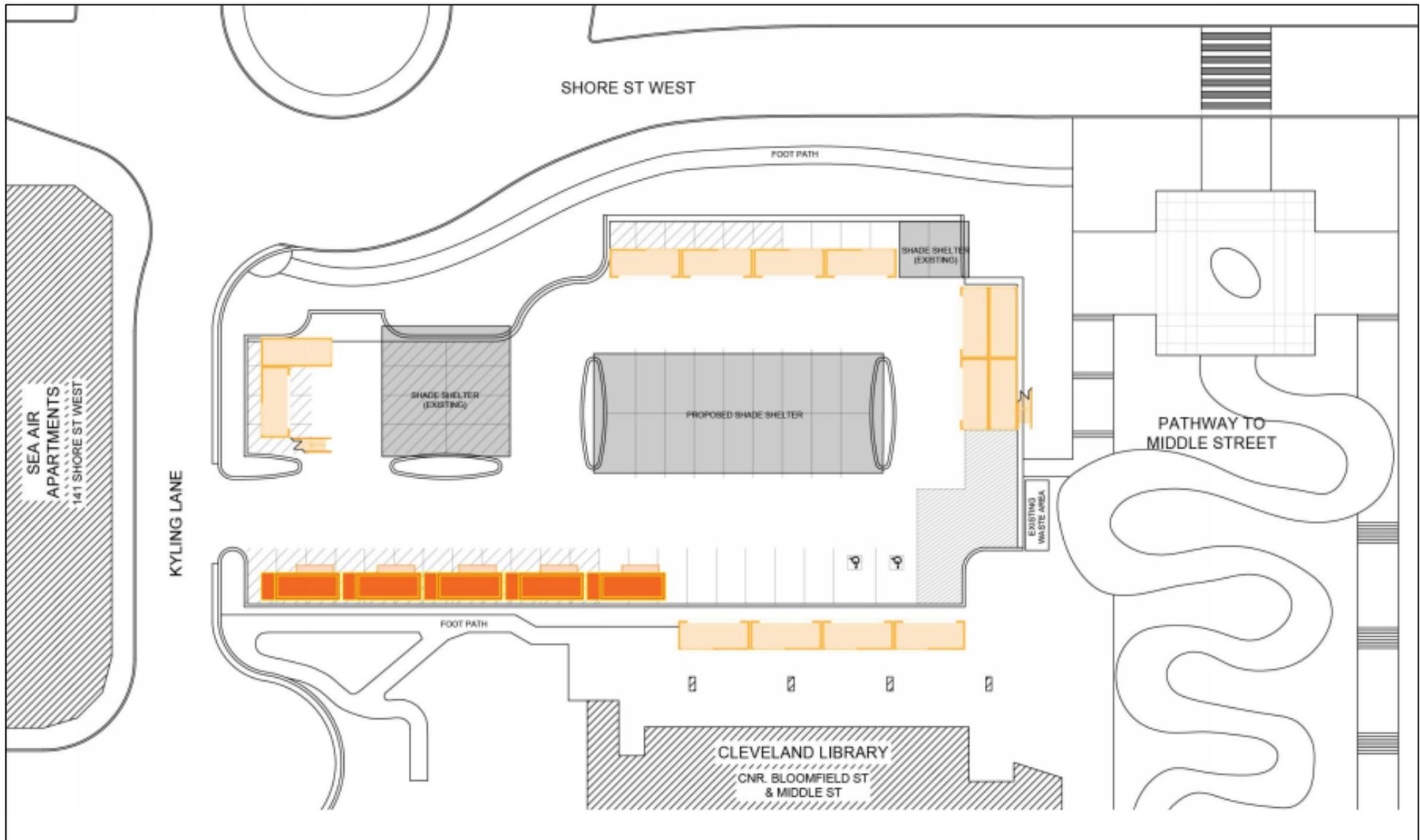
MCU013700 – Attachment 3 – Zoning Map



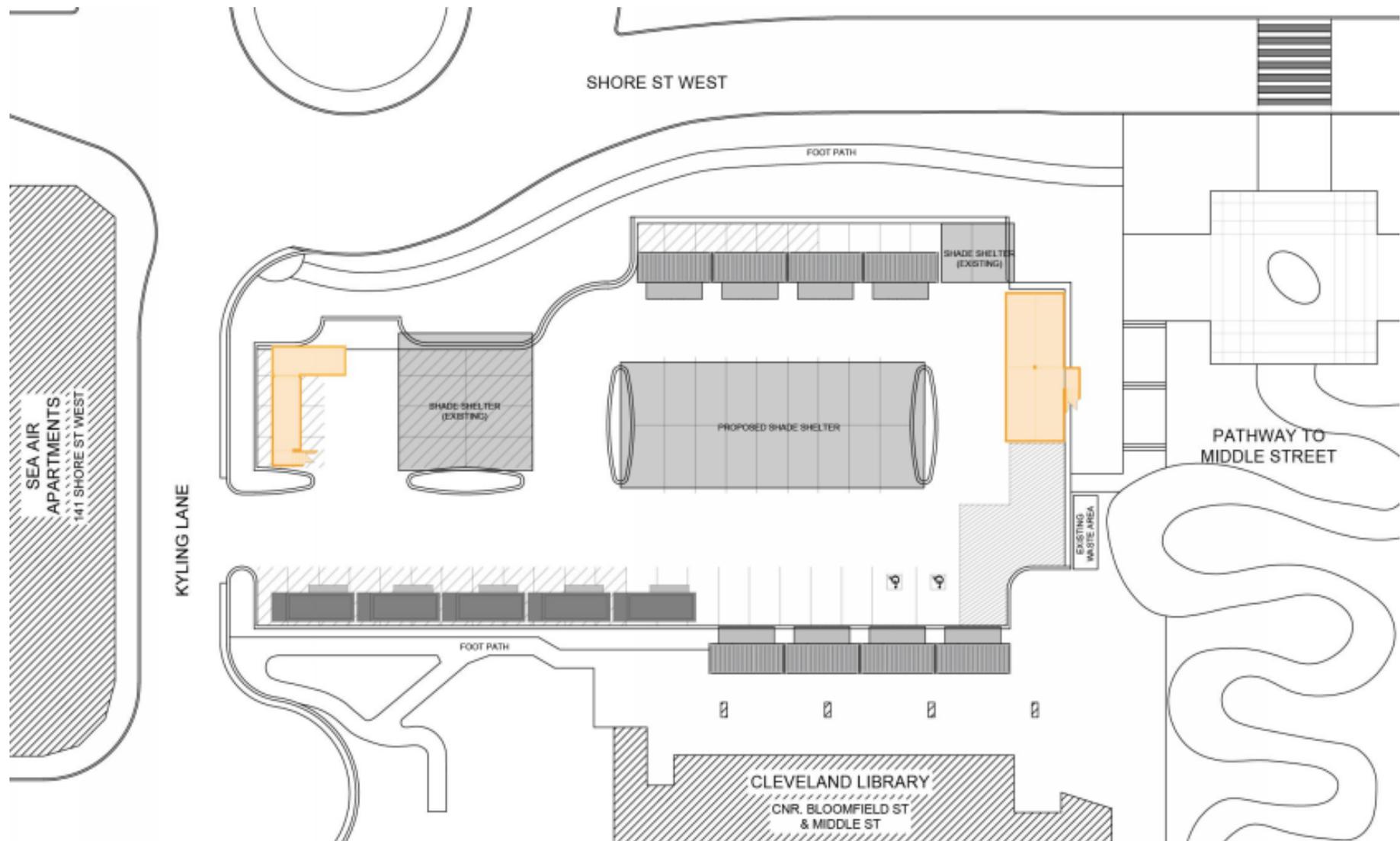
MCU013700 Attachment 4 – Site Plan



MCU013700 – Attachment 5 – Ground Level Plan



MCU013700 - Attachment 6 – First Level Plan



MCU03700 – Attachment 7 – Public Transport

Public Transport

CLEVELAND TRAIN STATION

- Bus station
- Taxi rank

CLEVELAND BUS STATION

- Taxi rank
- Access from islands

CHEFS INC

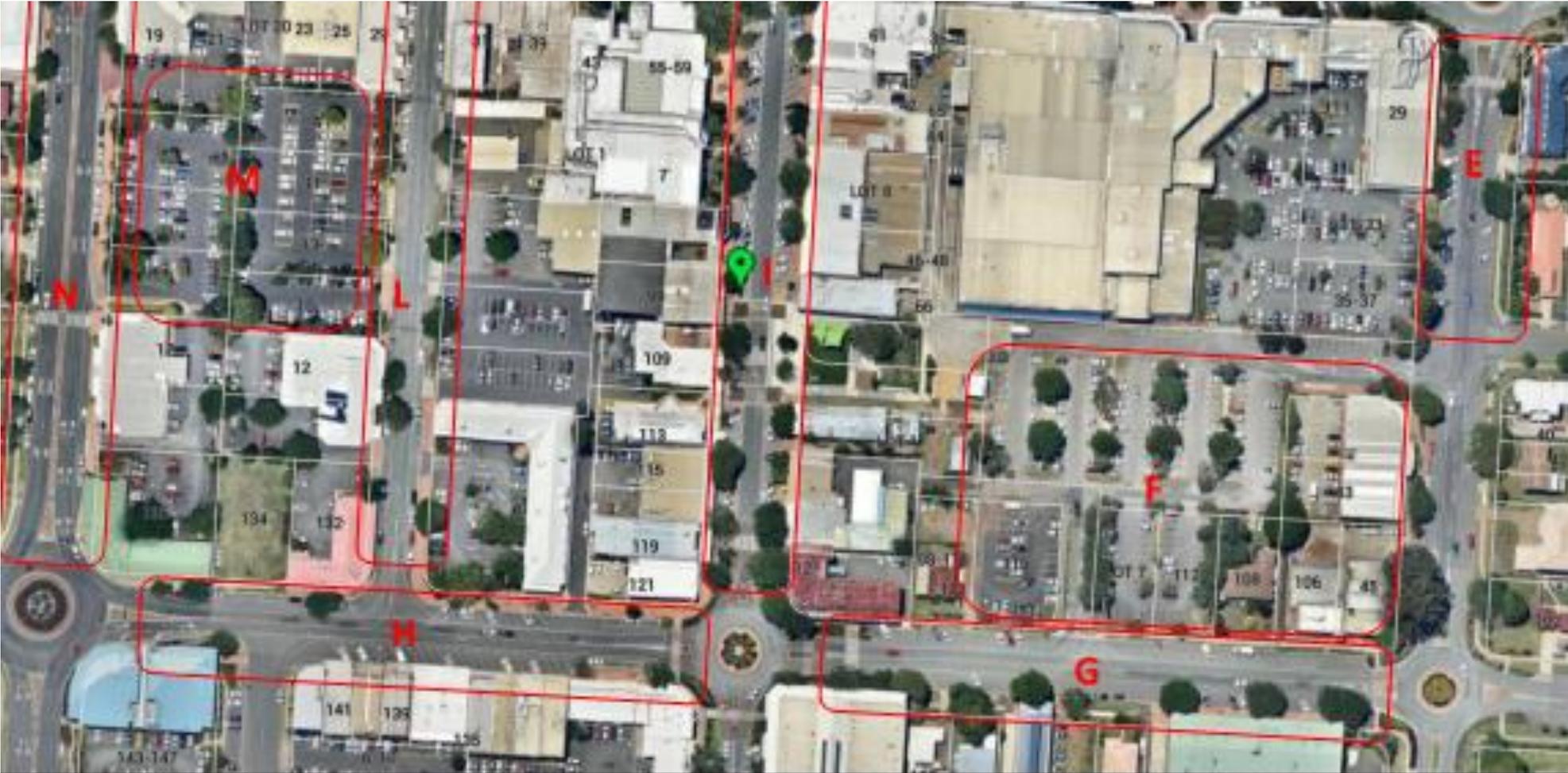
- Located minutes from any public transport



Mcu013700 – Attachment 8 – Car Parking Survey Zones (North) (by Rytenkild Traffic Group)



Mcu013700 – Attachment 9 – Car Parking Survey Zones (South) (by Rytenskild Traffic Group)



11.3 INFRASTRUCTURE & OPERATIONS**11.3.1 DELEGATED AUTHORITY TO CHIEF EXECUTIVE OFFICER – CONTRACT FOR CONSTRUCTION OF SEWERAGE PUMP STATION 35 OVER \$2,000,000**

Objective Reference: A124442
Reports and Attachments (Archives)



Authorising Officer:
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Bradley Taylor
Group Manager Water & Waste Infrastructure

Report Author: Herbert David
Infrastructure Project Officer

PURPOSE

The purpose of this report is to seek resolution from Council to delegate authority to the Chief Executive Officer (CEO) to accept the tenders and make, vary and discharge a contract to purchase over \$2,000,000 within the 2016/17 financial year approval budget.

This delegation will assist Council by reducing the timeframe for the tender process so that awarding of the contract is not dependent on Council meeting dates which will expedite the procurement process.

BACKGROUND

In 2013, the Logan Water Alliance (Allconnex Water) investigated the condition of pump station 35 at Birkdale, regarding the water hammer, ragging and daily excessive running time. Since that time, the decision to upgrade the pump station was made, not only to improve the efficiency of the asset but also because of future demand on this catchment area.

ISSUES

A process has been utilised whereby Council has delegated the authority to approve/award a successful bid to the CEO prior to the tender closing and being evaluated. This saves significant time in the procurement process. The alternative is for council officers to evaluate and recommend and then send a report to Council for approval for the awarding of a specific contract and associated delegation. This may add up to 3-4 weeks to the process.

STRATEGIC IMPLICATIONS

There will be significant benefit in council making a formal decision (resolution) on this matter which would develop our procurement practices to increase value for money in an effective governing framework. The significant benefit relates to

- meeting statutory timeframes;
- meeting submission timeframes;

- meeting budget timeframes;
- financial benefits to all parties.

Legislative Requirements

Delegated authority and obligations of Council under the *Local Government Act 2009* legislative requirements are that:

1. Council may, by resolution, delegate authority to the CEO, under s.257(1)(b) of the *Local Government Act 2009*, to accept the tenders and make, vary and discharge a contract over \$500,000;
2. The estimated total cost of the purchase will be in the vicinity of \$2.5 million which will exceed the CEO's delegation which is currently \$2,000,000.

Risk Management

This project will be a more efficient asset that can service that catchment area until at least 2035.

Financial

This 64035 project - Sewerage Pump Station 35 upgrade, has been budgeted in the 2016/17 financial year.

People

Not applicable.

Environmental

Not applicable.

Social

Not applicable.

Alignment with Council's Policy and Plans

This report and ensuing actions align with council's policies and plans.

CONSULTATION

The following have been consulted in the preparation of this report and are supportive of the recommendation.

- General Manager Infrastructure & Operations;
- Group Manager Water & Waste Infrastructure;
- Group Manager Water & Waste Operations;
- Business Partnering Unit.

OPTIONS

Option 1

To delegate authority to the Chief Executive Officer to accept the tenders and make, vary and discharge a contract for the provision of the construction of a new Pump Station over \$2,000,000 including GST budgeted for in the 2016/2017 financial year.

Option 2

To not delegate this authority to the Chief Executive Officer and accept the risk with the lack of funds necessary for the construction of the pump station.

OFFICER'S RECOMMENDATION

That Council resolves to delegate authority to the Chief Executive Officer (under s.257(1)(b) of the *Local Government Act 2009*) to:

1. Negotiate, make, vary and discharge a contract, for the construction of a new pump station, over \$2,000,000 (including GST) within the 2016/2017 financial year approved budget; and
2. Sign all relevant documentation.

11.3.2 REDLAND WATER SOLE SUPPLIERS

Objective Reference: A1875149
Reports and Attachments (Archives)

Attachment: [Redland Water Sole Suppliers](#)



Authorising Officer:
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Kevin McGuire
Group Manager Water & Waste Operations

Report Author: Matthew Worrall
Service Manager Operations Maintenance

PURPOSE

The purpose of this report is to seek resolution from council to enter into a contractual arrangement with various suppliers (suppliers) without first inviting written quotes or tenders pursuant to section 235 of the *Local Government Regulation 2012 (LGR2012)* for a period of 12 months.

Section 235 provides a number of exceptions to inviting written quotes or tenders in relation to medium-sized (\$15,000 or more but less than \$200,000 in a financial year) and large-sized (\$200,000 or more in a financial year) contractual arrangements, however many of the goods and services that may be procured from the suppliers during the relevant period will be worth less than these threshold amounts.

The relevant exceptions in section 235 are where council resolves:

It is satisfied that there is only one supplier who is reasonably available (s235(a)); or because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for council to invite quotes or tenders (s235(b)).

Council's Water & Waste Operations requires goods and services from the suppliers due to, in most circumstances, there being only one supplier that is reasonably available and, in one other circumstance, the specialised nature of the maintenance works to be performed at council's various wastewater treatment plants (WWTPs).

BACKGROUND

Council's Water & Waste Operations use specialised equipment manufactured, supplied and installed by the suppliers, or that can only be reasonably serviced and maintained by the suppliers.

In most cases, the proprietary nature of this specialised equipment means that servicing and maintenance can only be provided by the supplier, or parts can only be supplied by the supplier. Further, these goods and services are not reasonably available from other suppliers, either because there is only one supplier, or because the supply from alternative suppliers will not result in a value for money procurement. In particular:

- Council's Water & Waste Infrastructure and Water & Waste Operations groups use various equipment that requires ongoing servicing, maintenance, renewal and repair;
- The use of non-original or non-proprietary products often results in reduced reliability or failure, and the resulting cost implications;
- The cost benefit of using the suppliers to supply the goods and services;
- The consequences of failure result is an unacceptable risk to council, including the unavailability of council's water and waste infrastructure, environmental impact, environmental protection obligations and safety;
- The increased costs, reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance;
- Council's requirements in having repairs carried out reliably and without delay, and the unacceptable risk of the unavailability of council's water and waste infrastructure, environmental impact, environmental protection obligations and safety;
- The impact on the community in the event of any interruption to council's water and waste operations.

ISSUES

Sound contracting principles

In considering this procurement plan, the establishment of this arrangement and the list of suppliers, council's Water & Waste Operations have had regard to the sound contracting principles. In doing so, the principles of value for money and environmental protection were given more consideration, noting that there is only one supplier who is reasonably available for each of the goods and services required.

It should also be noted that despite the resolution, if made, and the establishment of this arrangement, consideration will be given to the sound contracting principles throughout the period of the arrangement and on each occasion that goods or services are procured. In particular:

- Council's Water & Waste Operations will continuously monitor the performance of the suppliers, and the value for money achieved from the suppliers, throughout the period of the arrangement;
- Where appropriate and practical, a written quote will be sought from a supplier before goods or services are procured.

STRATEGIC IMPLICATIONS

Legislative Requirements

In accordance with Section 235(a) and (b) of *LGR2012*, a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if:

- a) The local government resolves it is satisfied that there is only one supplier who is reasonably available; or
- b) The local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite written quotes or tenders.

Risk Management

The resolution, if made, and the establishment of this arrangement, will assist in the management of the following identified risks:

- Reduced reliability or failure, and the resulting cost implications resulting from the use of non-original or non-proprietary products;
- The consequences of failure, including the unavailability of council's water and waste infrastructure, environmental impact, environmental protection obligations and safety;
- The increased costs, reduced reliability and risk of failure associated with servicing and maintenance carried out by suppliers not familiar with the original or proprietary equipment or products, or from the use of non-original or non-proprietary parts during servicing and maintenance;
- Council's requirements in having repairs carried out reliably and without delay, and the unacceptable risk of the unavailability of council's water and waste infrastructure, environmental impact, environmental protection obligations and safety;
- The impact on the community in the event of any interruption to council's water and waste operations.

Financial

There are no financial implications.

People

There are no implications.

Environmental

Environmental issues and potential impact have been considered, including council's EPA and relevant licence obligations, general environmental considerations and staff and public safety. As noted above, various suppliers have been identified to assist with meeting council's obligations, including the selection of suppliers to:

- Meet Council's EPA and WWTP licence requirements;
- Ensure reliability of equipment, maintenance, servicing, parts and products;
- Ensure the supply of equipment, chemicals and consumables to monitor and control odour;
- Ensure repairs are carried out reliably and without delay to avoid the unavailability of council's water and waste infrastructure, environmental impact and breaches of safety obligations.

Social

There are no social implications.

Alignment with Council's Policy and Plans

This report is consistent with Council's procurement policy and legislative requirements.

CONSULTATION

Consultation in this process has included the following:

- General Manager Infrastructure & Operations;
- Group Manager Water & Waste Operations;
- Service Manager Operations Maintenance;
- Senior Procurement Officer; and
- Business Partnering Unit.

OPTIONS

1. Approve the suppliers listed in the attachment as the only suppliers reasonably available to supply the goods or services required by council; or
2. Not approve the suppliers listed in the attachment as the only suppliers reasonably available to supply the goods or services required by Council. This would result in the delay and/or inability to reasonably acquire goods and services to deliver projects, impacting negatively on council operations and service delivery.

OFFICER'S RECOMMENDATION

That Council resolves to approve the suppliers listed in the attachment as the only suppliers reasonably available to supply the goods or services required by Council.

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

In accordance with Section 235(a) and (b) of the *Local Government Regulation 2012*, Redland City Council is satisfied that the suppliers numbered 1 to 49 are the only suppliers reasonably available to supply the goods or services required by Council:

1. Air Met Scientific Pty Ltd – ABN 73 006 849 949

This supplier provides maintenance and renewal of Council's existing gas detection equipment and parts. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

2. Alldos Oceania Pty Ltd – ABN 53 106 582 665

Supply and maintenance of existing dosing pumps and equipment renewal. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

3. BEST (Biological Environmental Sustainable Technologies) Solutions

Australasia Pty Ltd – ABN 21 155132237

Supply and delivery of odour control dosing chemical. Only some chemicals work in certain of Council's catchments to reduce odour in particular circumstances and this is the only supplier of this chemical.

4. Biolab Australia Pty Ltd – ABN 17 005 878 017

Services for online analysers of ammonia and nitrate as well as chemical cassettes for odour detection. It provides unique chemicals to support all their instrumentation equipment. Biolab is the only supplier of these chemical cassettes and is the supplier of the compatible components required for the cassettes to work.

5. Bioremedy Pty Ltd - ABN 49 027 112 101

Supply of calcium nitrate chemical for odour control. Only some chemicals work in certain of Council's catchments to reduce odour in particular circumstances and this is the only supplier of this chemical.

6. Burkitt Pty Ltd – ABN 98 087 732 116

Provides maintenance and renewal of existing (liquid) process control valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

7. Cleantec International – ABN 43 105 668 951

Provides maintenance and renewal of existing odour control chemicals and equipment at sewer pumping stations and wastewater treatment plants (WWTPs). The existing equipment was manufactured and supplied by this supplier, and the maintenance and renewal is carried out by the supplier using trained tradespeople and proprietary equipment and parts.

8. Danfoss Australia P/L – ABN 93 004 385 997

Provides maintenance and renewal of existing variable speed drives. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

9. DHI Water & Environment Pty Ltd – ABN 69 086 137 911

This supplier is the Australian supplier of hydraulic software modules used by Council for network analysis of water supply and wastewater network systems and flood watch software. Modification of the software can only be undertaken by the supplier because of the software licence and licence renewal, upgrades and support must be provided by the

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

supplier. This software is required to undertake water supply and wastewater network analysis.

10. Ecotox Services Australasia Pty Ltd – ABN 45 094 714 904

Ecotox is the only laboratory in Australia that can provide the services (sample analysis in relation to toxicity) needed to meet Environmental Protection Agency (EPA) and WWTP licence requirements.

11. Flottweg Australia – ABN 89 147 749 095

Parts and maintenance for the Capalaba WWTP centrifuge. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

12. Grundfos Pumps Pty Ltd – ABN 90 007 920 765

Supplies and maintains existing dosing pumps and equipment renewal. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

13. Hach Pacific Pty Ltd – ABN 45 114 408 838

Provides maintenance and replacements for water network pressure loggers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

14. HMA Group – ABN 48 010 489 086

Provides maintenance and renewal of existing valves and non-return valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

15. Hydrobac Pty Ltd – ABN 62 790 824 461

Supply and control of odour control dosing chemical. Only some chemicals work in certain of Council's catchments to reduce odour in particular circumstances and this is the only supplier of this chemical.

16. Xylem Water Solutions Australia Ltd – ABN 28 000 832 922

Custom made manufacturing of pumps, mixers and other mechanical equipment for sewer pumping stations and WWTPs. This company provides a range of standard and custom-made pumps and other equipment for the treatment of wastewater within Redland City. Pumps are manufactured to meet Council's performance requirements and to fit well sizes as necessary for the location. The company is required to undertake OEM parts supply, maintenance, servicing and renewals as required using qualified tradespeople and the supplier's proprietary parts and equipment.

17. KSB Australia – ABN 29 006 414 642

Manufactures submersible pumps for wet wells. KSB has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture custom-made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

18. Magytec International Pty Ltd – ABN 96 003 490 006

This supplier is the only agent for the manufacturer of Council's specialist belt filter press equipment and the only supplier that can supply the proprietary parts and has the expertise to perform the service and maintenance on the equipment.

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

19. Mann's Logan Crane Hire– ABN 95 879 142 306

This supplier is the only local supplier with the proven ability to respond in planned and emergent timeframes, and is also the only local supplier of Franna (light mobile cranes). When Council requires these services, they are often required urgently to avoid environmental impact and comply with environmental and licence obligations, e.g. from overflow. The cost and time implications of engaging a non-local supplier will not satisfy Council's requirements.

It is also noted that Council has established an approved contractor list under section 231 of the *Local Government Regulation 2012*, however there are no local suppliers on the list that supply Franna plant.

20. MEP Instruments – ABN 93 081 861 645

This supplier is the Australian agent for Metrohm pH meters used in Council's laboratory and WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

21. Merck Pty Ltd – ABN 80 001 239 818

Manufacturer of laboratory deioniser. Sole supplier of parts, consumables and servicing. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment, parts and consumables.

22. Miele Australia Pty Ltd – ABN 96 005 635 398

Manufacturer of laboratory dishwasher. This existing equipment was manufactured and supplied by the supplier and the maintenance and servicing is carried out by the supplier using the supplier's proprietary equipment and parts.

23. Mono Pumps Australia – ABN 77 004 449 478

This supplier manufactured and supplied Council's sludge handling pumps, dosing pumps and critical spares for pumps already custom fitted in Council's reticulation systems. The maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

24. Multitrode Pty Ltd – ABN 43 010 679 419

Manufacturers of critical backup system components required for pump stations and reservoir level sensors. Critical spares and sensors are needed to contain appropriate water levels at the pump stations. The maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

25. Perten Instruments Australia P/L - ABN 98 002 954 243

This supplier is the Australian agent for Gerhart instruments, being the existing instruments, and the maintenance and renewal is required to be carried out by the supplier using the proprietary equipment and parts.

26. Prominent Fluid Control – ABN 83 080 688 795

Manufacturers of dosing pumps that have been customised for critical dosing applications at Dunwich and Point Lookout WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

27. Schneider Electric – ABN 42 004 969 304

This supplier is the distributor for Clear SCADA software, and the supply of licensing and annual support for Clear SCADA software used in water and sewerage telemetry licences. Schneider also provides services to maintain licences for control of SCADA systems to several WWTPs.

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

28. SEW Eurodrive – ABN 27 006 076 053

This supplier supplies gearboxes and motors for WWTPs and is used for repair and replacement of several motors and gearboxes installed in several of Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

29. Sibelco Australia Limited – ABN 20 000 971 844

This supplier supplies hydrated lime used at Council's WWTPs. It is the only supplier in Australia for this product. The market was tested by conducting a tender (T-1571-11/12-RDW Provision of a Preferred Supplier/s Arrangement for the Supply, Delivery and Unloading of Chemicals for Redland Water WWTPs). The results from this tender showed that no other tendering company was able to supply hydrated lime to Council. Hydrated lime is a vital chemical that is used in the treatment of wastewater at several WWTPs.

30. Siemens Ltd – ABN 98 004 347 880

This is the supplier of PLC hardware, specialised activated carbon for odour control facilities and chlorine residual analyser equipment. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

31. SMC Pneumatics Aust Pty Ltd – ABN 64 000 543 519

Provides maintenance and renewal of existing (pneumatic) process control valves. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

32. Spirac Pty Ltd – ABN 69 119 874 038

This supplier is the manufacturer of dewatering equipment for screw wash presses and grit collection bins and is used for the replacement of liners for existing screw conveyors, and designed template wear plates. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

33. Thermo Fischer Scientific P/L – ABN 52 058 390 917

Provides maintenance and renewal of existing auto samplers. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts. The supplier is the sole supplier of the equipment and parts.

34. Vega Australia – ABN 55 003 346 905

This supplier is the manufacturer of level control systems in reticulation systems. This supplier is used for repair of existing equipment in several WWTPs and pump stations. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

35. Wallace & Tiernan Pty Ltd – ABN 82 000 130 414

This supplier is the manufacturer of chlorine monitoring equipment in reticulation systems and used to repair and replace existing equipment at the Dunwich and Point Lookout WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

36. Wilo Australia Pty Ltd - 87 150 449 540

Manufactures submersible pumps for wet wells. The supplier has custom built pumps to fit dry wells at Council's pump stations and WWTPs. The company is required to manufacture custom made pump parts for critical spares and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

37. Weir Services Australia Pty Ltd – ABN 53 000 114 910

Manufacturers of aerator gearboxes for WWTPs. These gearboxes are critical assets for Council's WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

38. WestWater Enterprises – ABN 26 101 692 504

This supplier provides maintenance and equipment for the recently supplied proprietary chlorine shutdown and metering system installed at Cleveland, Victoria Point, Capalaba and Thorneside WWTPs. WestWater also provides critical spares and specialised servicing as required.

39. YSI Australia Pty Ltd – ABN 14 128 153 168

This supplier is the sole supplier of dissolved oxygen meter parts and consumables used in laboratories and WWTPs. The existing equipment was manufactured and supplied by the supplier and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

40. Abberfield Industries – ABN 61 000 112 569

This supplier provides specialist water dispensing units utilising credit card, stored value or account card accessibility, for the supply of potable and non-potable water to Redland City industries and customers. The company is required to manufacture custom made water filling stations and the maintenance and renewal is carried out by the supplier using the supplier's proprietary equipment and parts.

41. Eneraque Pty Ltd – ABN 81 605 908 549

This company is required to provide OEM parts supply, maintenance, servicing and renewals to Eneraque generators using qualified tradespeople and the suppliers proprietary equipment and parts.

42. PR Power Pty Ltd – ABN 25 124 009 614

This company is required to provide OEM parts supply, maintenance, servicing and renewals to PR Power generators using qualified tradespeople and the suppliers' proprietary equipment and parts.

43. CAPS Australia – ABN 79 008 877 790

This company is a specialist supplier of compressors and blowers used in WWTPs. The company provides service, support and spare parts for compressors, with industry leading knowledge of rotary screw type compressors and pressure vessels.

44. Ecotech Environmental Monitoring Solutions – ABN 32 005 752 081

This company provides specialist service, maintenance and repair of automatic water samplers used in RCC's WWTPs.

45. Hidrostal Australia Pty Ltd – ABN 64 607 570 534

Supply, maintenance and renewal of existing centrifugal impellor pumps in WWTPs and sewer pumping stations. The existing equipment was manufactured and supplied by this company with maintenance and renewal being carried out by the supplier's skilled staff, using proprietary parts and equipment.

ATTACHMENT
REDLAND WATER SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

46. MAK Water – ABN 32 134 829 280

This company is a specialist provider of sand filtration equipment, media, spare parts and servicing for RCC's existing sand filters at Capalaba, Point Lookout and Dunwich WWTPs.

47. AC Hargreaves Pty Ltd – ABN 36 139 017 360

This company provides specialist condition monitoring, vibration analysis and reporting on aerators, gearboxes and large motors.

48. R & D Technology Pty Ltd – ABN 79 002 145 324

This supplier provides specialist automation and integration services to RCC's WWTPs and sewer pumping stations. This company has an intimate knowledge of Council's telemetry and SCADA systems, and undertakes routine system maintenance, equipment upgrades and day to day troubleshooting.

49. Ixom – ABN 51 600 546 512

Supplier of chlorine gas for disinfection of effluent at RCC's WWTPs. Ixom is the only supplier of this chemical.

11.3.3 ENDORSEMENT OF CYCLE NETWORK PLAN PRIORITY ROUTE MAPS

Objective Reference: A1852068
Reports and Attachments (Archives)

Attachment: [Redland City Council Priority Route Maps](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Report Author: Christine Cartwright
Adviser Infrastructure Programming

PURPOSE

The purpose of this report is for Council to formally endorse the Priority Route Maps (PRMs) which form an addendum to the south-east Queensland (SEQ) Principal Cycle Network Plan (PCNP).

These maps guide the planning, design and investment in the principal cycleway network by Redland City Council (RCC) and the Department of Transport & Main Roads (DTMR) over the next 10 years.

Written endorsement has been requested to be provided to DTMR and is required to support future applications by Council to seek funding for the priority network.

BACKGROUND

A letter was received by Council on 27 May 2016 from the Director-General (DTMR) requesting endorsement of PRMs as an addendum to the SEQ PCNP.

The maps were developed in consultation with DTMR staff. They reflect the intended priority that has been assigned to routes and endorse routes of the PCNP that RCC is eligible to apply for under the Queensland Government "Cycle Network Local Government Grants" Program.

It is significant as it informs DTMR in the assessment of applications under the program with higher priority routes being given the greater weighting.

ISSUES

Formal endorsement is required by DTMR prior to finalisation and publication on the DTMR website.

STRATEGIC IMPLICATIONS**Legislative Requirements**

Not applicable.

Risk Management

Not applicable.

Financial

Not applicable.

People

Not applicable.

Environmental

Not applicable.

Social

Not applicable.

Alignment with Council's Policy and Plans

This report aligns with Council's Corporate Plan 2015-2020:

2. Green Living

- 2.5 Transport planning reflects a desire to maximise economic, environmental and liveability outcomes through quality road design, public transport, pedestrian and cycling strategies.

CONSULTATION

- Principal Engineer City Infrastructure
- Roadside Asset Engineer

OPTIONS**Option 1**

To endorse the Redland City Council Priority Route Maps (as an addendum to the South East Queensland Principal Cycle Network Plan).

Option 2

Not to endorse the Redland City Council Priority Route Maps (as an addendum to the South East Queensland Principal Cycle Network Plan).

OFFICER'S RECOMMENDATION

That Council resolves to endorse the Redland City Council Priority Route Maps (as an addendum to the South East Queensland Principal Cycle Network Plan).

Our ref: DG31268

27 MAY 2016

Mr Bill Lyon
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163



Queensland
Government

Office of the
Director-General

Department of
Transport and Main Roads

Dear Mr Lyon

~~Dear Mr Lyon~~ *Bill*

I am pleased to present the enclosed Redland City Council (RCC) *Priority Route Maps* (PRMs) for your endorsement. PRMs form an addendum to the South East Queensland Principal Cycle Network Plan (PCNP) and have been developed following extensive consultation with RCC officers, reflecting their recommendations.

PRMs are intended to show the delivery priority assigned to routes identified in the PCNP and to guide planning, design and investment in the principal cycle network by both RCC and the Department of Transport and Main Roads (TMR) over the next 10 years.

The next step is to obtain your formal written endorsement of the PRMs prior to their finalisation and publication on TMR's website. I am specifically seeking your endorsement of the PRMs for RCC on pages 33–34. A response within two months of the date of this letter would be appreciated.

Links to grant funding

Following your recent endorsement of the PCNP, RCC is eligible to apply for funding for the delivery of cycling infrastructure projects under the Queensland Government's *Cycle Network Local Government Grants* program. PRMs will inform TMR's assessment of applications under the program, with higher priority routes generally being given greater weighting during the assessment process.

Thank you for your ongoing participation in the development of the principal cycle network in the South East Queensland region.

If you require further information, I encourage you to contact Mr Adam Rogers, Director (Cycling), by email at adam.z.rogers@tmr.qld.gov.au or by telephone on 3066 7540.

I trust this information is of assistance.

Yours sincerely

Neil Scales
Director-General
Department of Transport and Main Roads

Enc (1)

Priority Route Maps

South East Queensland

Addendum to Principal Cycle Network Plan



1 Introduction

The Priority Route Maps are an addendum to the South East Queensland Principal Cycle Network Plan (the plan). The plan provides a vision for the principal cycle network to support, guide, and inform practitioners involved in the planning, design, and construction of the transport network. Principal routes are indicative and guide further planning and design to determine the precise route and design of cycle facilities. The Priority Route Maps identify the delivery priority that state and local government have assigned to principal routes in each local government area.

1.1 Role of Priority Route Maps

The Priority Route Maps guide state and local government planning, design, and investment to deliver the principal cycle network. The maps assist agencies to identify and use a range of mechanisms to deliver the network such as state and local government capital works programs, and road resealing and other maintenance programs. The maps also guide assessment of Queensland Government Cycle Network Local Government Grants program applications.

1.2 How were priority routes identified?

Principal cycle network routes were identified as Priority A (focus of delivery in the next 10 years), Priority B (10 to 15 years), Priority C (15 to 20 years), or Priority D (for delivery in the next 20 years or more). The priority given to each route was informed by workshops and consultation with local government and the Department of Transport and Main Roads regional officers, based on criteria focused on supporting trips to work, school, shops, and other major attractors. Consultation with cycling and other stakeholders will occur as part of future detailed investigations of the priority routes.

Prioritisation considered safety, topography, land use, current usage, and local knowledge of current or latent demand, planning, feasibility, and opportunities. A number of routes are shown as unprioritised. They are either already constructed or not considered a priority for investment at this stage. However, facilities may be delivered on unprioritised routes as part of other projects.

1.3 Endorsement and review

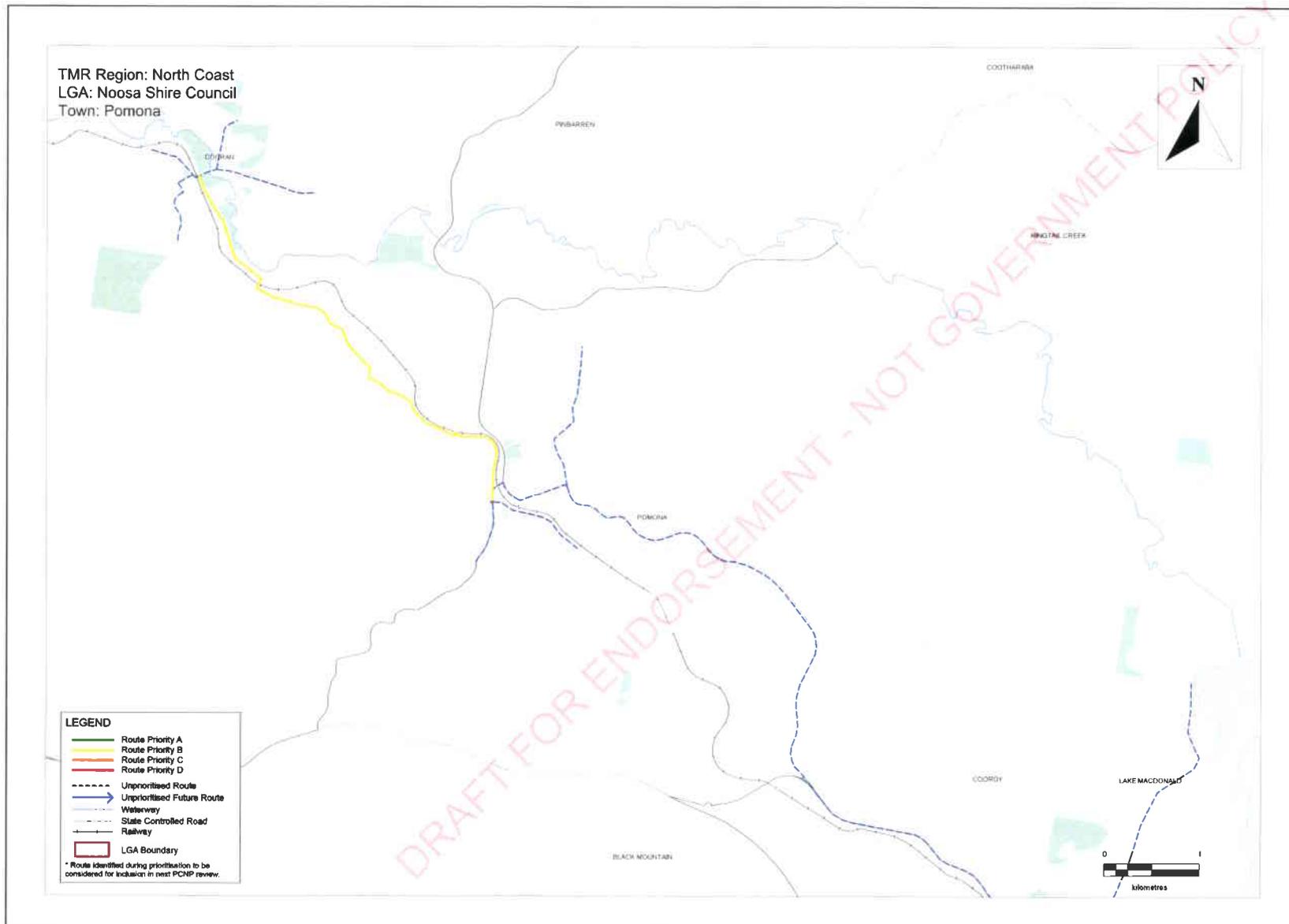
The Priority Route Maps have been endorsed by the department and all local governments covered by the plan.

The maps will be regularly reviewed to track delivery and respond to changing circumstances such as changes in demand, priority, and funding availability.

2 Priority Route Maps

This section presents the Priority Route Maps by local government area.

Noosa Shire Council - Pomona



Priority Route Map 1

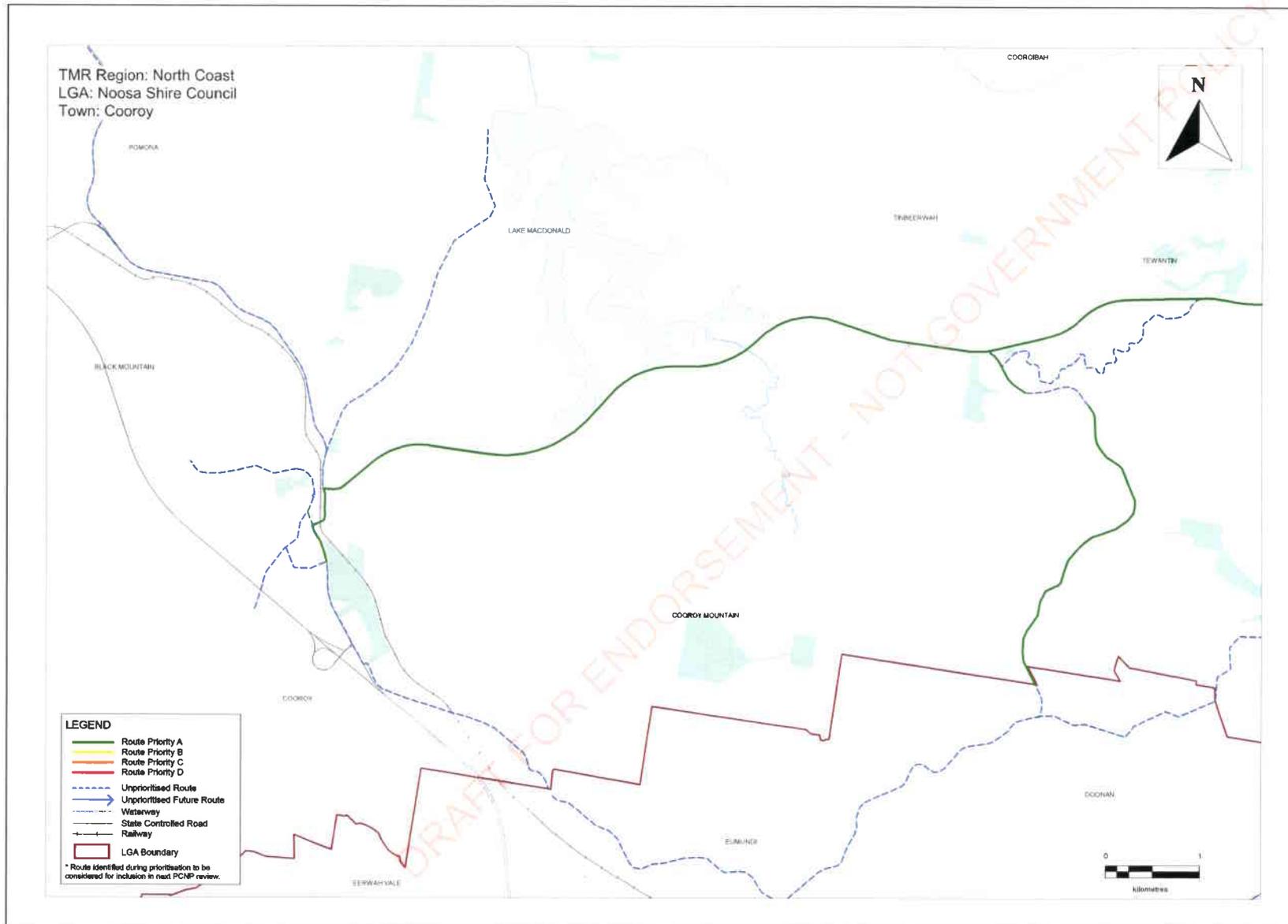
South East Queensland Principal Cycle Network

The routes shown are indicative and exist to guide further planning that will determine the precise routes and design of cycle facilities.

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Noosa Shire Council – Cooroy



Priority Route Map 2

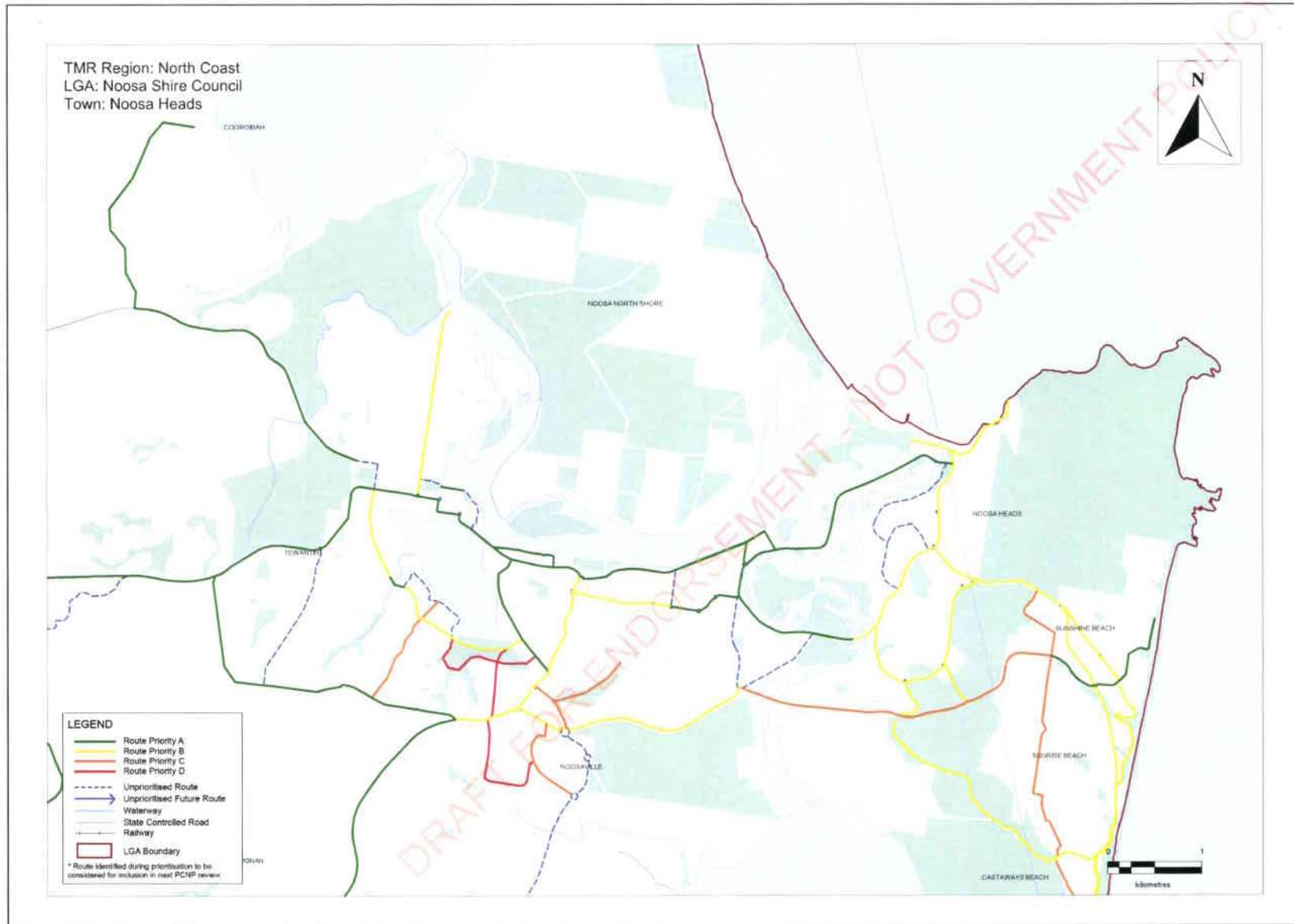
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Noosa Shire Council – Noosa Heads



Priority Route Map 3

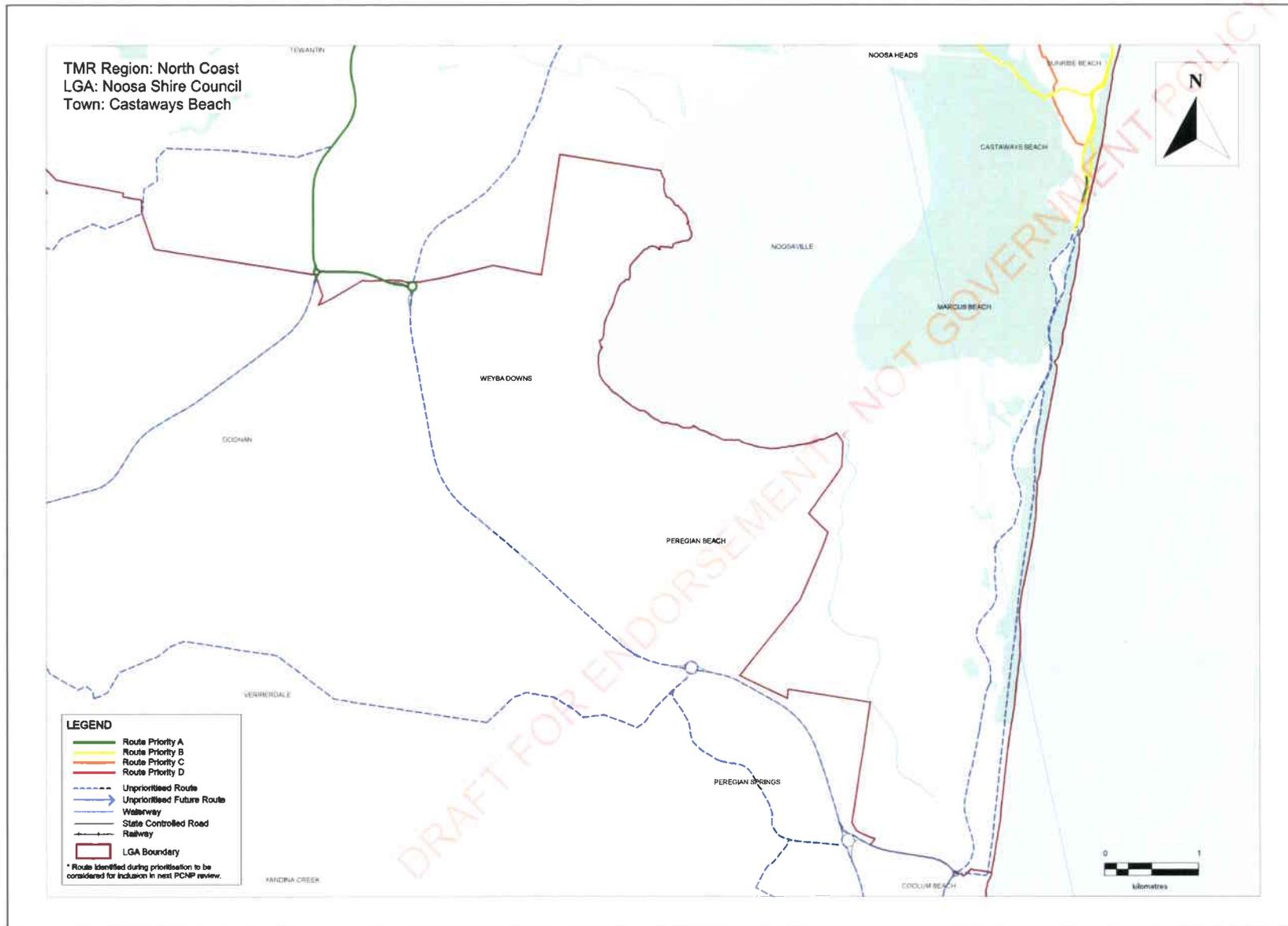
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Noosa Shire Council – Castaways Beach



Priority Route Map 4

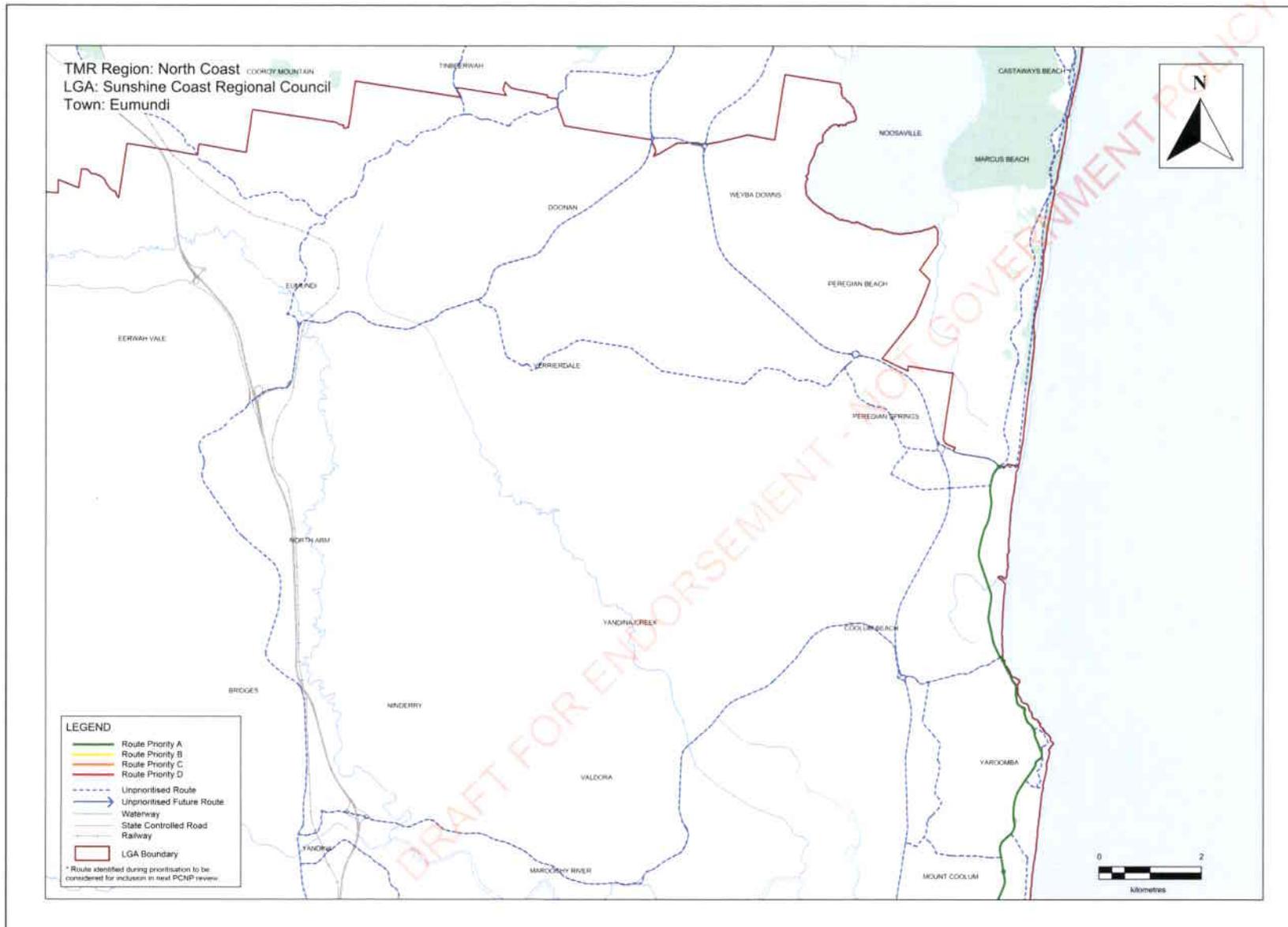
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Sunshine Coast Regional Council – Eumundi



Priority Route Map 5

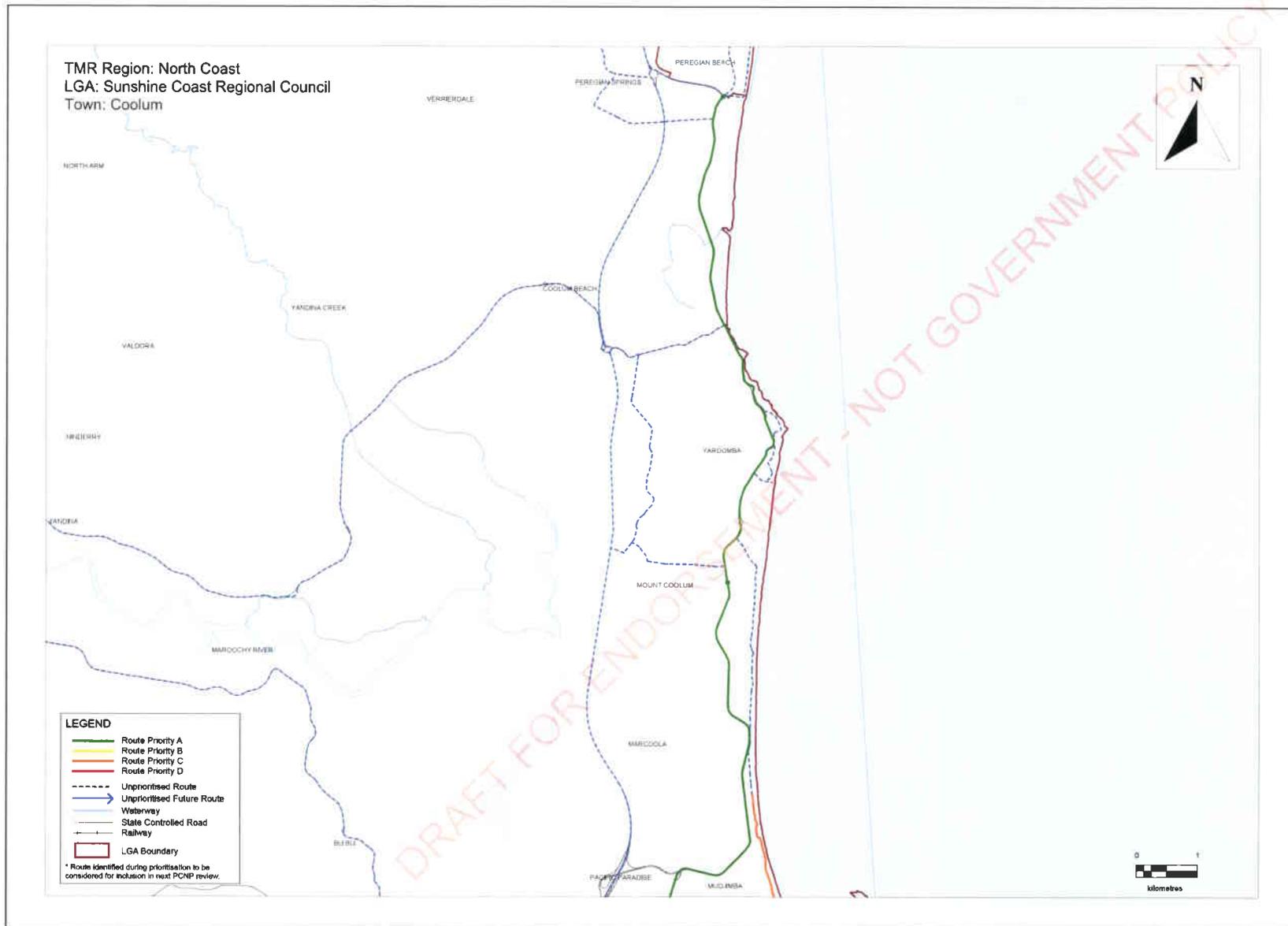
South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Coolum



Priority Route Map 6

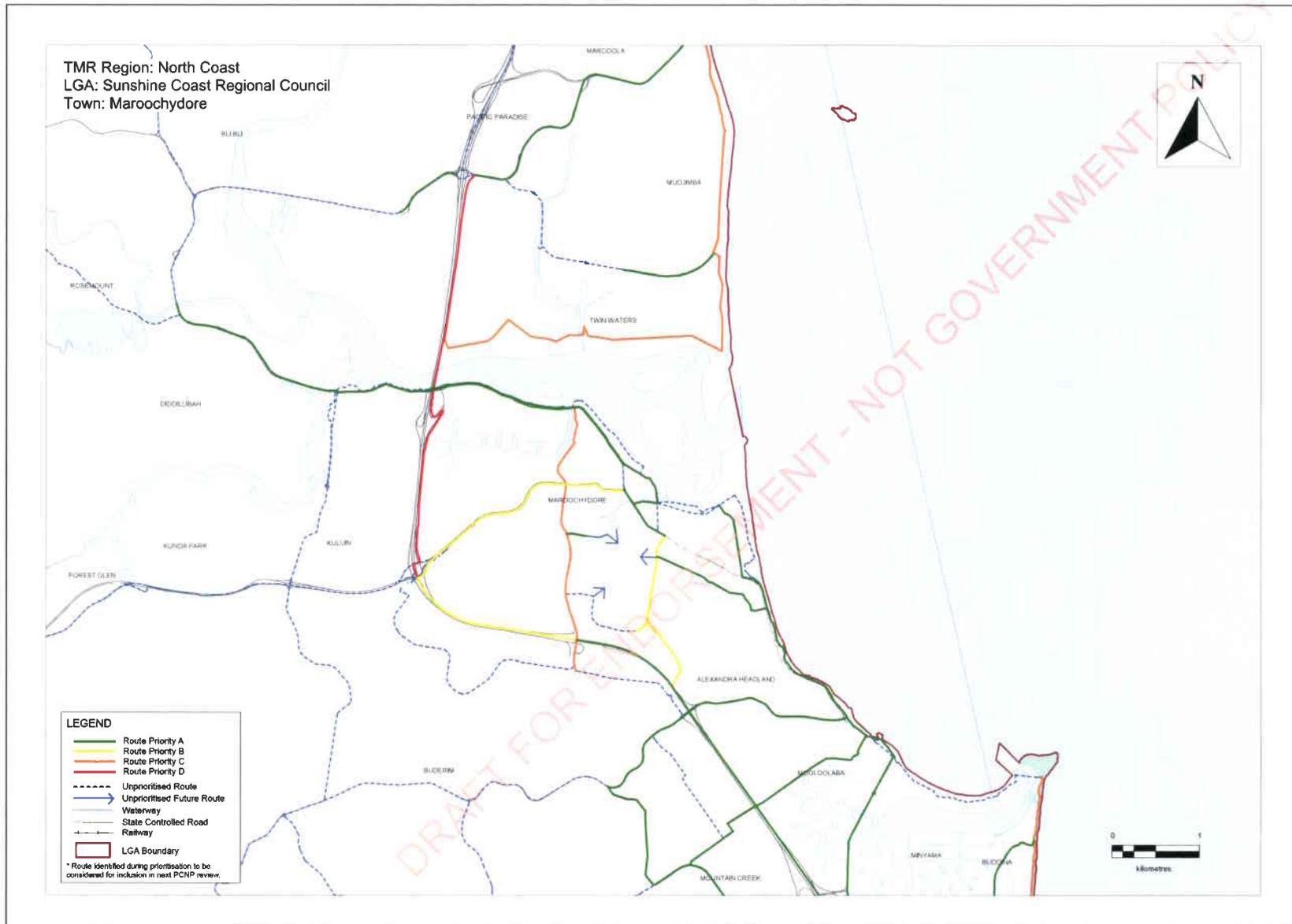
South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Maroochydore



Priority Route Map 7

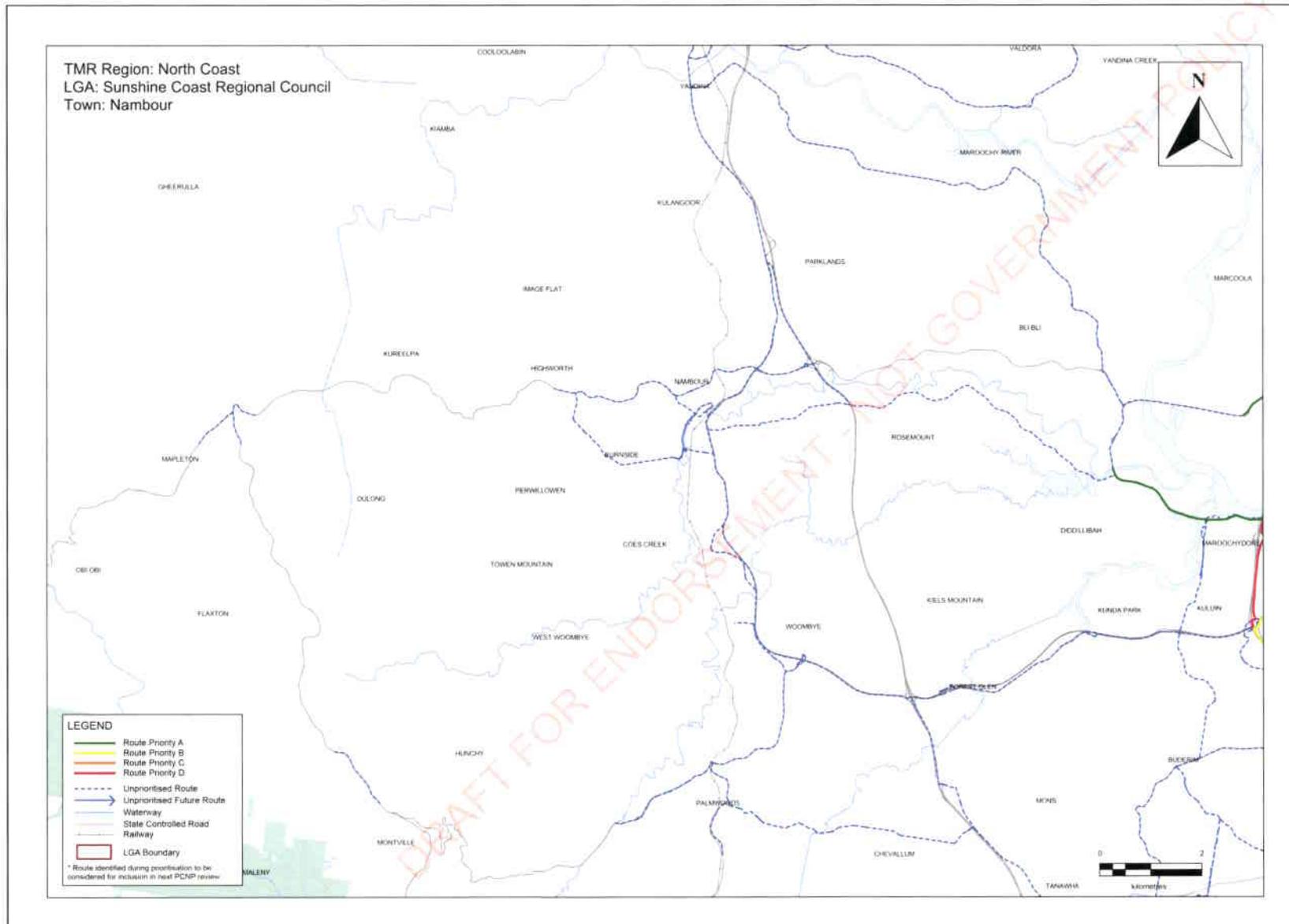
South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Nambour



Priority Route Map 8

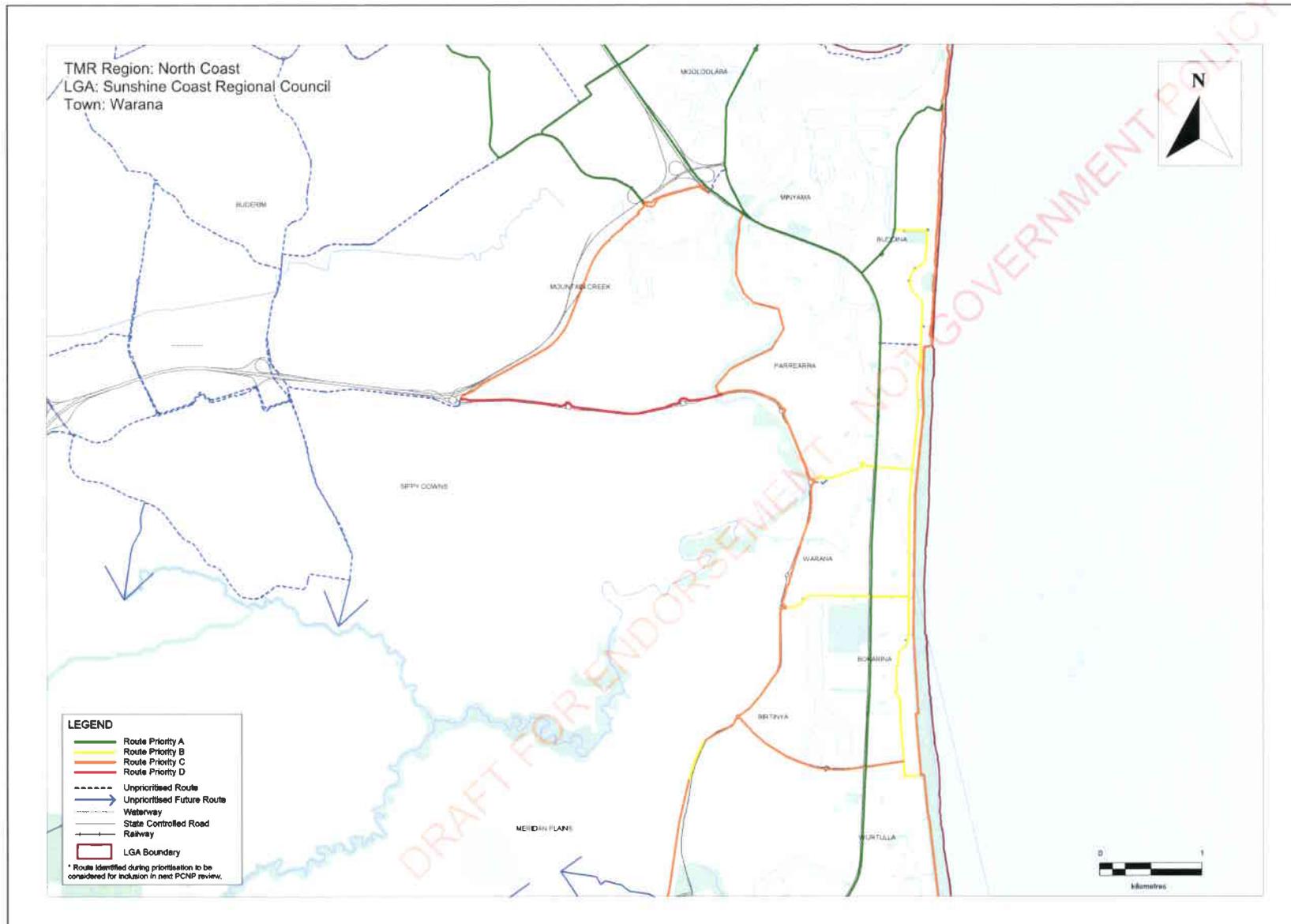
South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Warana



Priority Route Map 9

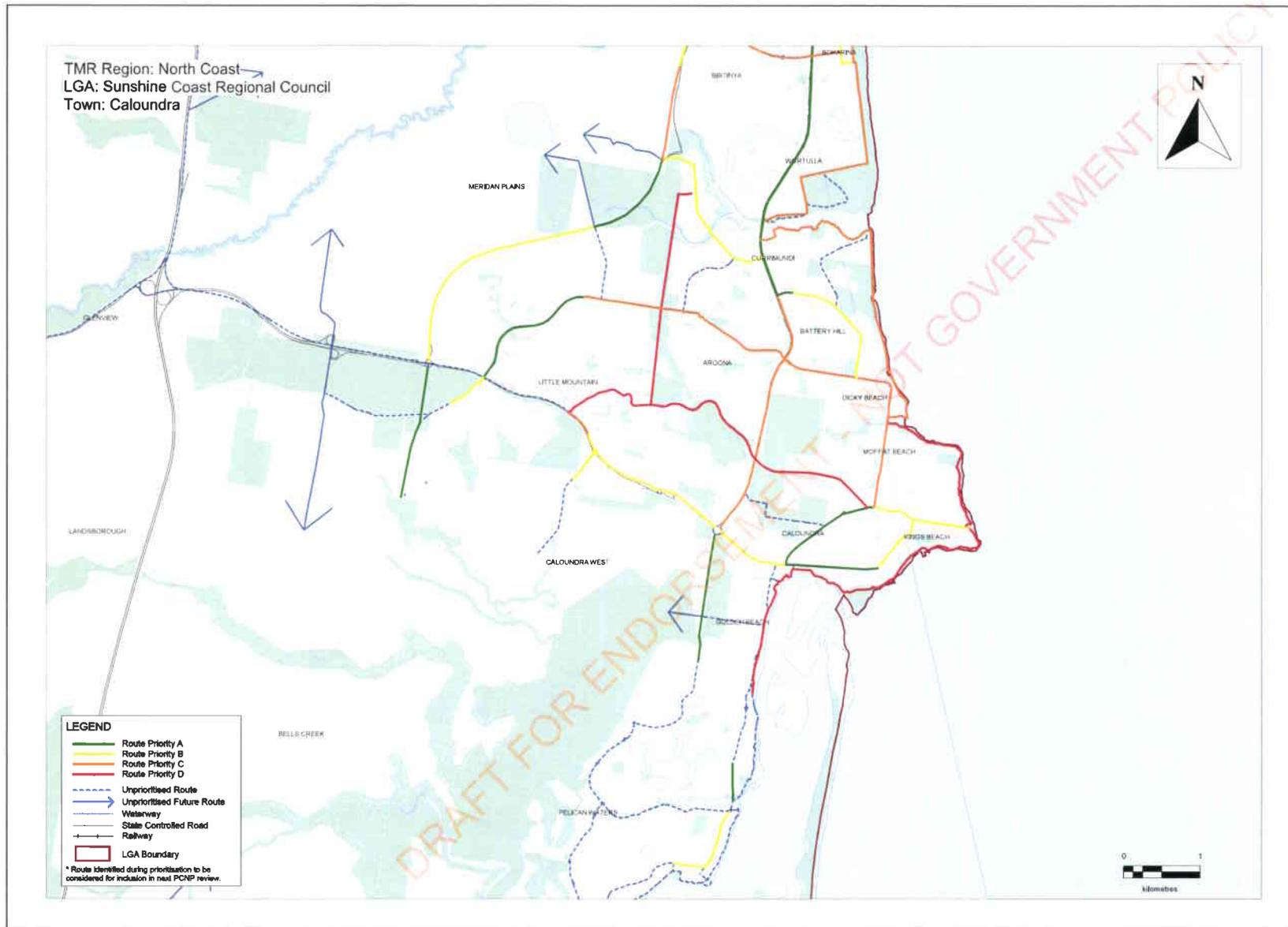
South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Caloundra



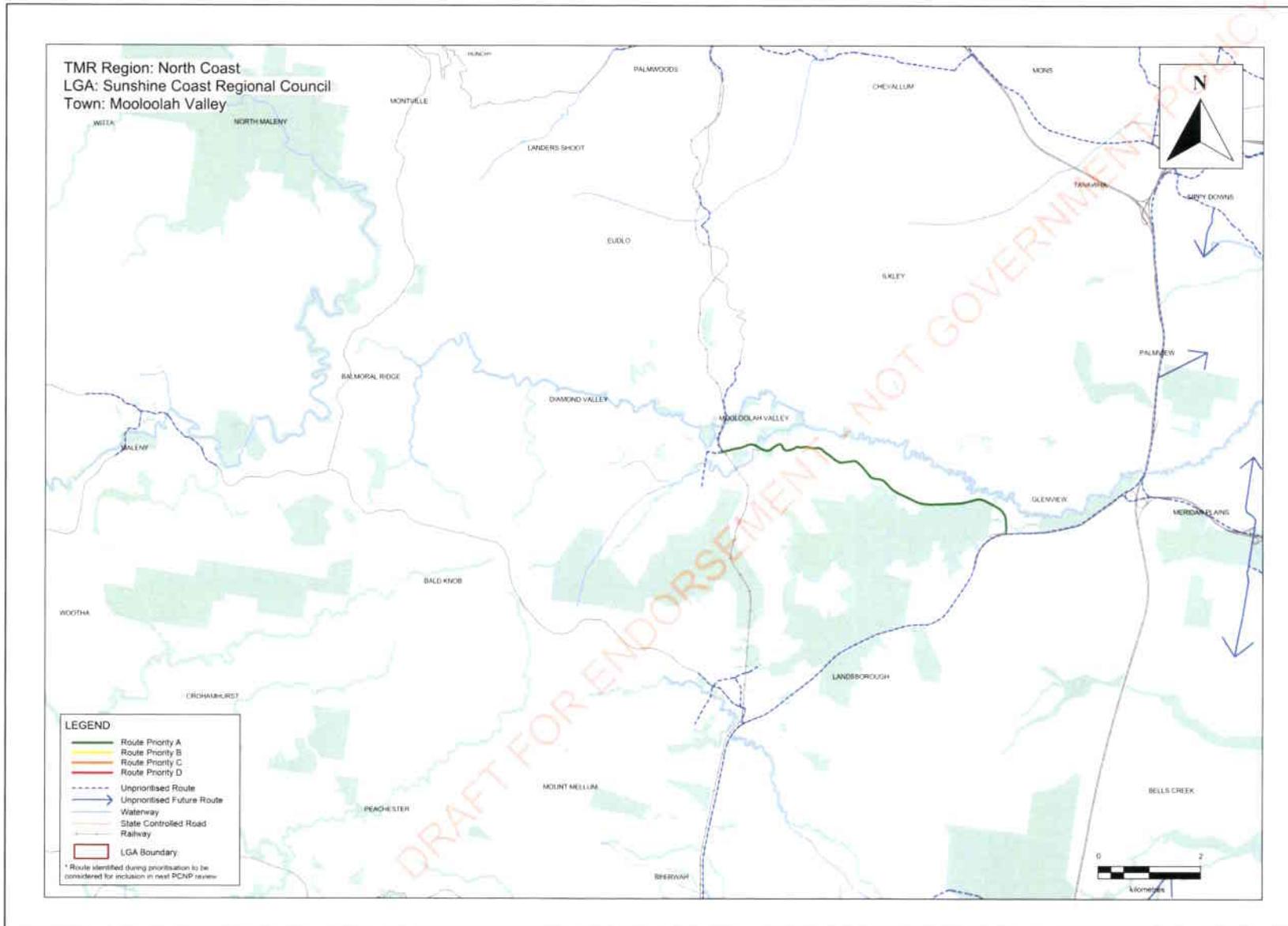
Priority Route Map 10

South East Queensland Principal Cycle Network

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Sunshine Coast Regional Council – Mooloolah Valley



Priority Route Map 11

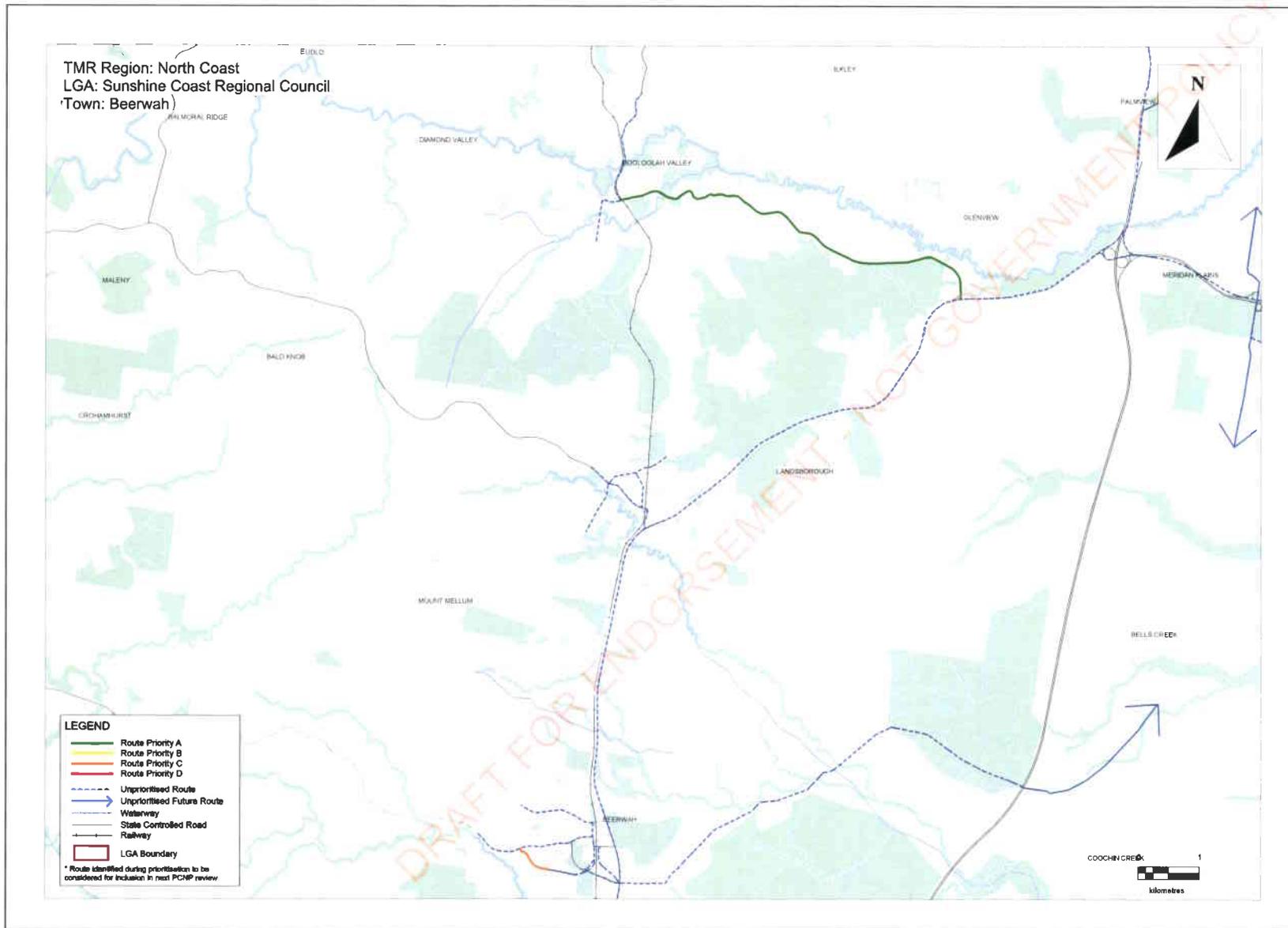
South East Queensland Principal Cycle Network

The routes shown are indicative and exist to guide further planning that will determine the precise routes and design of cycle facilities.

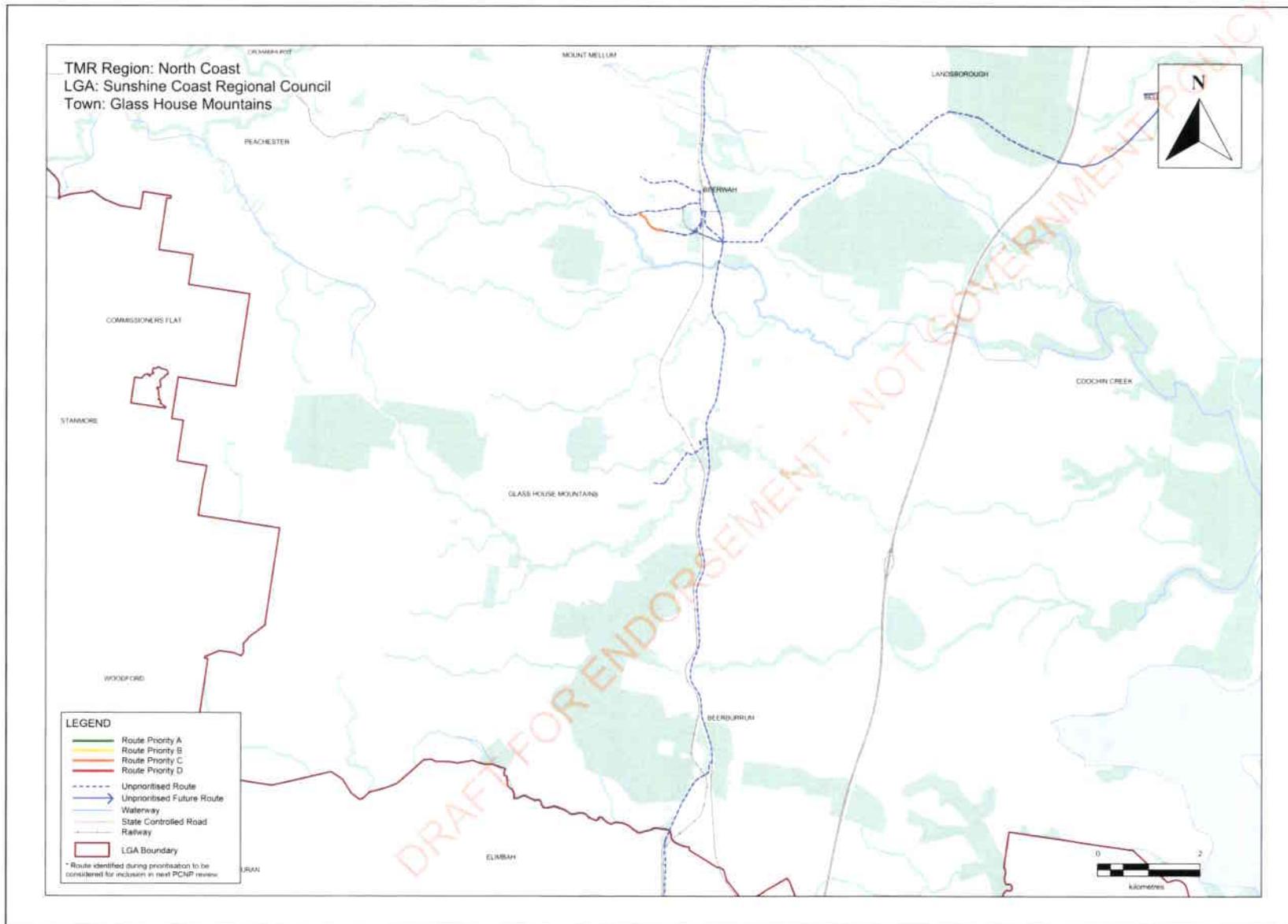
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Sunshine Coast Regional Council – Beerwah



Sunshine Coast Regional Council – Glass House Mountains



Priority Route Map 13

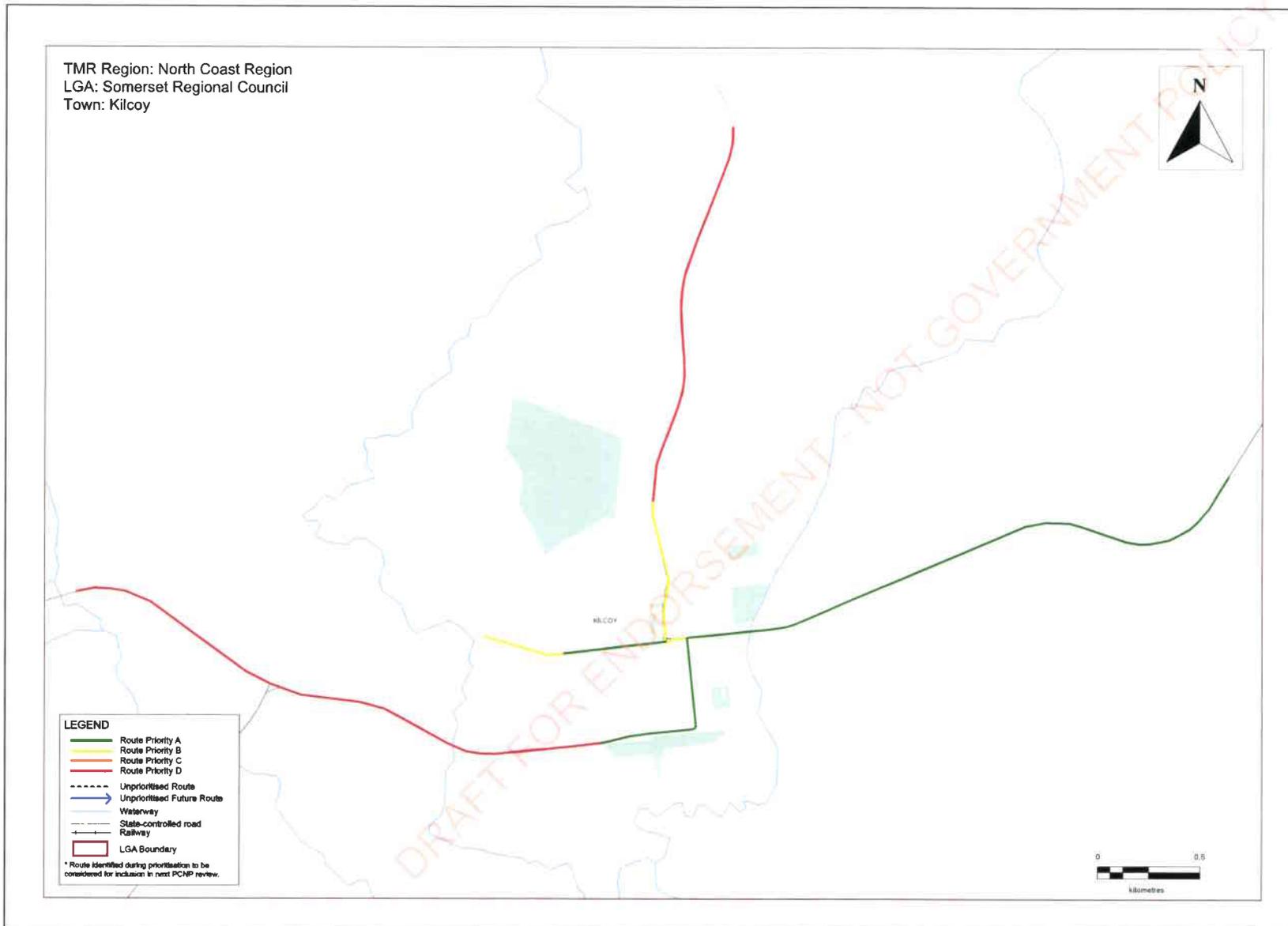
South East Queensland Principal Cycle Network

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Somerset Regional Council – Kilcoy



Priority Route Map 14

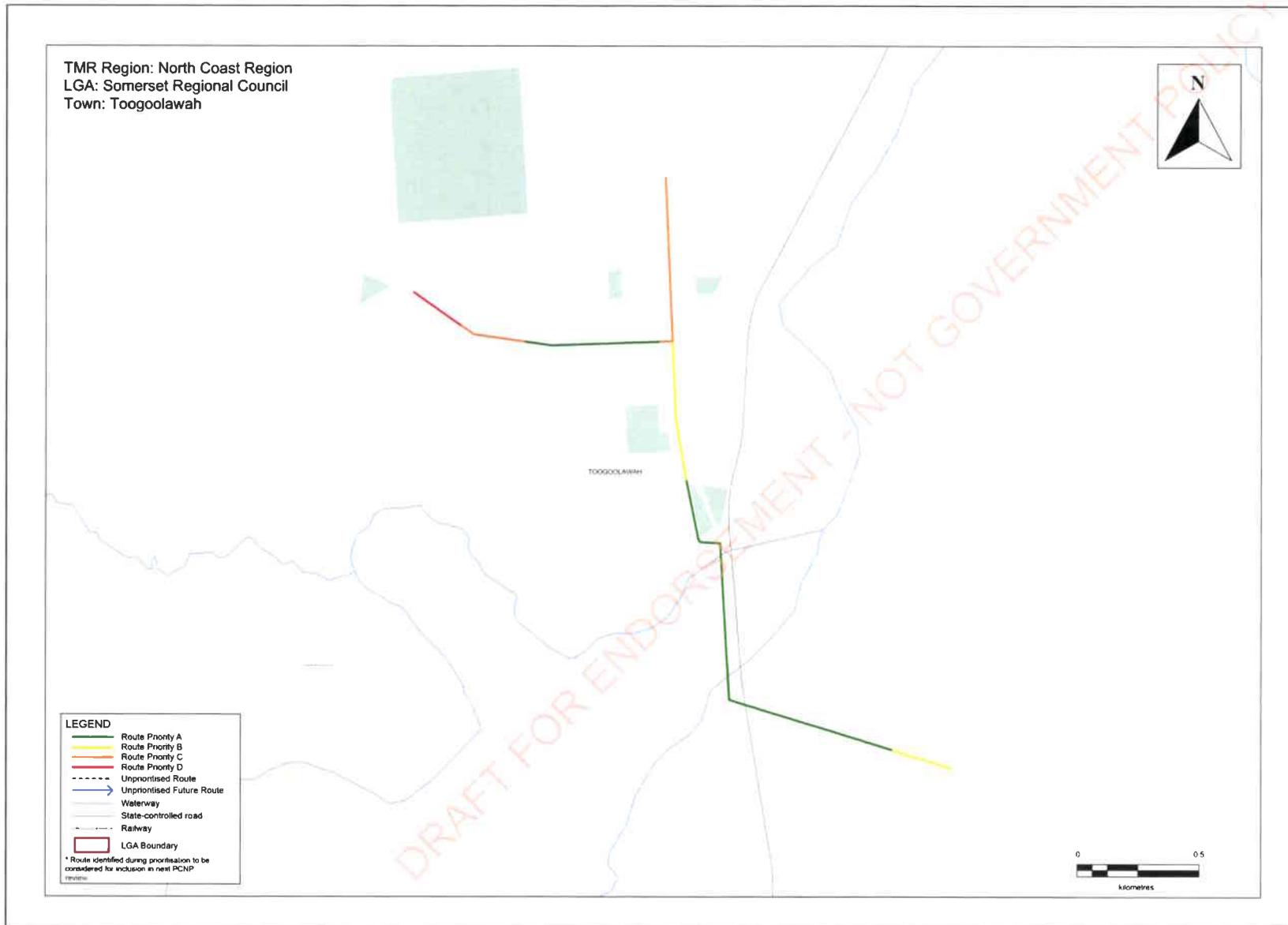
South East Queensland Principal Cycle Network

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Somerset Regional Council – Toogoolawah



Priority Route Map 15

South East Queensland Principal Cycle Network

The routes shown are indicative and exist to guide further planning that will determine the precise routes and design of cycle facilities.

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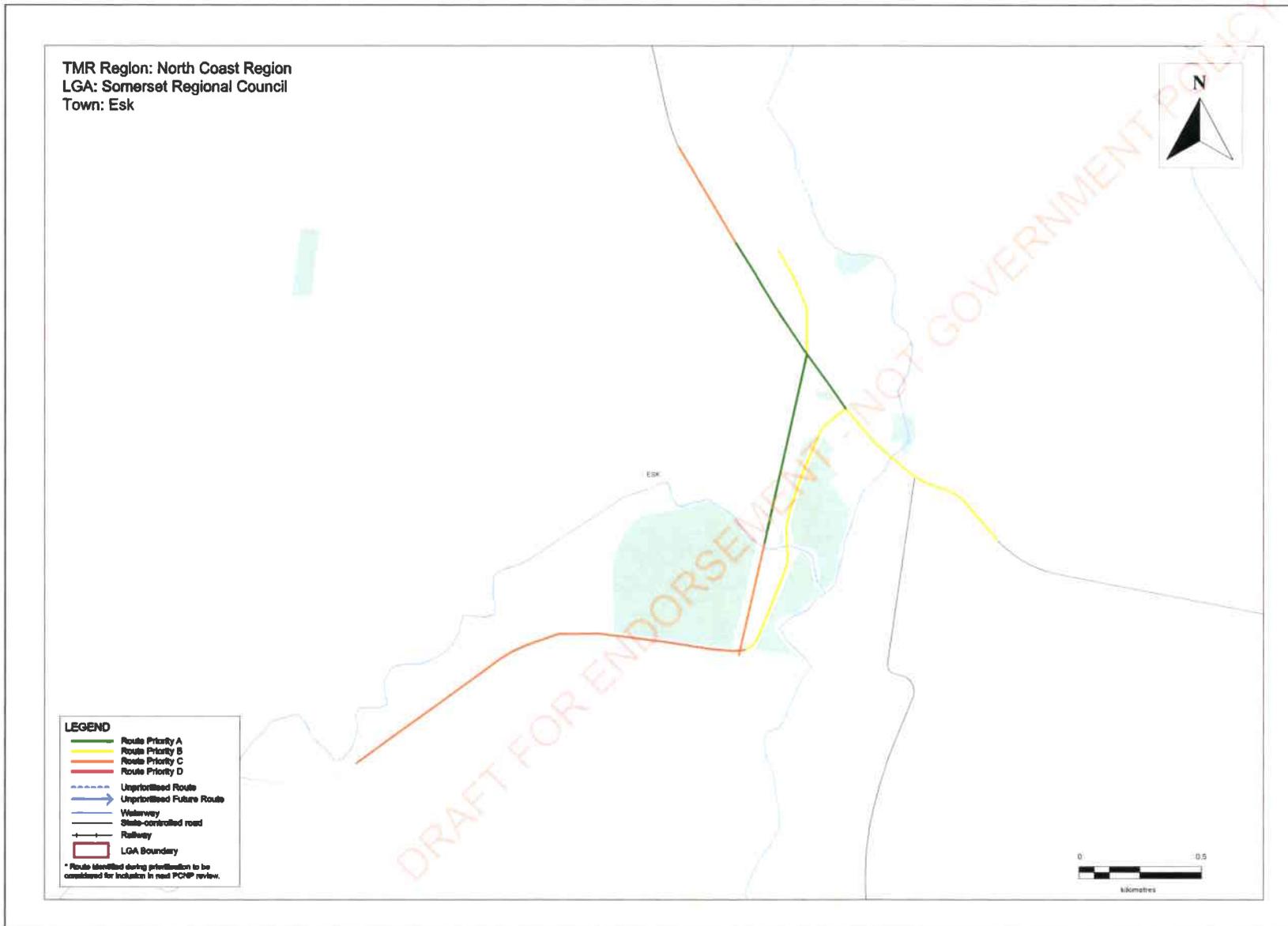
Somerset Regional Council – Esk

Priority Route Map 16

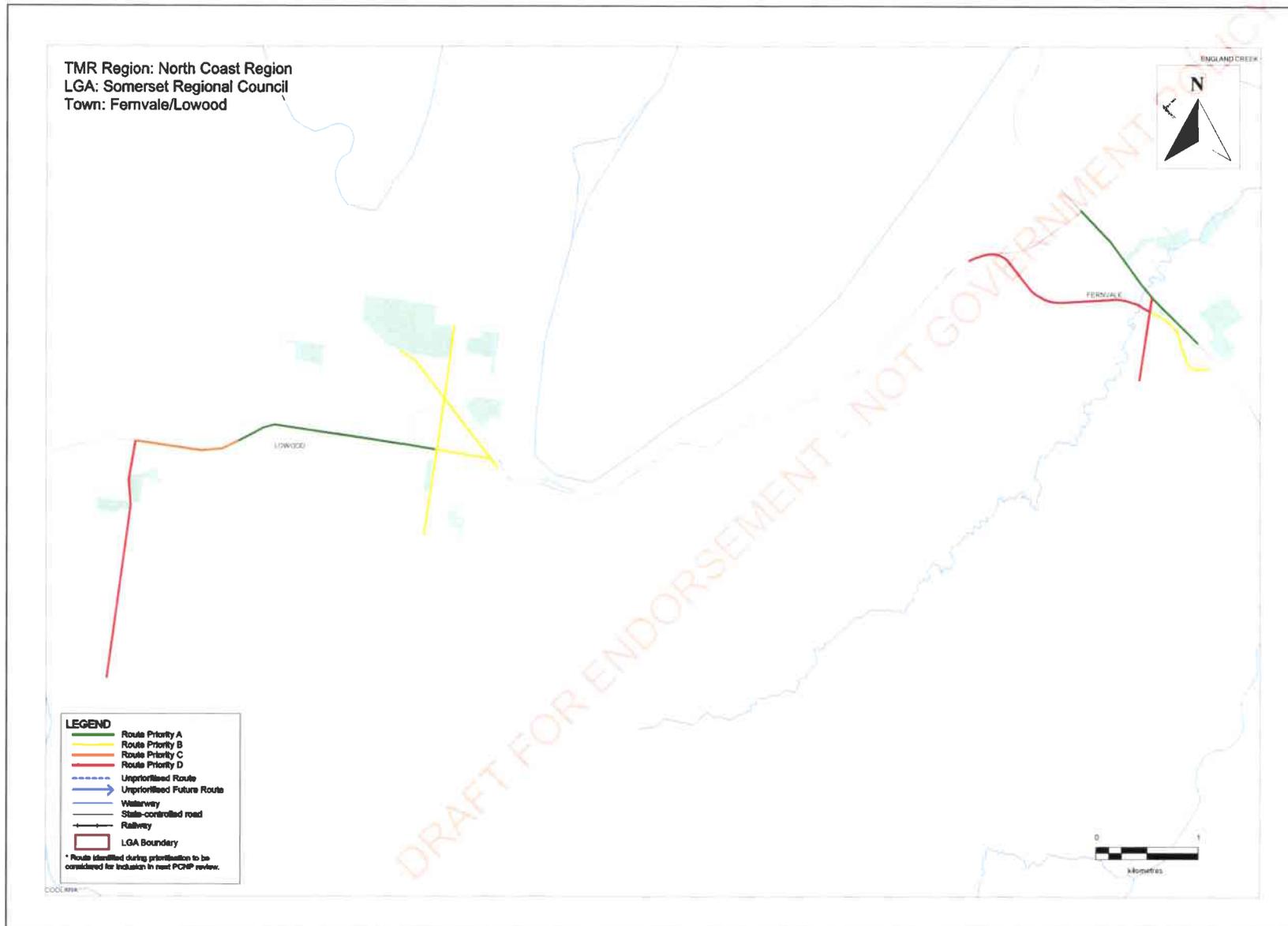
South East Queensland Principal Cycle Network

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Somerset Regional Council – Fernvale/Lowood



Priority Route Map 17

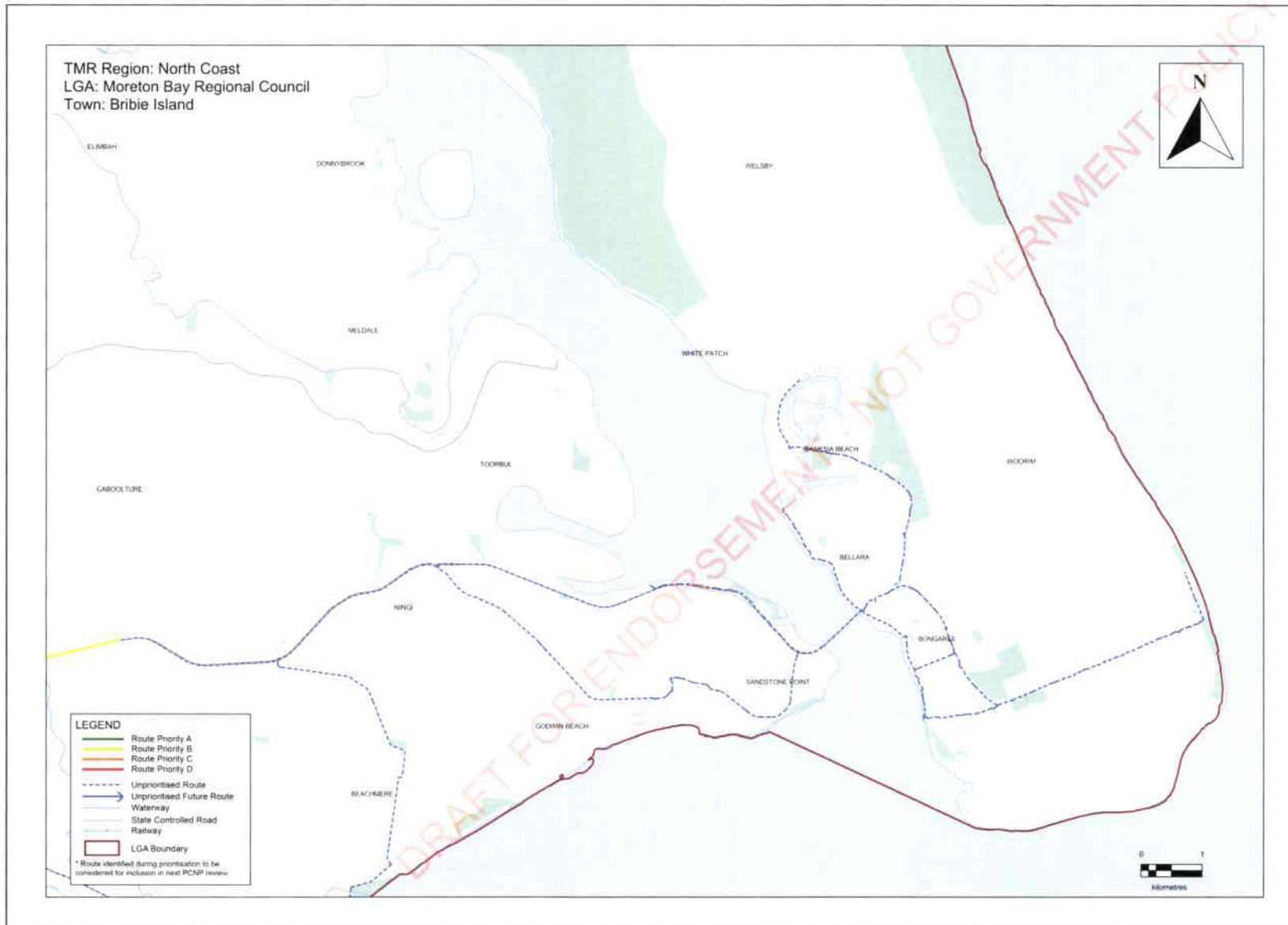
South East Queensland Principal Cycle Network

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Moreton Bay Regional Council – Bribie Island



Priority Route Map 18

South East Queensland Principal Cycle Network

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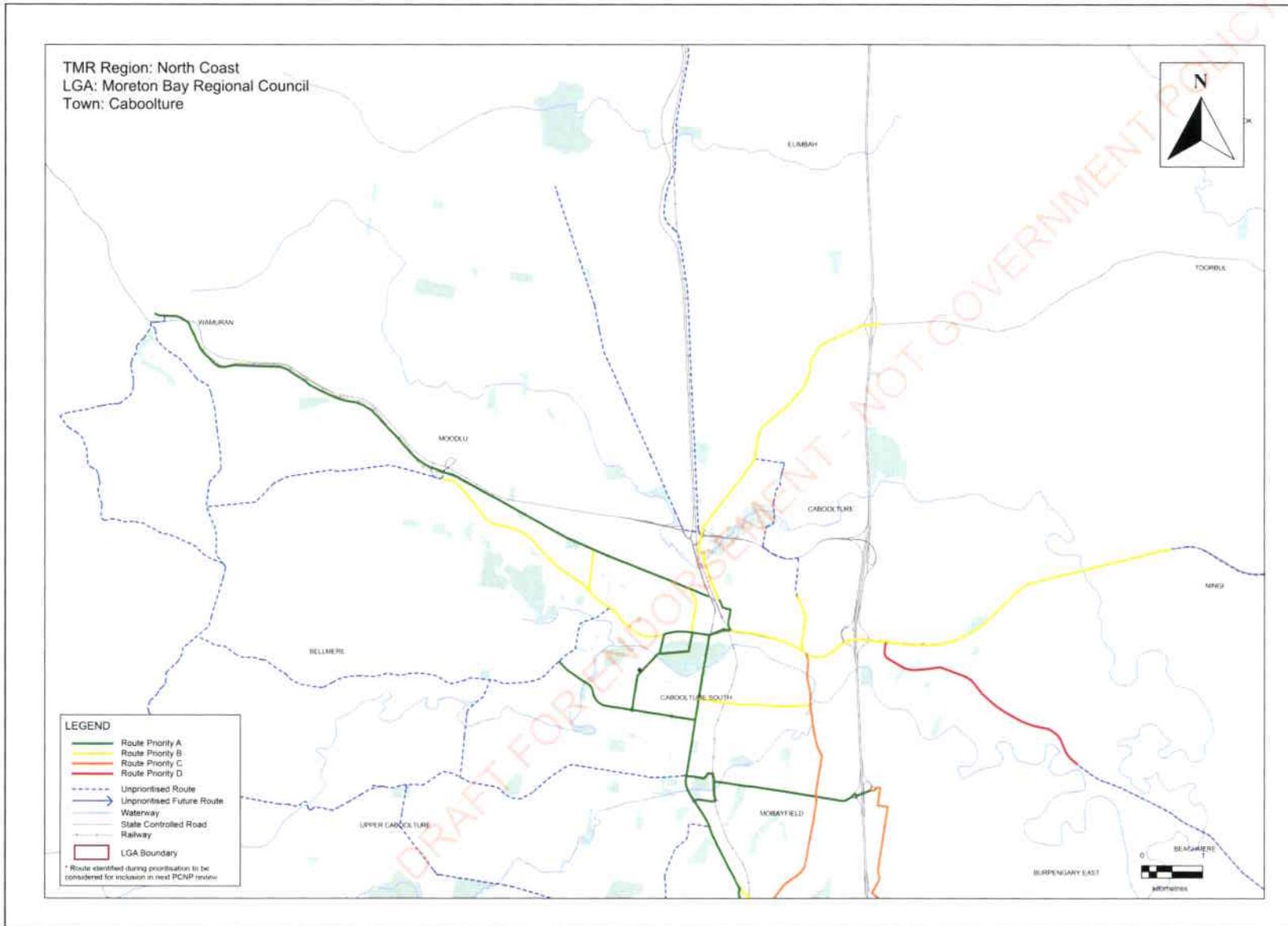
Moreton Bay Regional Council – Caboolture

Priority Route Map 19

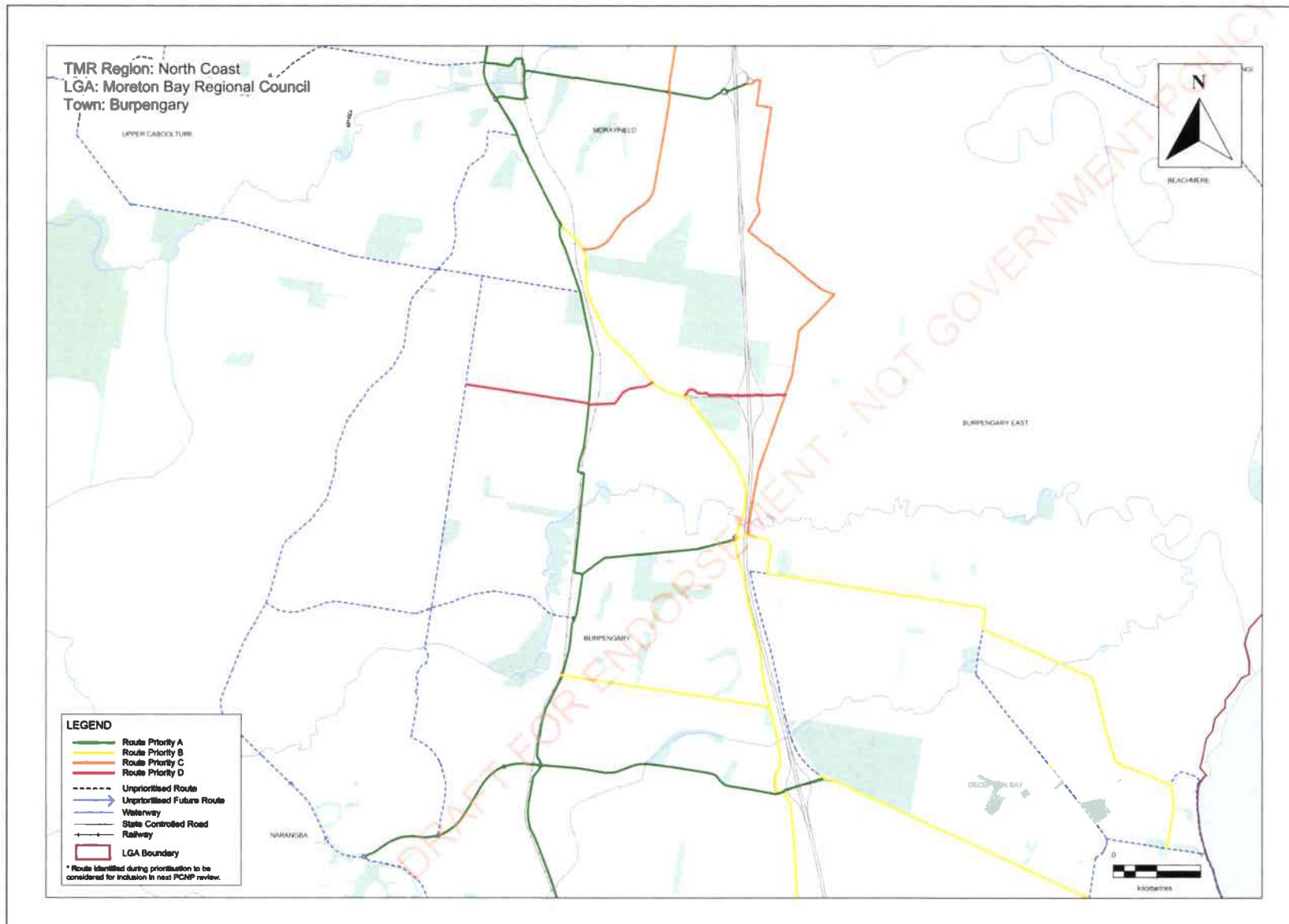
South East Queensland Principal Cycle Network

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Moreton Bay Regional Council – Burpengary



Priority Route Map 20

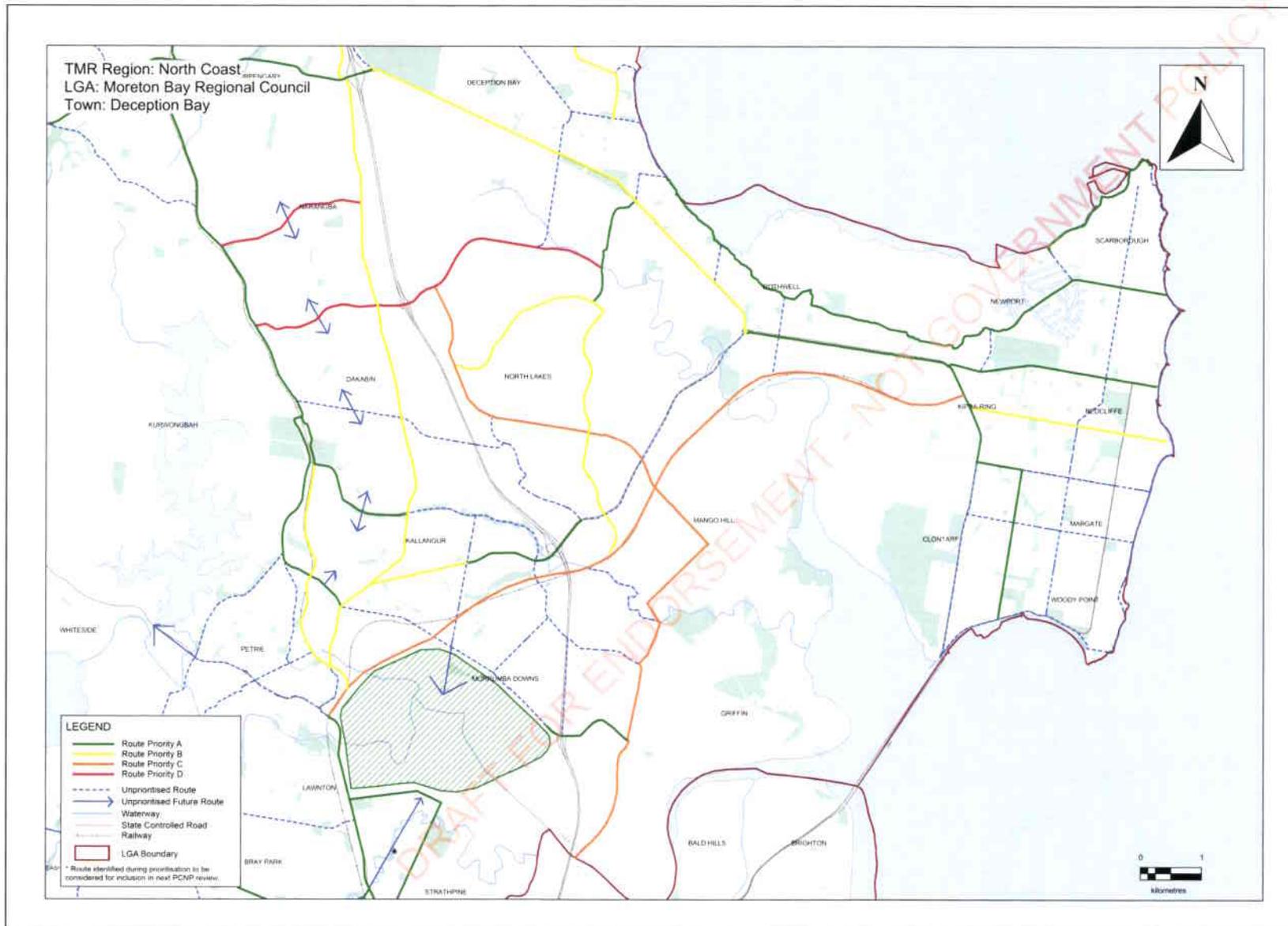
South East Queensland Principal Cycle Network

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Moreton Bay Regional Council – Deception Bay



Priority Route Map 21

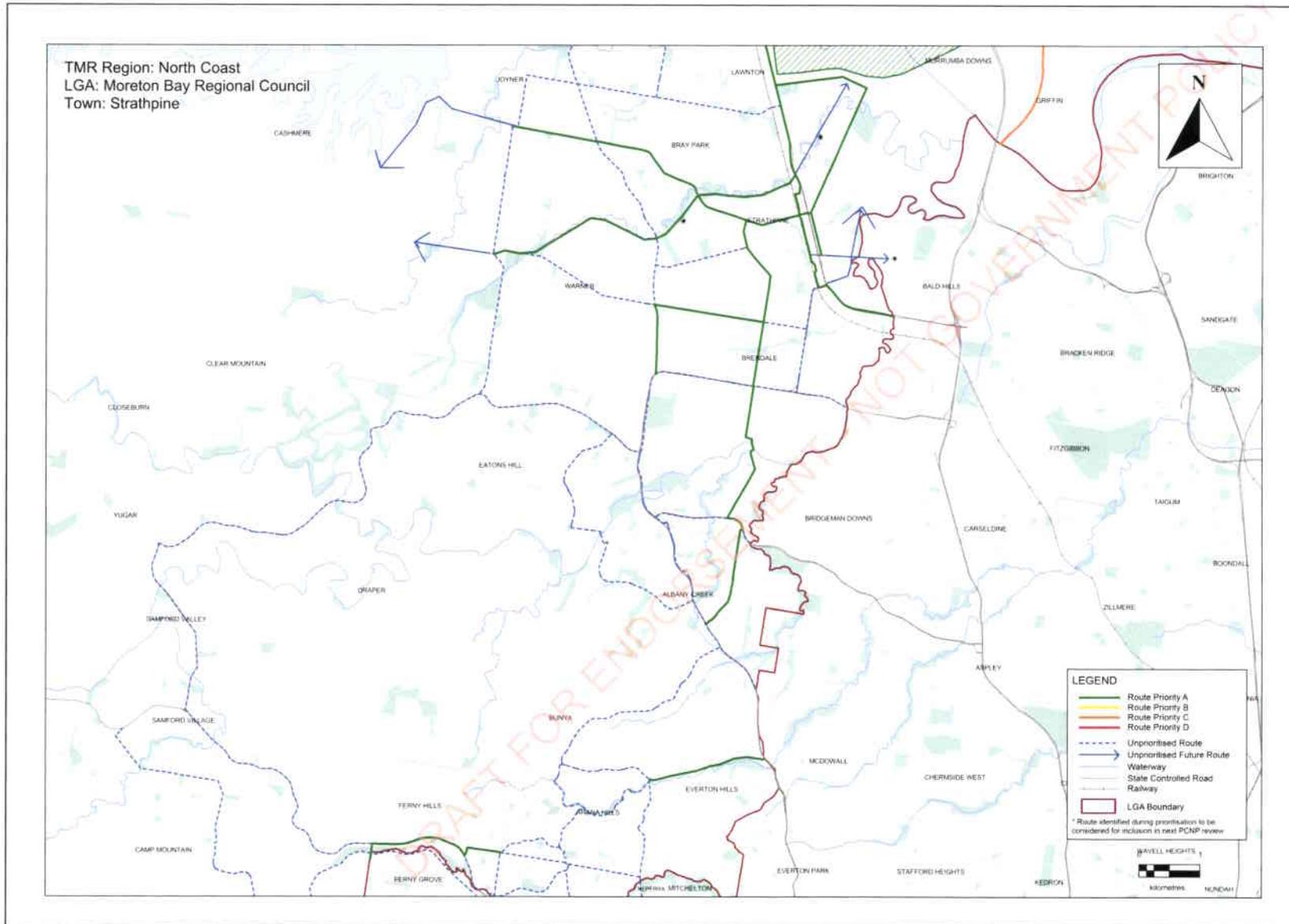
South East Queensland Principal Cycle Network

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Moreton Bay Regional Council – Strathpine



Priority Route Map 22

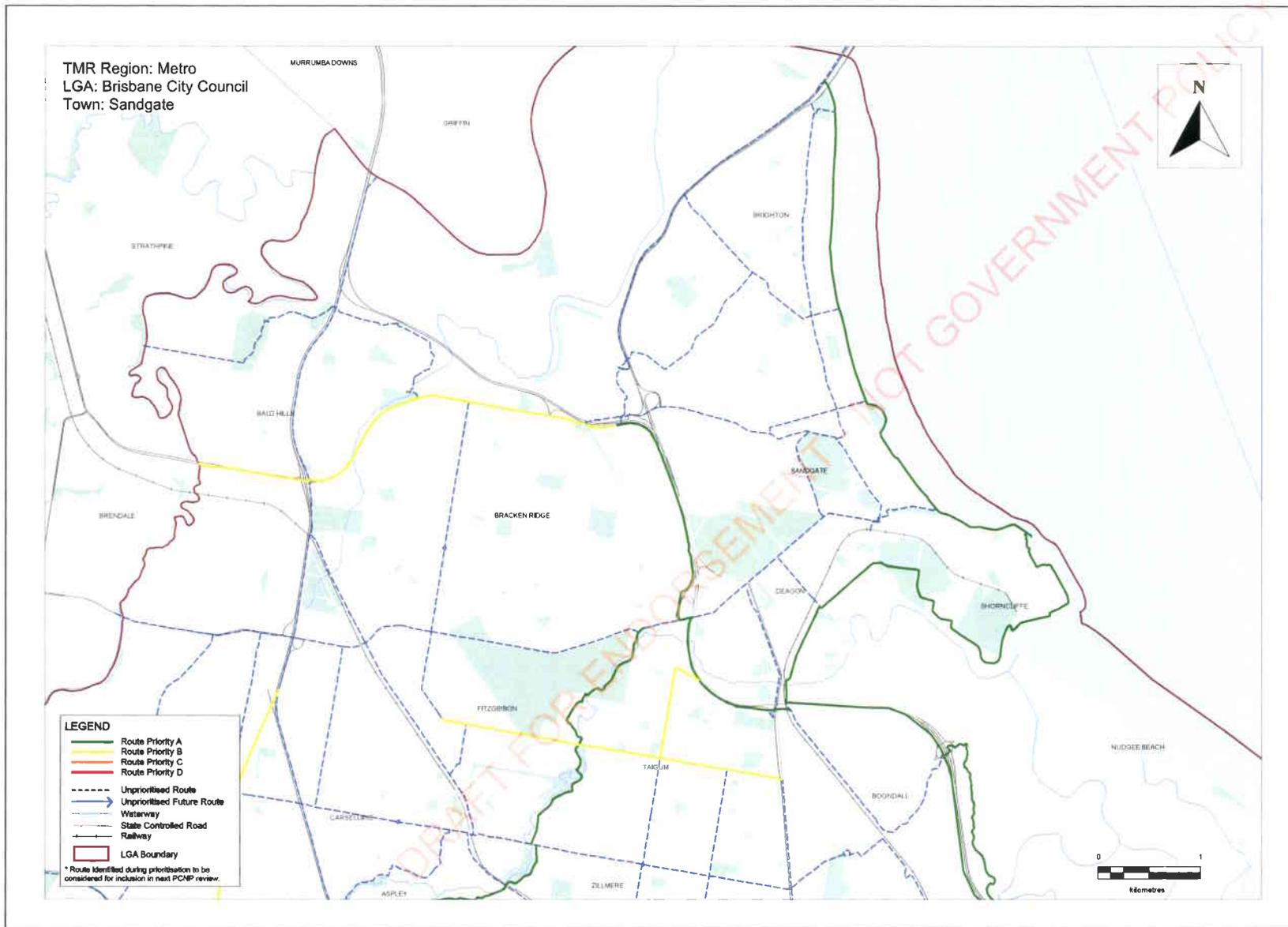
South East Queensland Principal Cycle Network

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Brisbane City Council – Sandgate



Priority Route Map 23

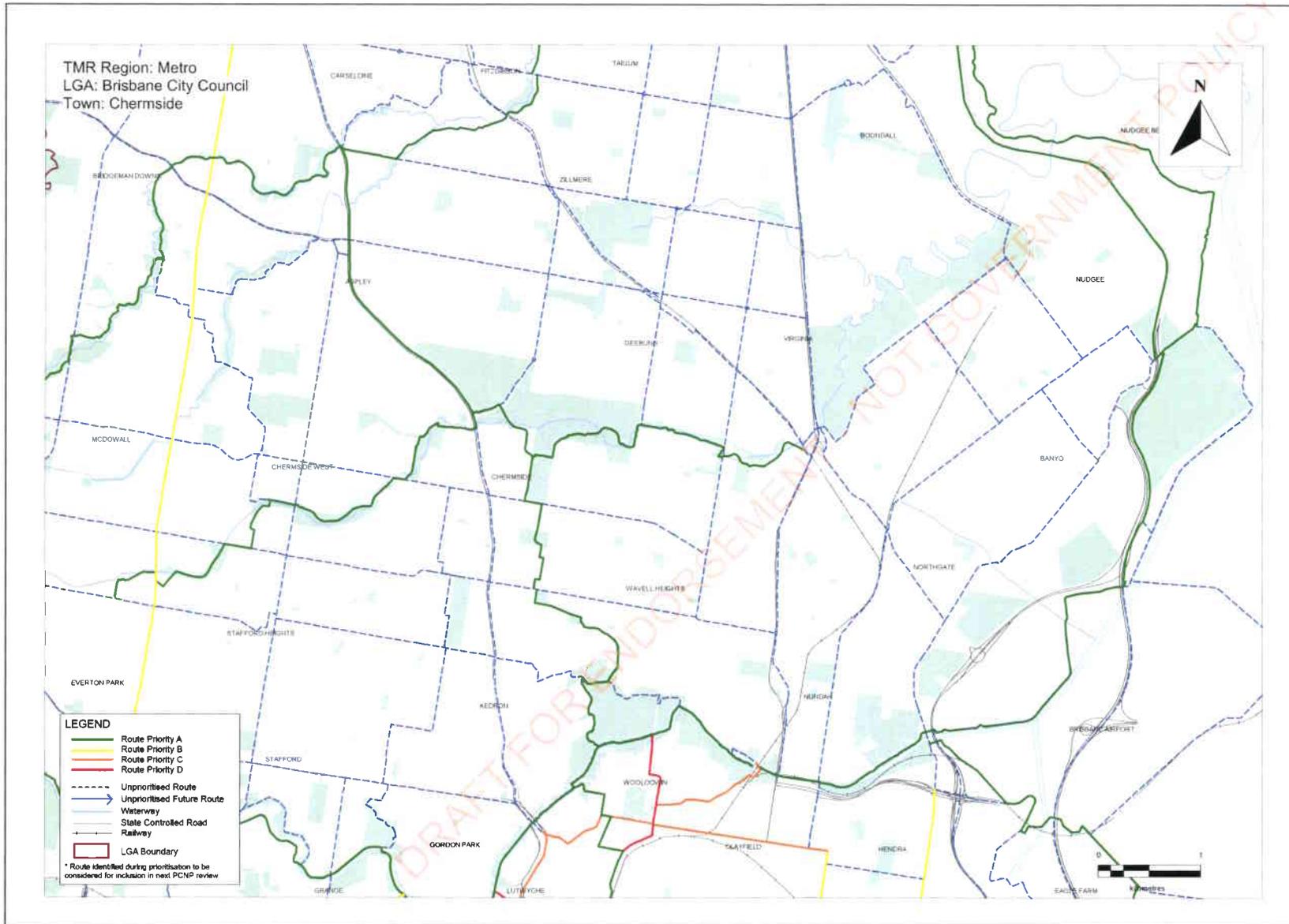
South East Queensland Principal Cycle Network

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Brisbane City Council – Chermside



Priority Route Map 24

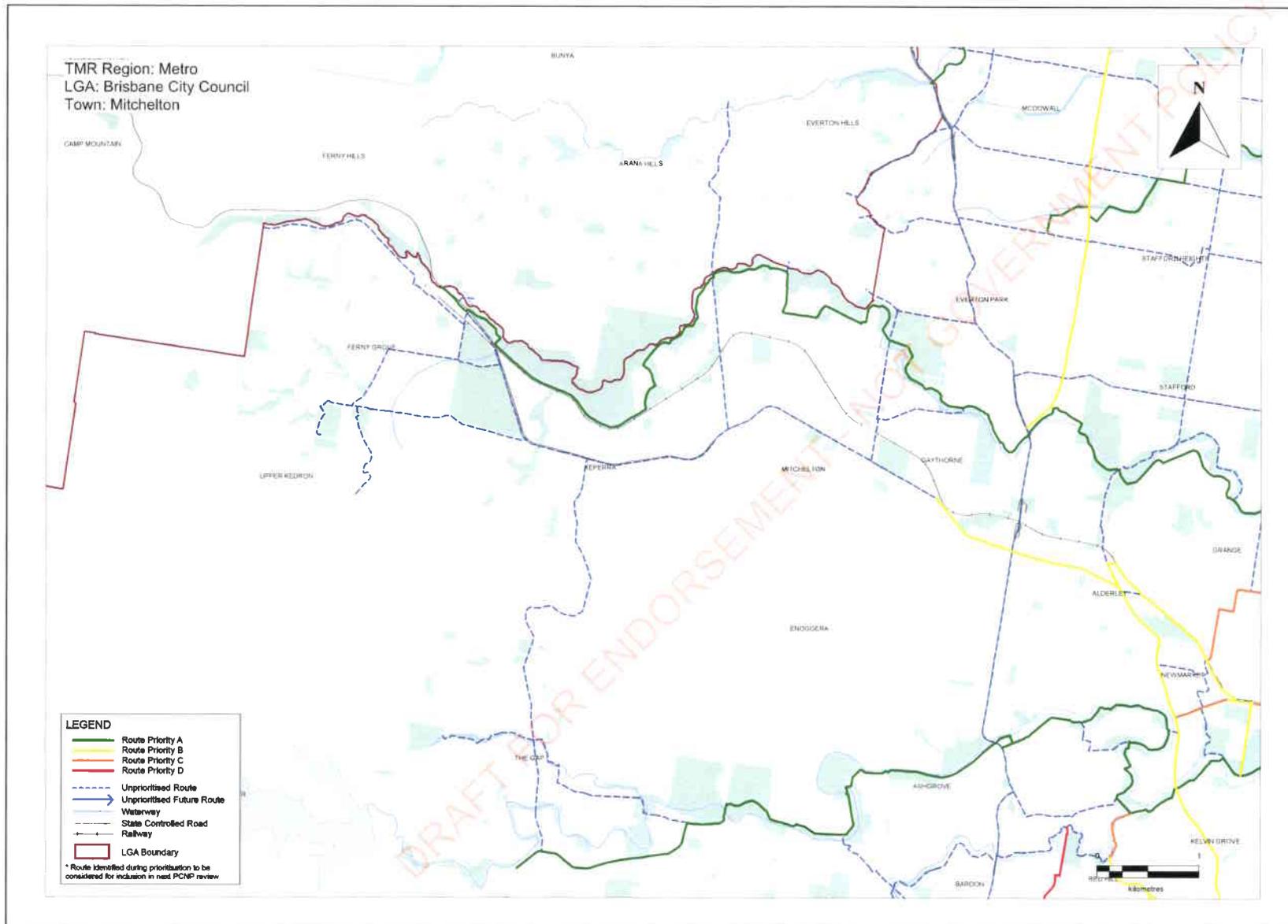
South East Queensland Principal Cycle Network

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Brisbane City Council – Mitchelton



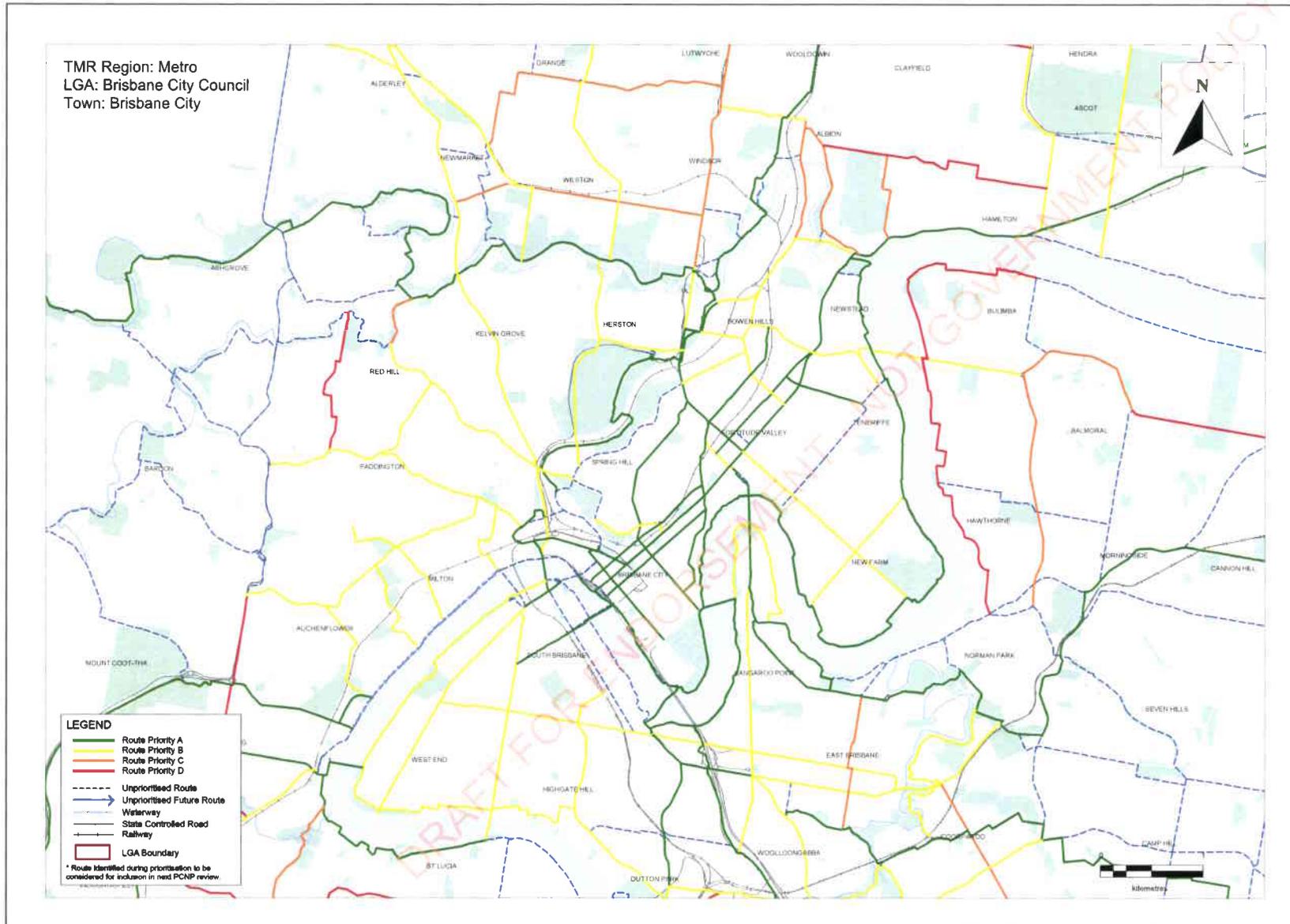
Priority Route Map 25

South East Queensland Principal Cycle Network

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Priority Route Map 26

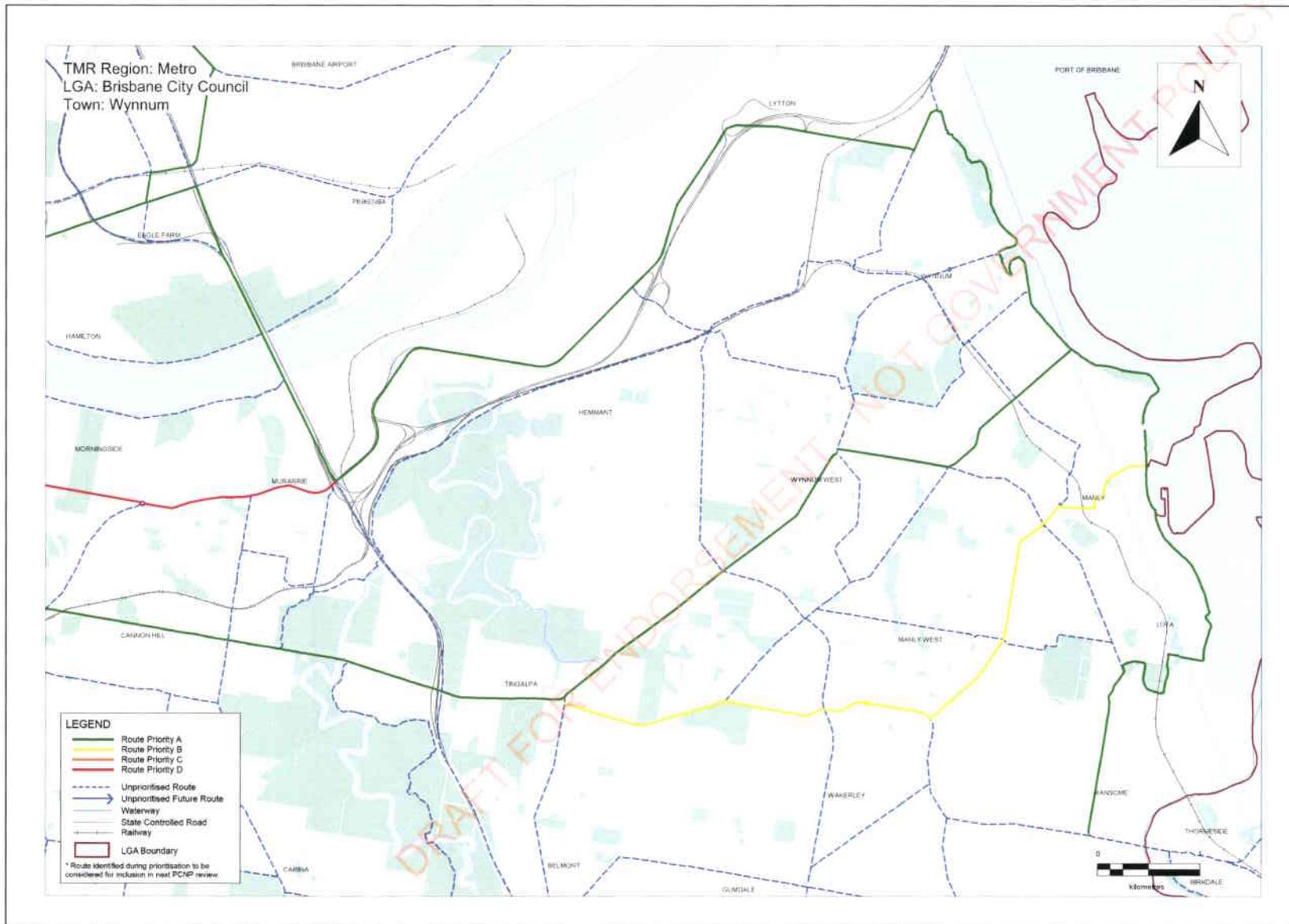
South East Queensland Principal Cycle Network

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Brisbane City Council – Wynnum



Priority Route Map 27

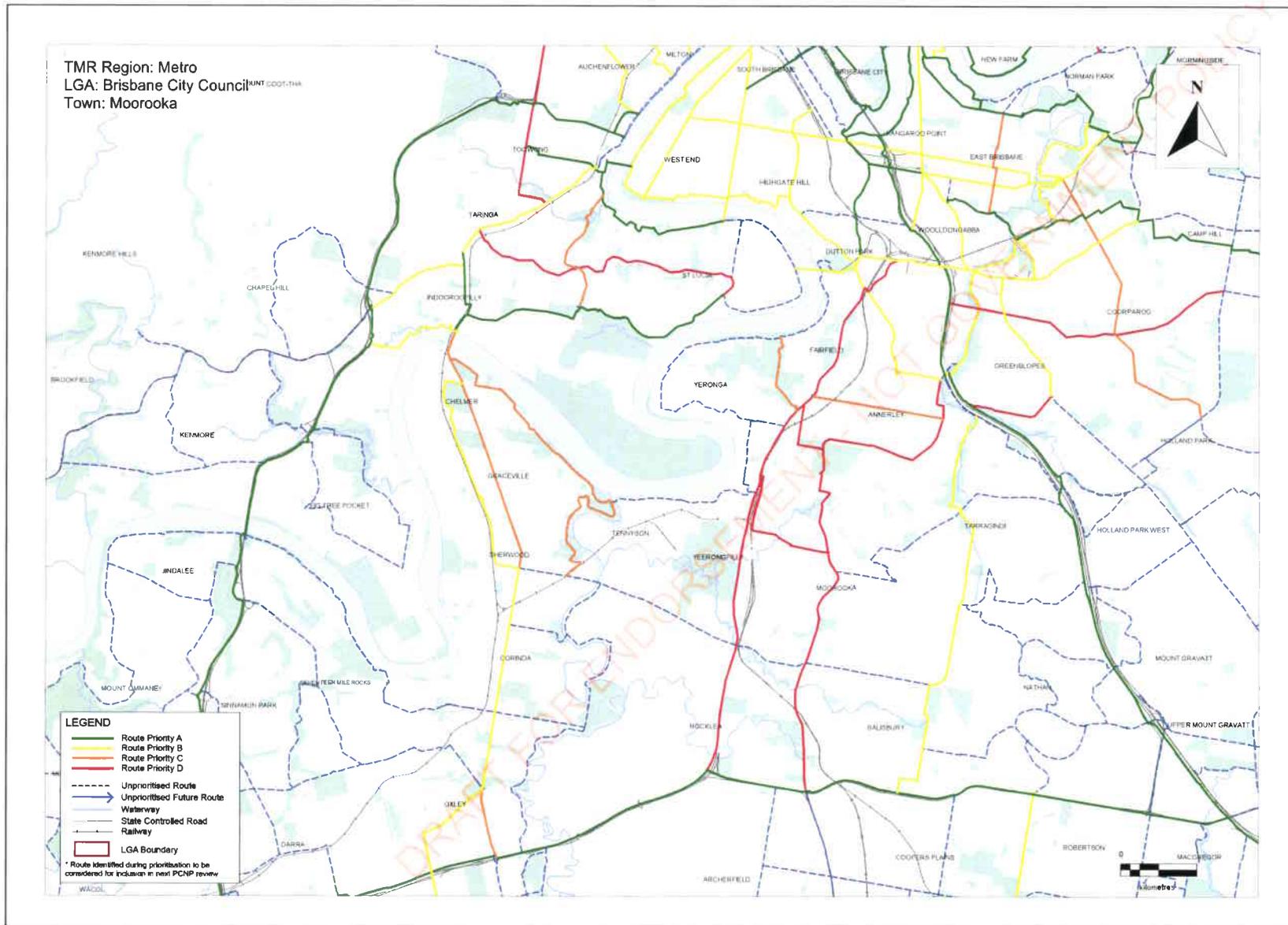
South East Queensland Principal Cycle Network

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Brisbane City Council – Moorooka



Priority Route Map 28

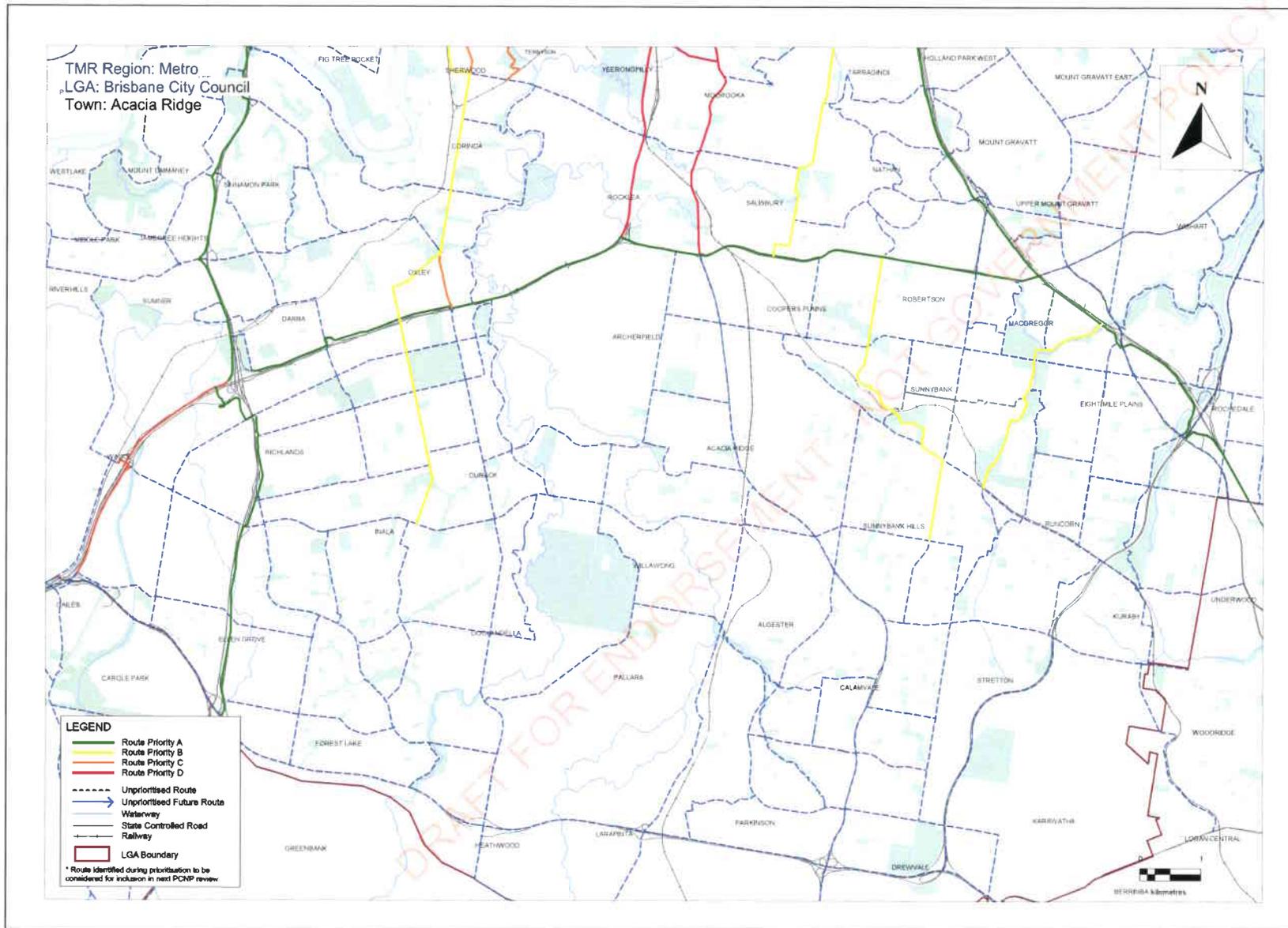
South East Queensland Principal Cycle Network

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Brisbane City Council – Acacia Ridge



Priority Route Map 29

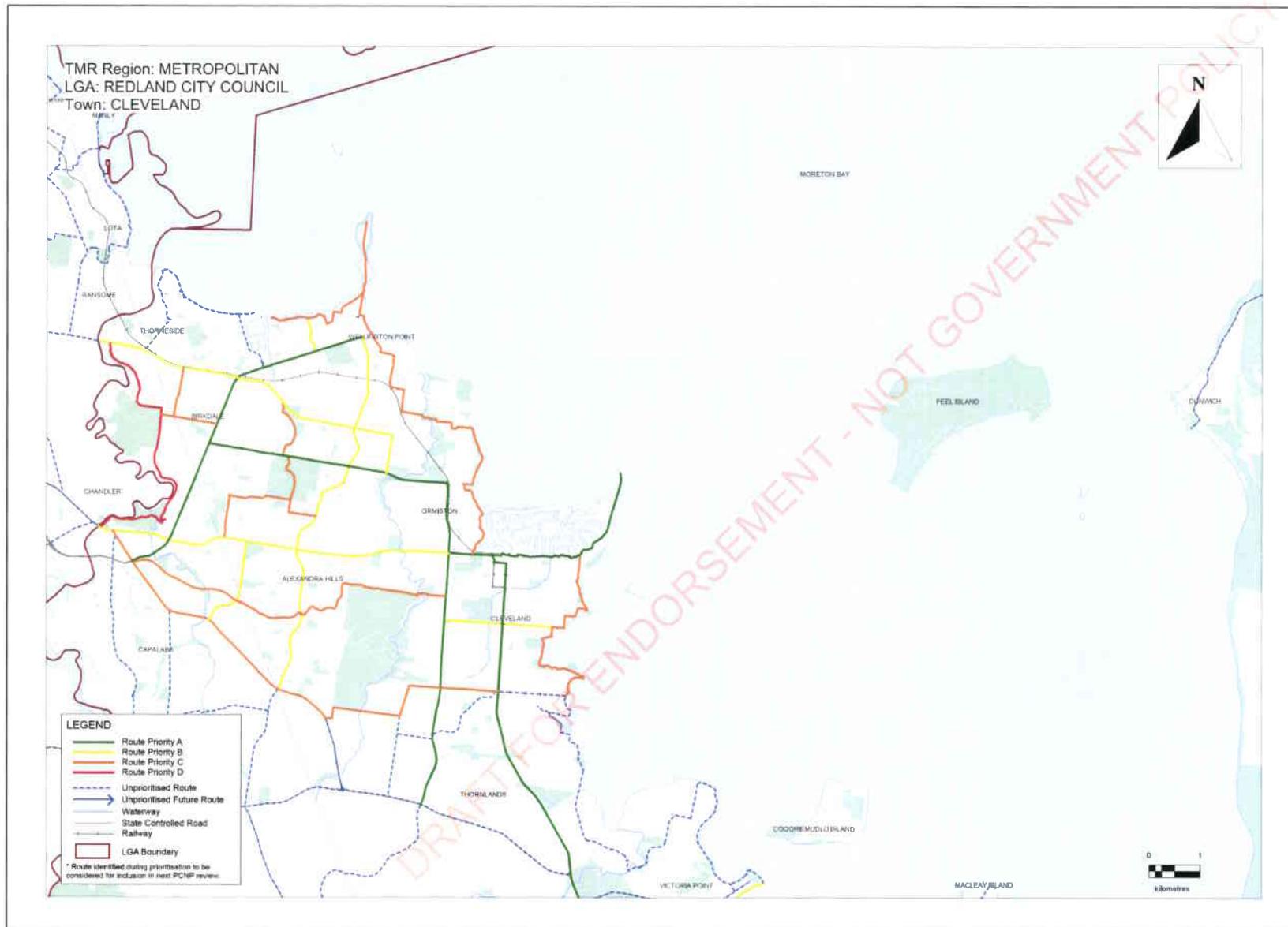
South East Queensland Principal Cycle Network

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Redland City Council – Cleveland



Priority Route Map 30

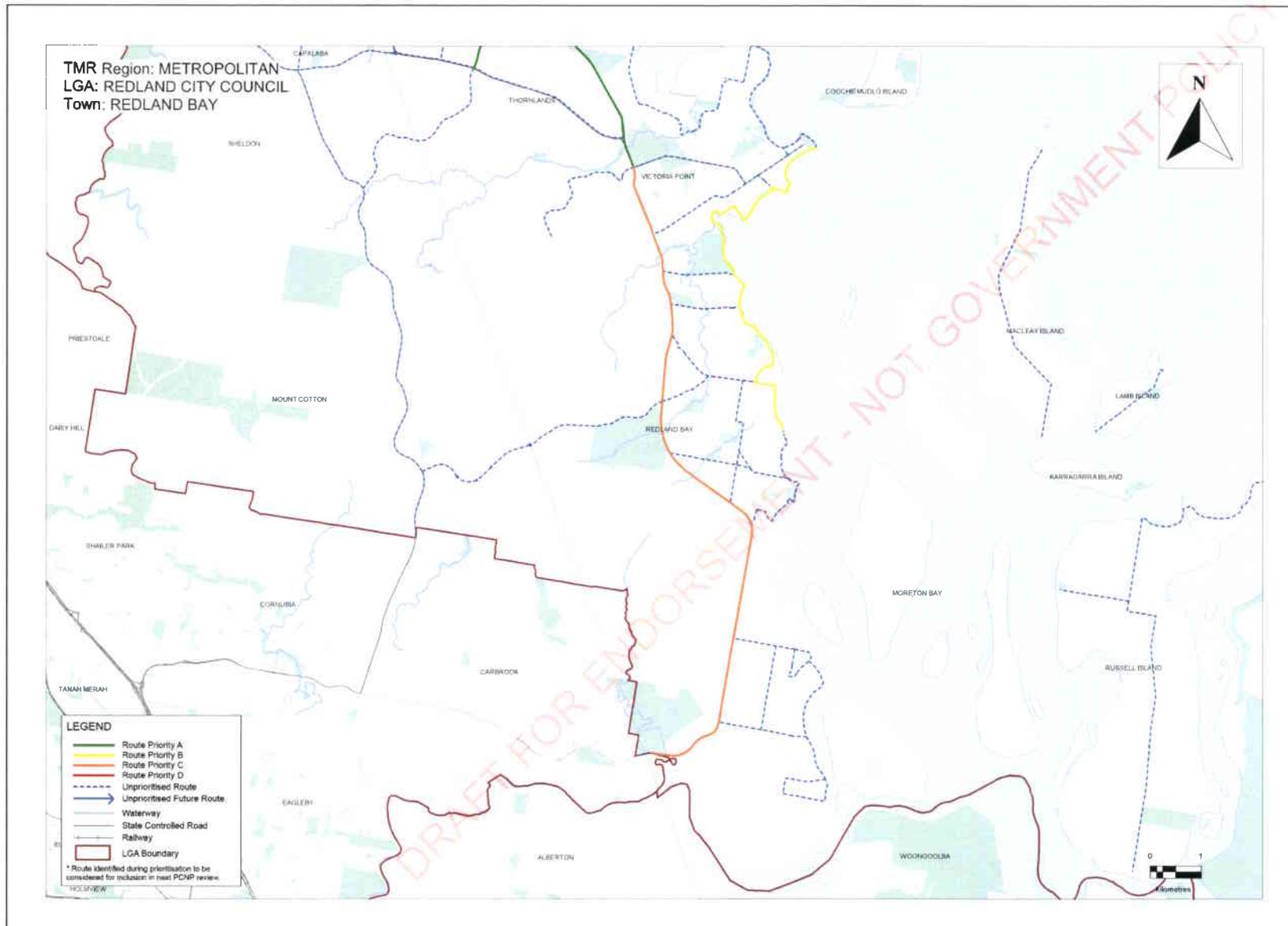
South East Queensland Principal Cycle Network

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Redland City Council – Redland Bay



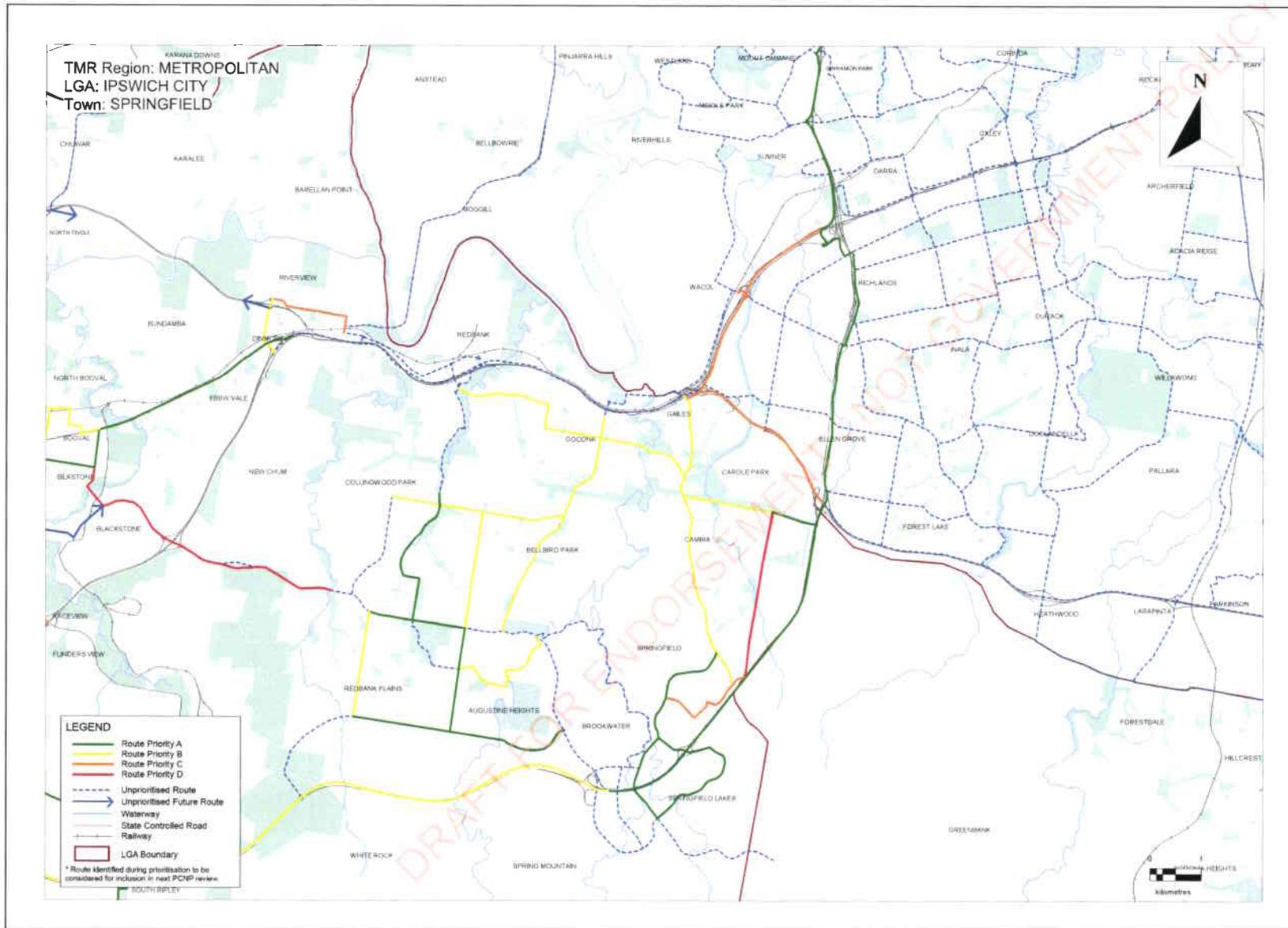
Priority Route Map 31

South East Queensland Principal Cycle Network

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Priority Route Map 33

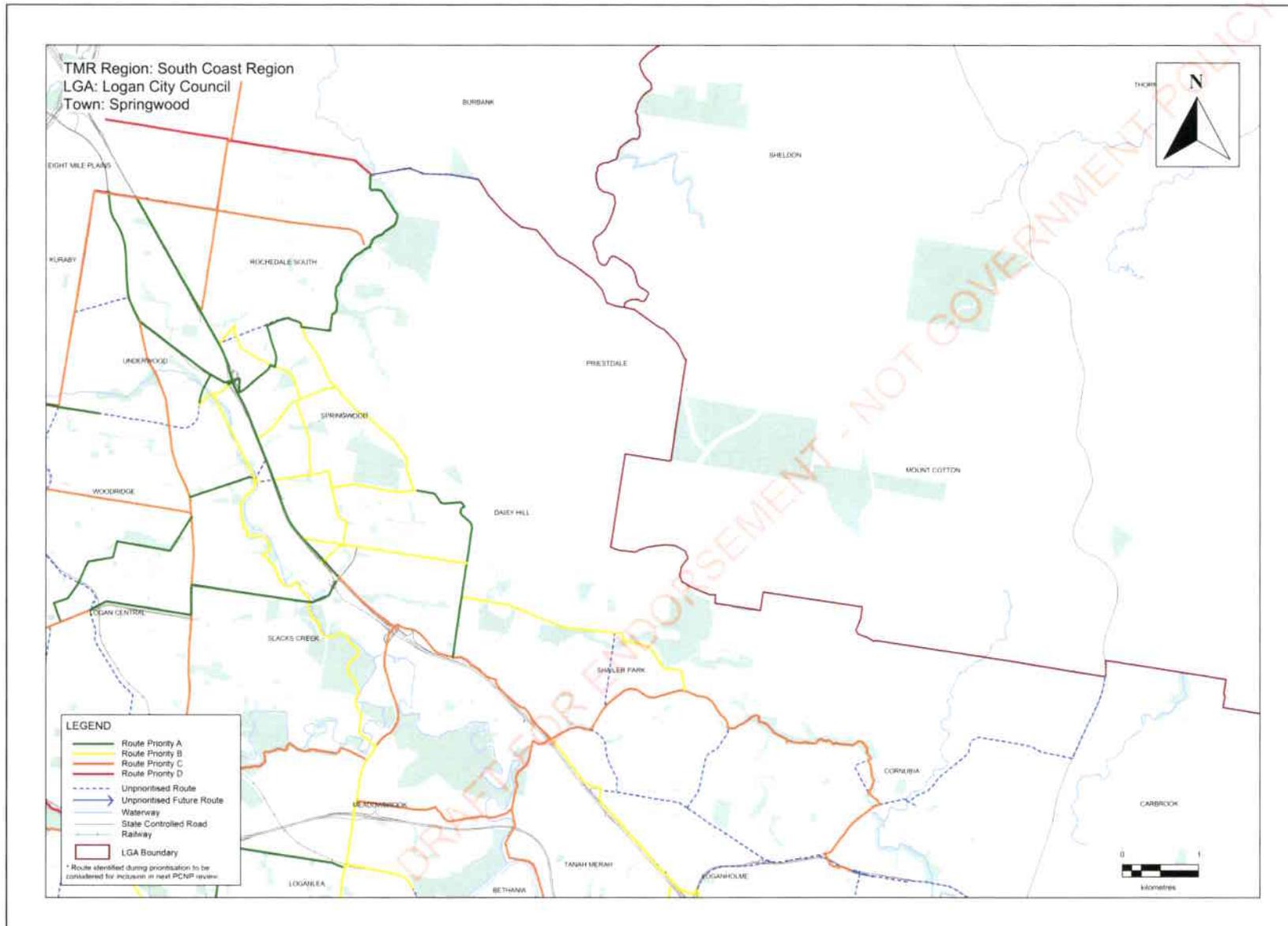
South East Queensland Principal Cycle Network

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Logan City Council – Springwood



Priority Route Map 34

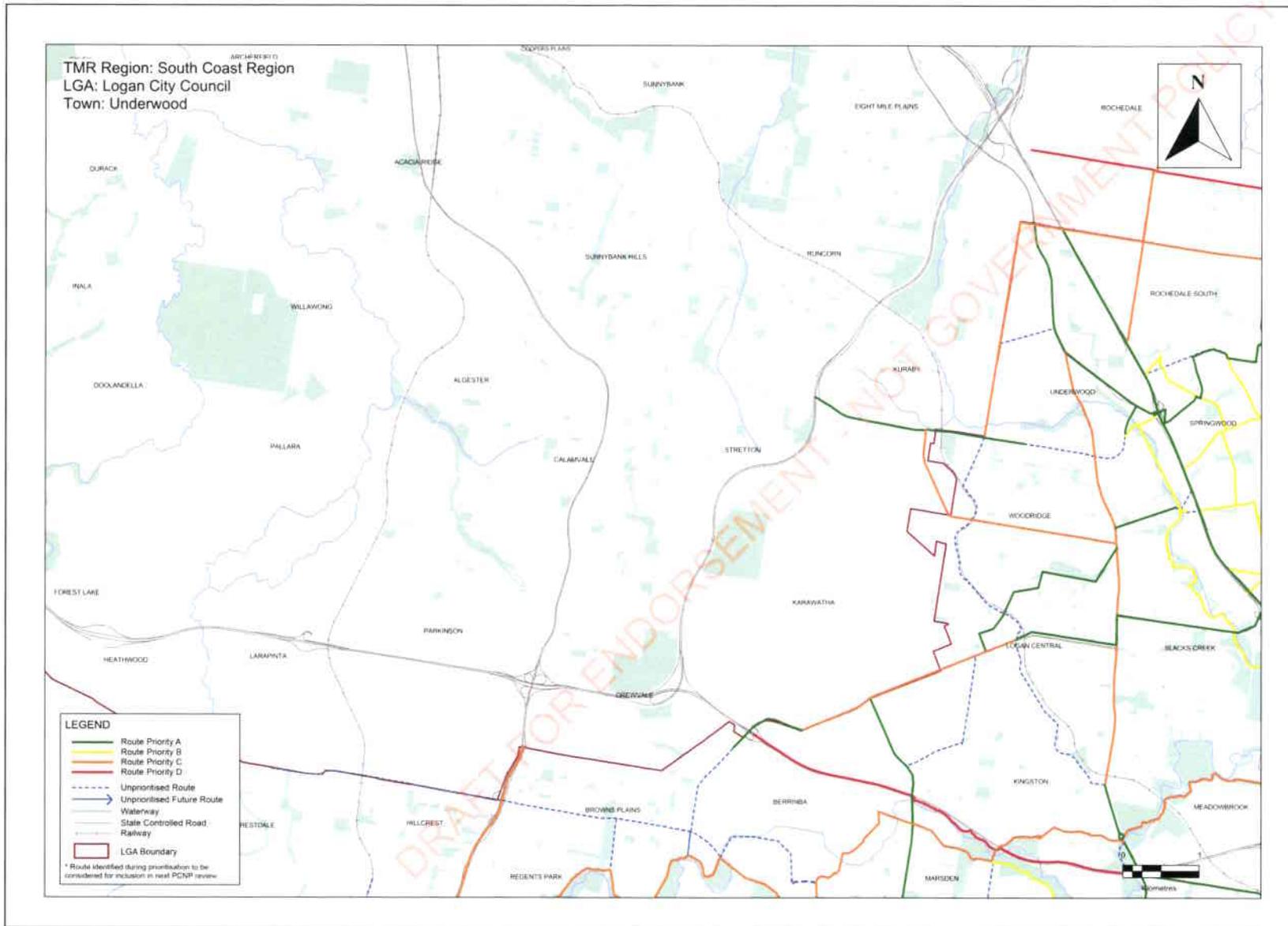
South East Queensland Principal Cycle Network

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Logan City Council – Underwood



Priority Route Map 35

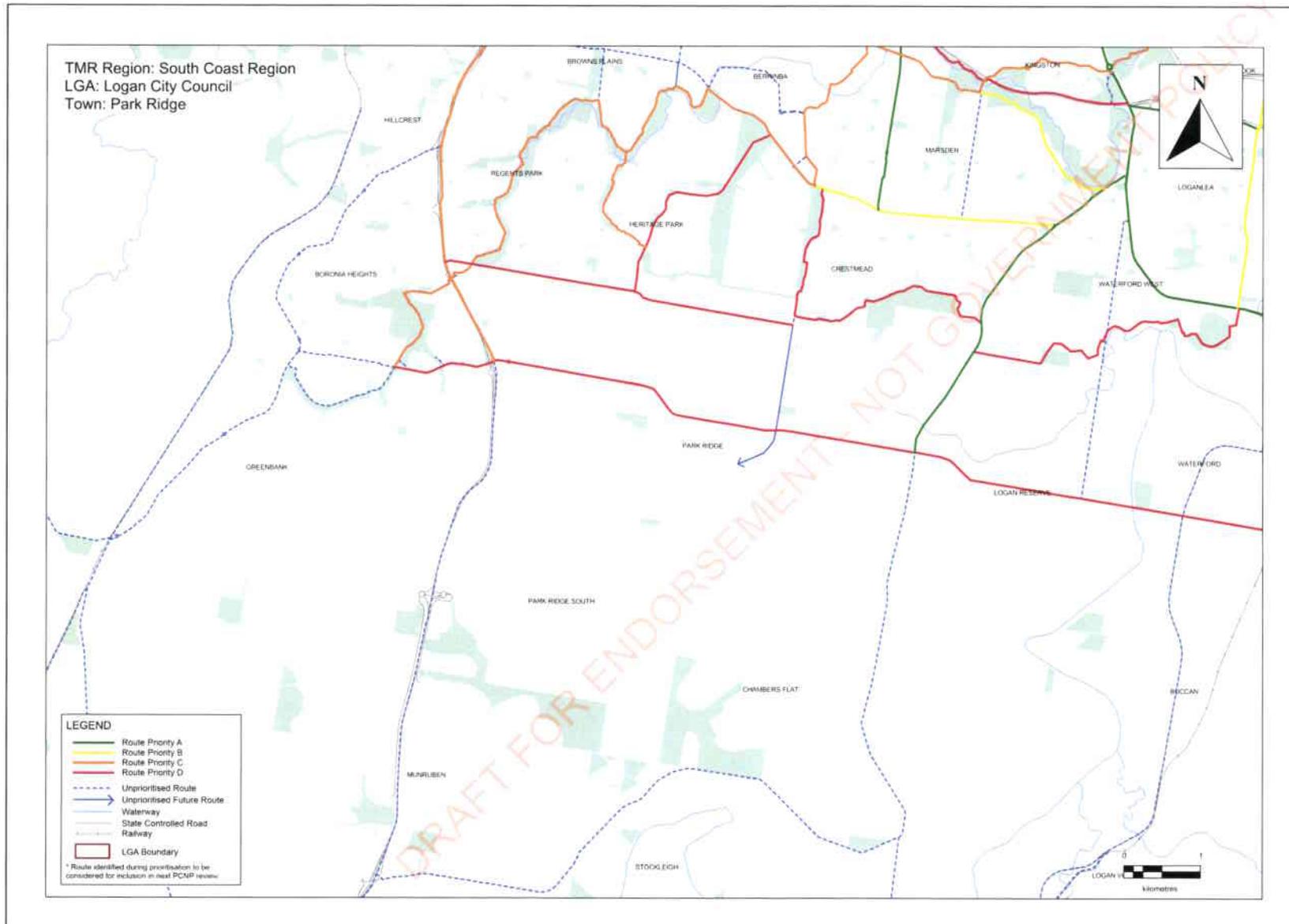
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Logan City Council – Park Ridge



Priority Route Map 36

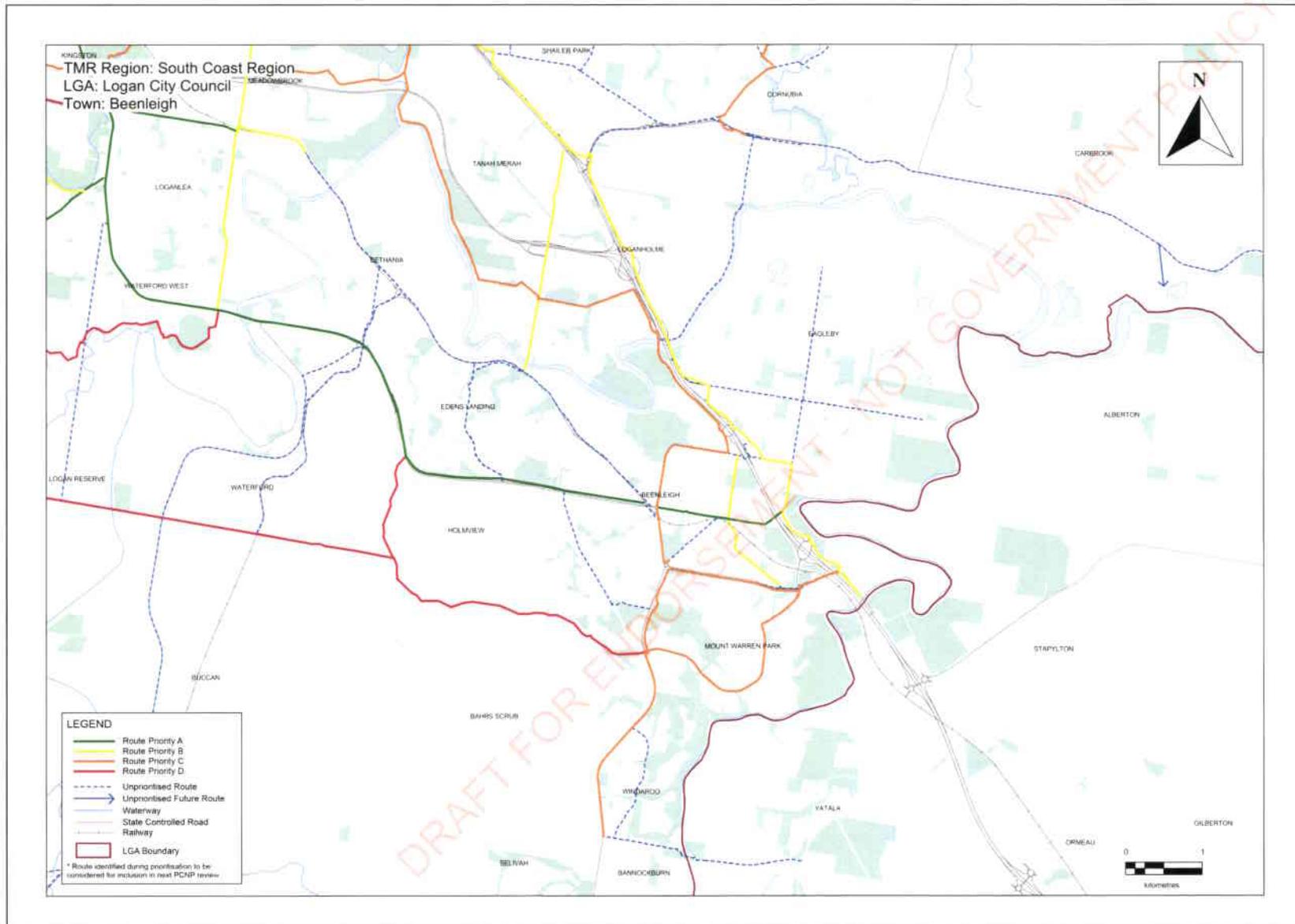
South East Queensland Principal Cycle Network

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Logan City Council – Beenleigh



Priority Route Map 37

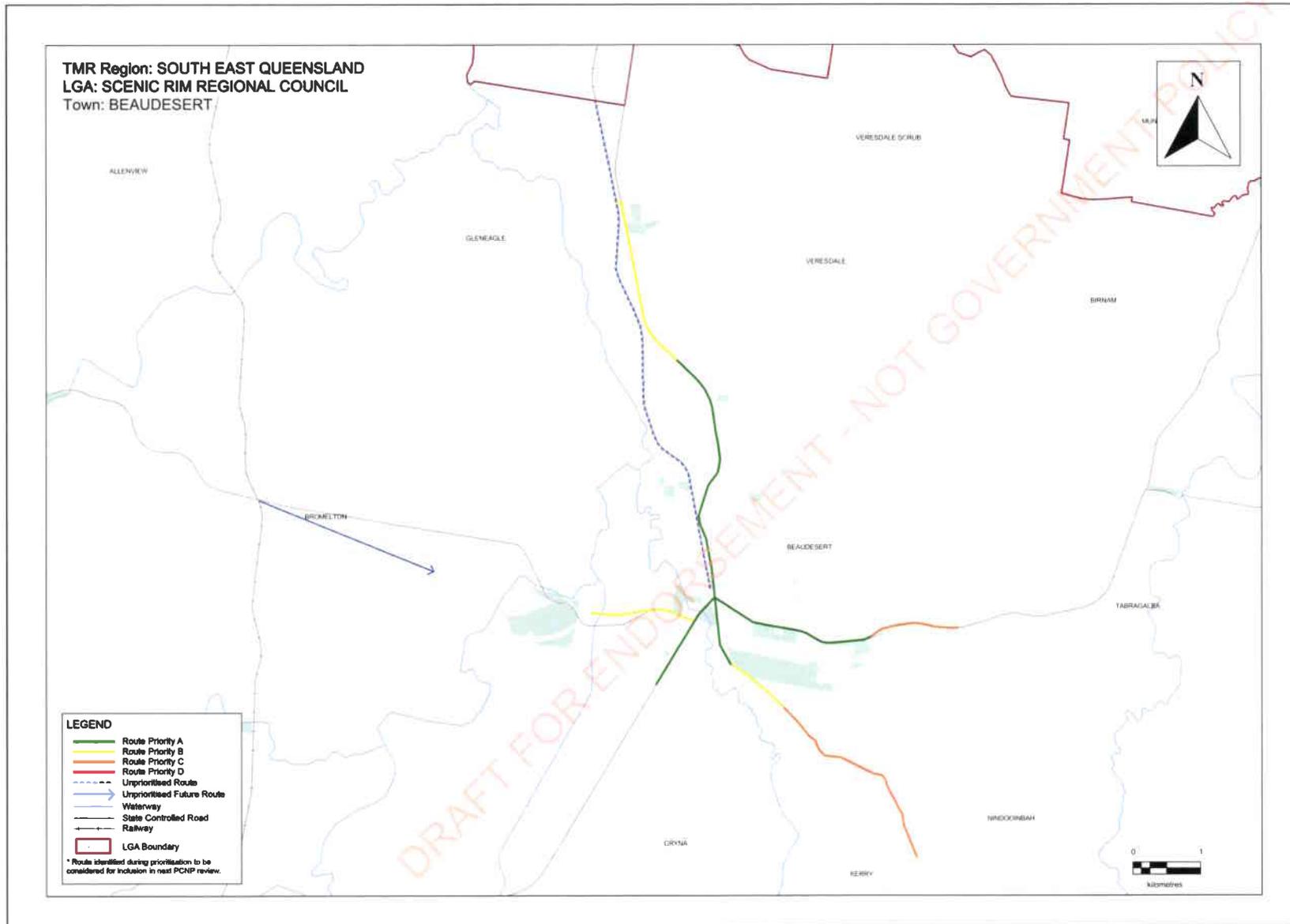
South East Queensland Principal Cycle Network

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Scenic Rim Regional Council – Beaudesert



Priority Route Map 38

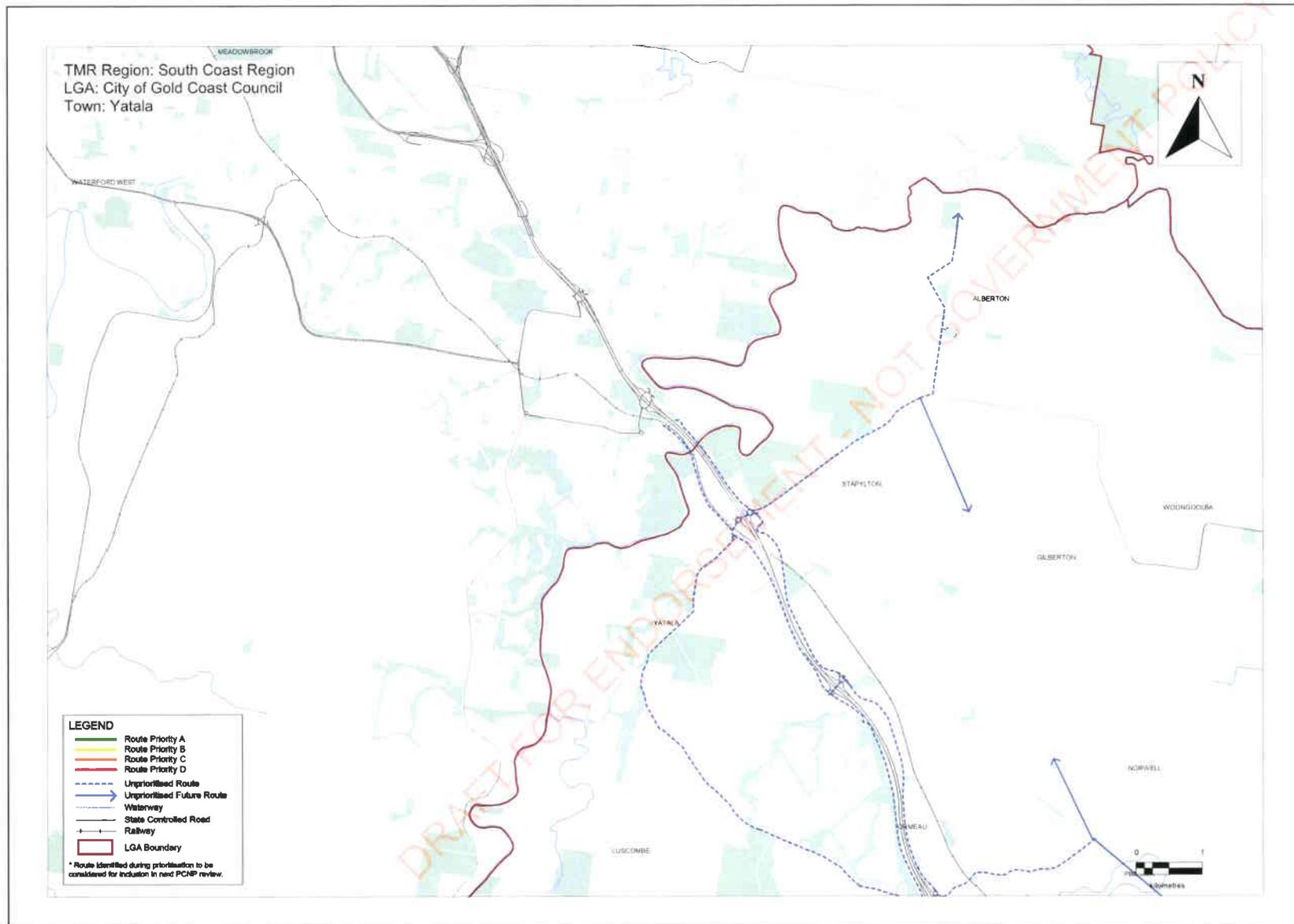
South East Queensland Principal Cycle Network

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City of Gold Coast Council – Yatala



Priority Route Map 39

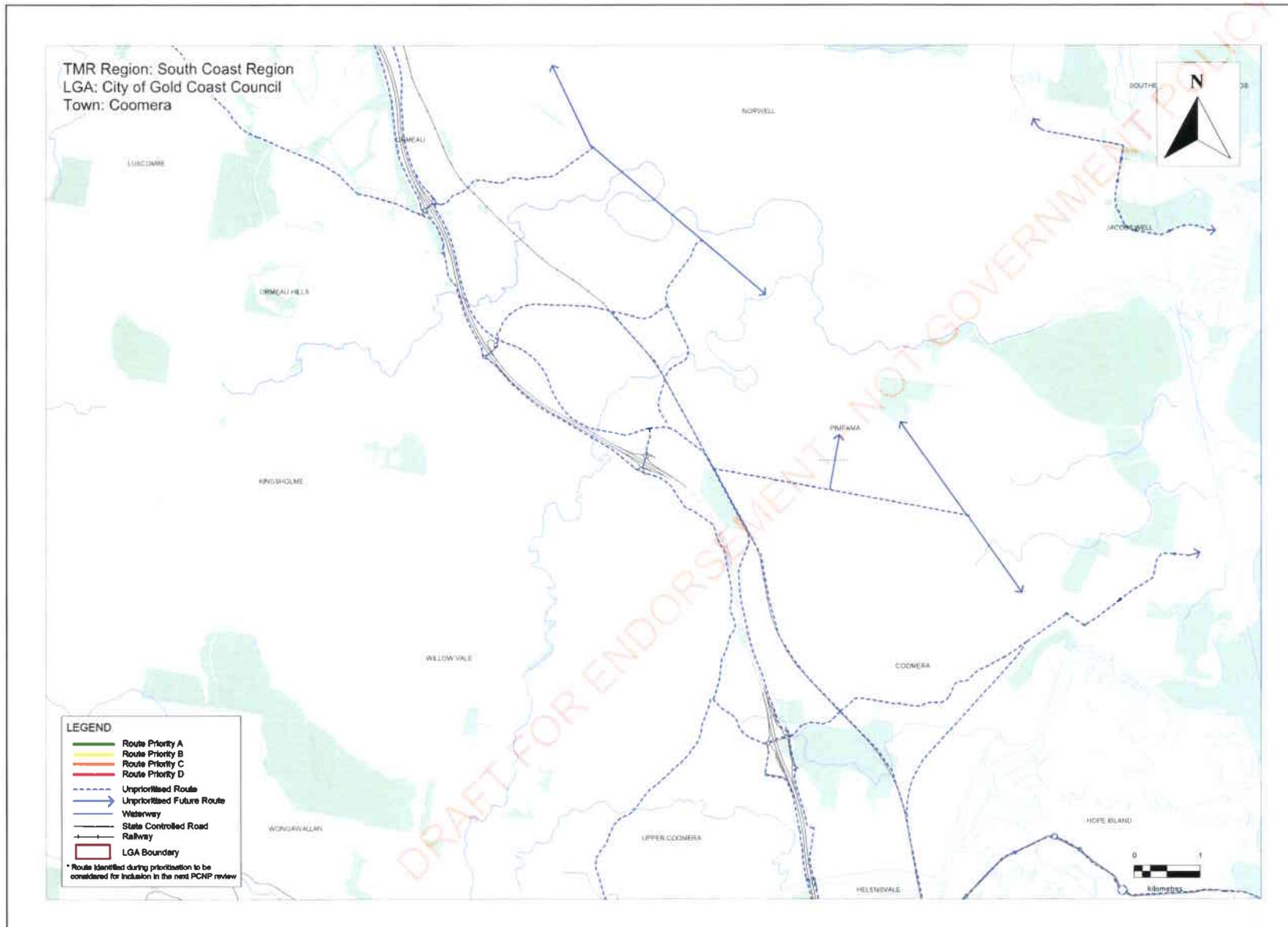
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City of Gold Coast Council – Coomera



Priority Route Map 40

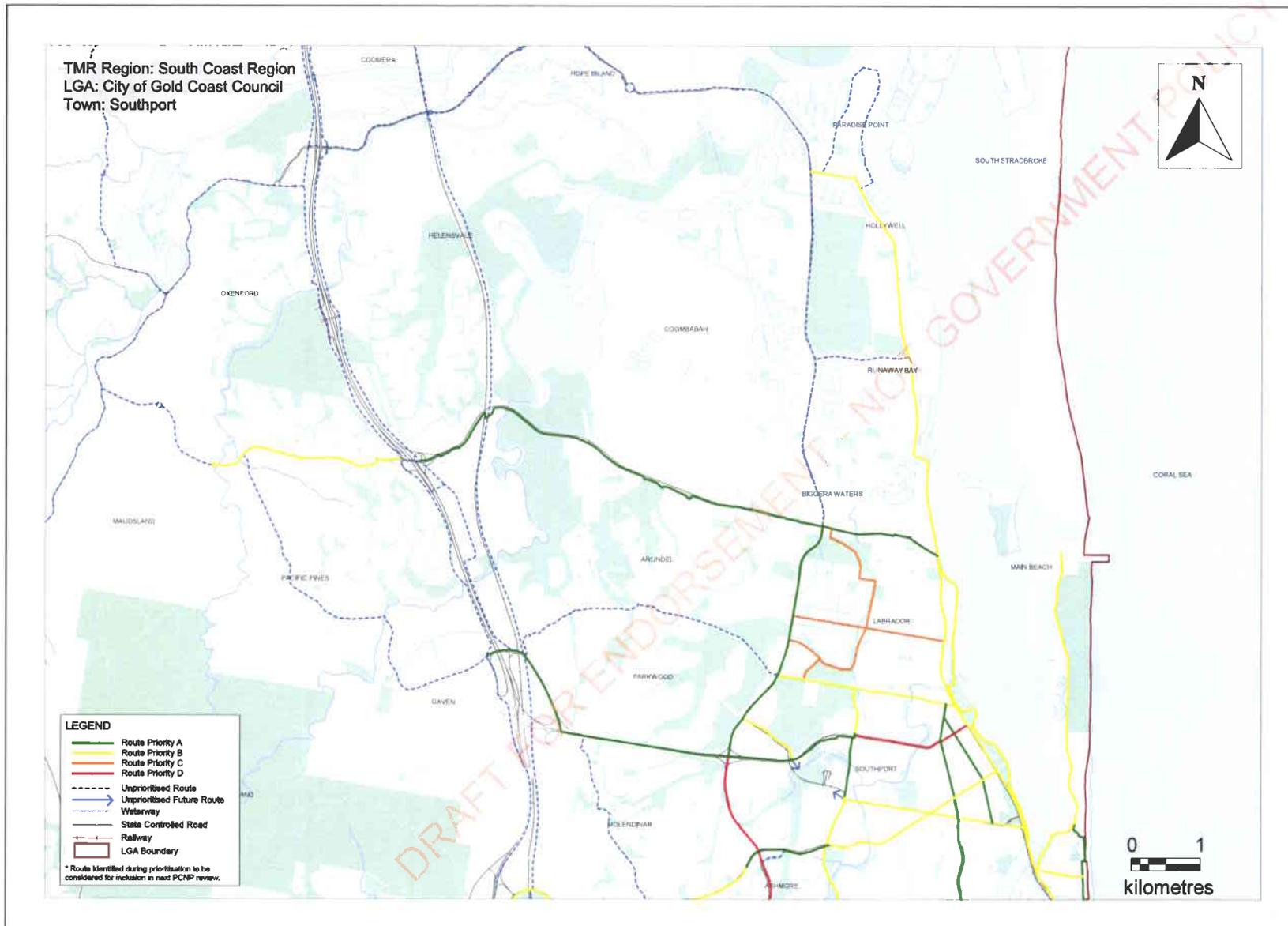
South East Queensland Principal Cycle Network

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City of Gold Coast Council – Southport



Priority Route Map 41

South East Queensland Principal Cycle Network

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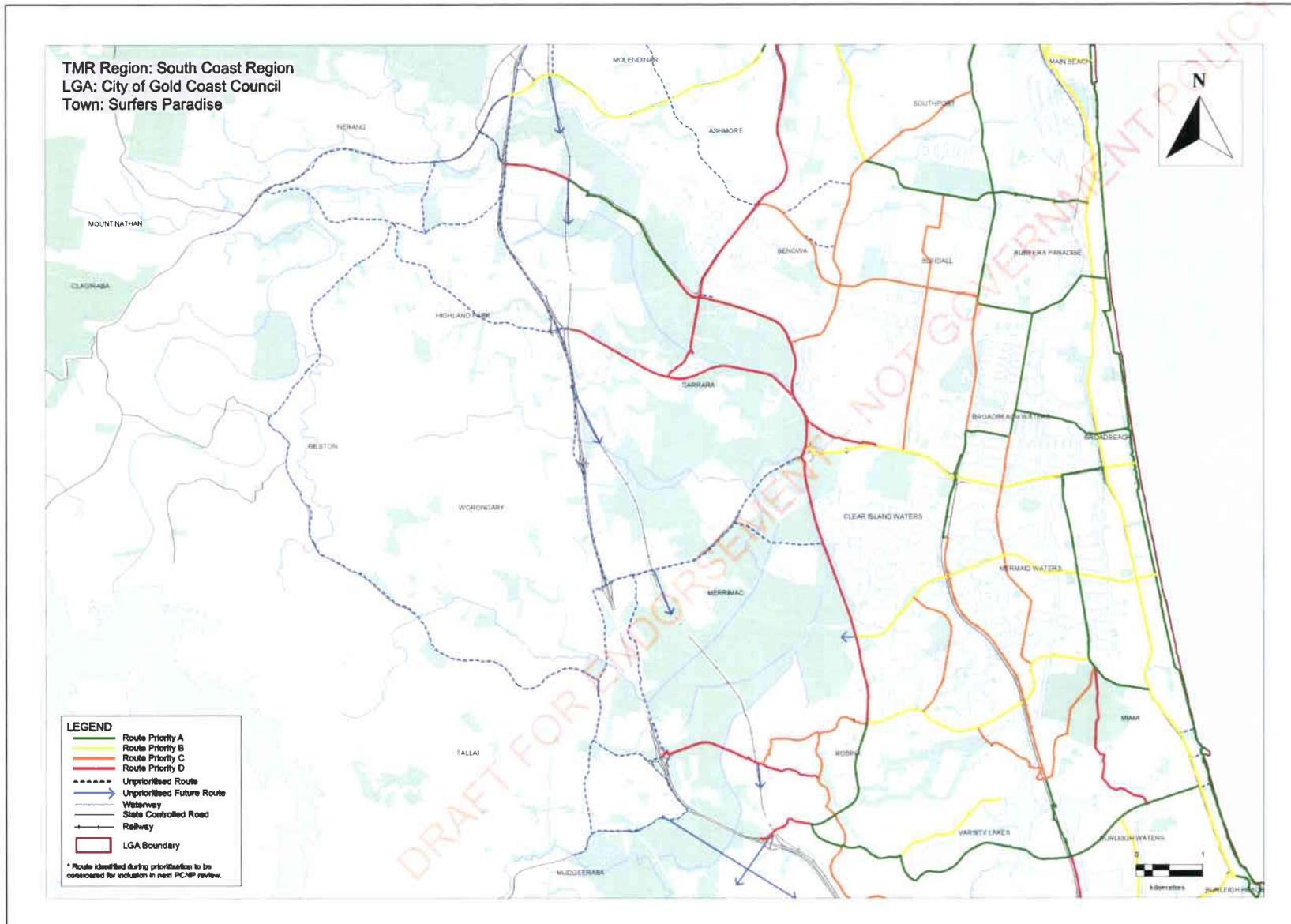
City of Gold Coast Council – Surfers Paradise

Priority Route Map 42

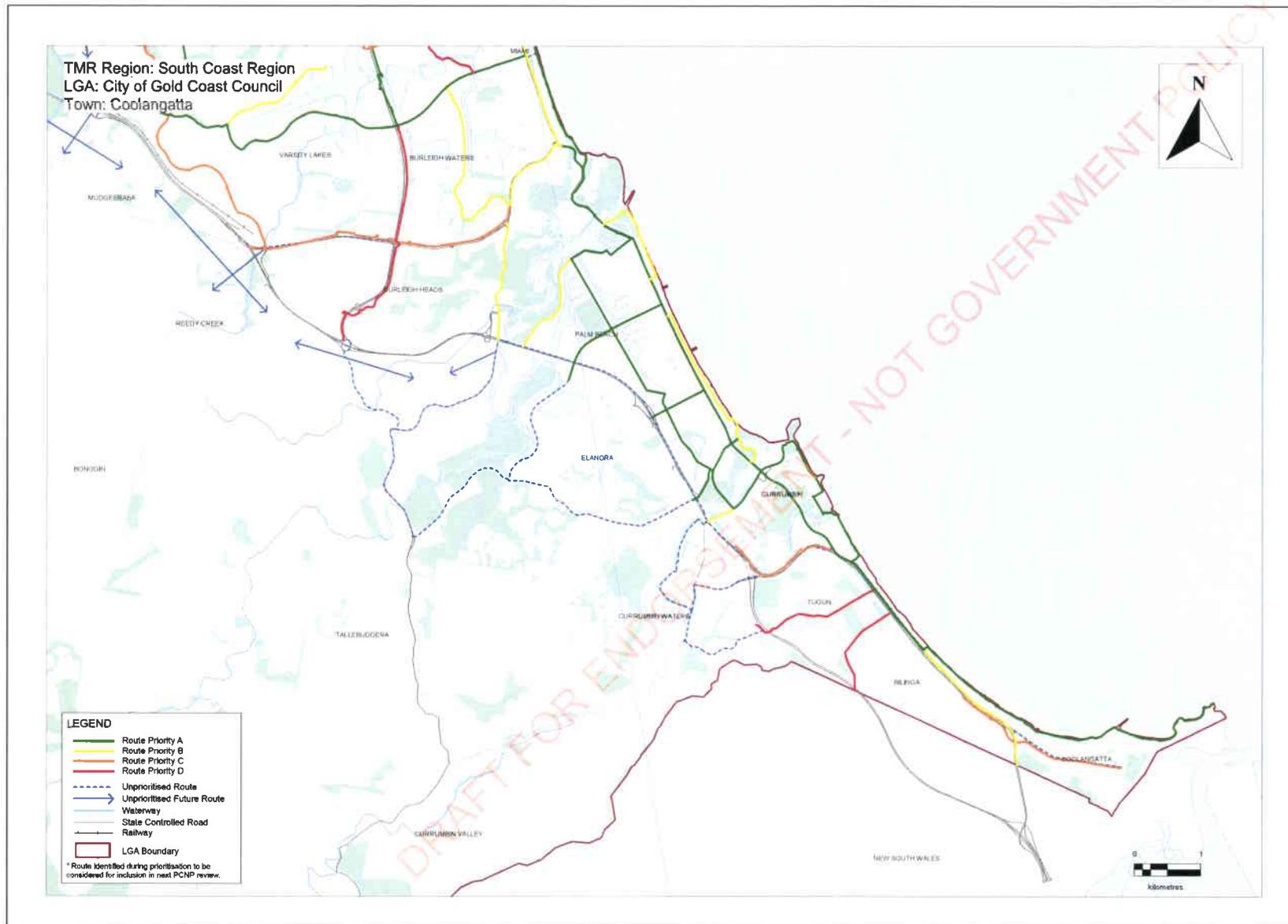
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City of Gold Coast Council – Coolangatta



Priority Route Map 43

South East Queensland Principal Cycle Network

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DRAFT FOR ENDORSEMENT - NOT GOVERNMENT POLICY

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 *Council Meeting Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION

In accordance with s.3(4) of POL-3127 *Council Meeting Standing Orders*

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 *Council Meeting Standing Orders*, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

Urgent Business Checklist	YES	NO
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council can make?		
Can the matter wait to be placed on the agenda for the next Council meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or to a General Manager previously?		

16 CLOSED SESSION**16.1 INFRASTRUCTURE & OPERATIONS****16.1.1 REDLAND AQUATIC PRECINCT REDVELOPMENT**

Objective Reference: A1850439
Reports and Attachments (Archives)

Authorising Officer:



Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer:

Lex Smith
Group Manager City Spaces

Report Author:

Sven Ljungberg
Program Manager Aquatic & Emergency Precinct

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.

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*

16.2 OFFICE OF CEO**16.2.1 SALE OF LAND FOR OVERDUE RATES**

Objective Reference: A1751725
Report and Attachments (Archives)

Authorising Officer:



Deborah Corbett-Hall
Chief Financial Officer

Responsible Officer:

Noela Barton
Manager, Financial Operations

Report Author:

Thomas Turner
Team Leader, Accounts Receivable &
Payments

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

OFFICER'S RECOMMENDATION

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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*

16.2.2 AMENDMENTS TO CURRENT 2016/17 FEES AND CHARGES SCHEDULE**Objective Reference:** A124337**Authorising Officer:****Deborah Corbett-Hall
Chief Financial Officer****Responsible Officer:****Richard Cahill
Finance Manager – Business Partnering****Report Author:****Julia Dyer
Senior Management Accountant – Business
Partnering**

EXECUTIVE SUMMARY

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

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17 MEETING CLOSURE